



Denisiqi Services Society  
 Child & Family Services – New Office

**Request for Proposals**

**RFP PACKAGE**

**1.0 Tender Information Summary**

Issue Date	March 10, 2025
Tender Closing Date & Time	<b>March 28, 2025 at 2:00 pm.</b>
Site Review	<b>March 20 at 11:00 am.</b>
Submission Addresses	<a href="mailto:bids@laurenbros.com">bids@laurenbros.com</a>
Owner	<b>Denisiqi Services Society</b> 240B Mackenzie Ave N. Williams Lake, BC, V2G 1N6
Construction Manager	<b>Lauren Bros. Construction Ltd.</b> 445 Glen Drive, Williams Lake, BC, V2G 5B5
Prime Consultant	<b>HCMA Architecture &amp; Design</b> 400-675 West Hastings Street, Vancouver, BC, V6B 1N2
Project Addresses	<b>Denisiqi Services Society – Child &amp; Family Services New Office</b> 450 Mackenzie Ave South, Williams Lake, BC, V2G 1C9
Documents	<p>Complete tender documents, as issued by the Consultant Team, are available for download at the below link:</p> <p><a href="https://www.dropbox.com/scl/fo/qdj2h3wx89ja6wefqe0vq/AO4CjG_blt32WBbD2YUrS40?rlkey=5posbjqmbqjgk3x1jhga6g54k&amp;dl=0">https://www.dropbox.com/scl/fo/qdj2h3wx89ja6wefqe0vq/AO4CjG_blt32WBbD2YUrS40?rlkey=5posbjqmbqjgk3x1jhga6g54k&amp;dl=0</a></p> <p>In addition to the above referenced documents, this document plus the following appendices will form part of the RFP:</p> <p>Appendix A – RFP Submission Forms          Appendix B – Scope of Work          Appendix C – RFP Documents</p>

	Appendix D – Project Schedule Appendix E – Background Information
Tender Questions	Please direct any questions regarding this Tender, in writing, to: <a href="mailto:bids@laurenbros.com">bids@laurenbros.com</a> . The deadline for submitting questions will be March 25, 2025

## **2.0 Request for Proposal**

- 2.1 Lauren Bros. Construction Ltd (LBCL), acting as Construction Manager, invites proposals from trade contractors to complete the work as described in these Tender documents.
- 2.2 By submitting a proposal the proponent is representing that they have the competency, related experience and qualifications to perform the work required by these documents.
- 2.3 Proposals must be submitted on the RFP Response Form included in Appendix A. Proponents acknowledge that these forms must be fully completed and executed.

## **3.0 Project Description**

- 3.1 Refer to Specification Section 011000 for a full description of the project.

## **4.0 Tender Validity Period**

- 4.1 All submitted proposals shall be considered valid and irrevocable for a period of **30 days** commencing at the close of the Tendering period.
- 4.2 Proponents will be notified in writing if their proposal was unsuccessful.

## **5.0 Modification or Withdrawal of Proposal**

- 5.1 Proponents may modify or amend any submitted proposal prior to the closing time indicated in this Tender.
- 5.2 A proponent may withdraw a submitted proposal prior to the closing time indicated in this Tender.
- 5.3 All proposal modifications and / or withdrawals MUST be completed in writing and submitted to [bids@laurenbro.com](mailto:bids@laurenbro.com) .

## **6.0 Late Proposal Submissions**

- 6.1 Proposals, including all RFP Response Forms, must be received at the delivery address prior to the closing time stated above.
- 6.2 Late and / or incomplete submissions will not be considered. These documents will be returned unopened to the proponent.
- 6.3 It is the sole responsibility of the Proponent to ensure that their proposal is received prior to the submission deadline. Lauren Bros. will not accept any responsibility for failed or late delivery of any proponent's proposal.
- 6.4 In the event of a dispute the electronic time stamp of the receiver's email will govern.

## **7.0 Additional Information and Changes to Bid Documents**

- 7.1 Any changes or additional information relating to this RFP will be provided by way of formal written addendum.
- 7.2 Questions related this RFP should be directed to [bids@laurenbro.com](mailto:bids@laurenbro.com) . Any clarifications, changes and / or additional information that arises out of these questions will be provided by way of the addendum.
- 7.3 All proponents are advised to direct any communications directly to [bids@laurenbro.com](mailto:bids@laurenbro.com) . No direct communication with the Owner and / or Consultant team will be allowed.
- 7.4 Any verbal communication will not be considered with this RFP.

## **8.0 Right to Reject**

- 8.1 The lowest bid may not be the successful bid.
- 8.2 The proponent will be solely responsible for their costs in submitting a proposal.

- 8.3 The Owner reserves the right to reject all proposals and cancel this RFP at any time and for any reason that they feel necessary.

**10.0 Award of Subcontract**

- 10.1 By submitting a proposal for this RFP, the proponent agrees to enter into a subcontract agreement with LBCL.
- 10.2 Any successful proponent will be notified as such in writing.
- 10.3 The form of subcontract will be an unmodified CCA 01 subcontract agreement.
- 10.4 The lowest bid may not necessarily be accepted. LBCL reserves the right to negotiate with any and all proponent(s).

**Attachments**

In addition to the drawing and specification package supplied by the Consultant Team; the following documents will also form part of this RFP:

- Appendix A – RFP Response Forms
- Appendix B – Scope of Work – Bid Package Specific
- Appendix C – RFP Documents
- Appendix D – Preliminary Project Schedule
- Appendix E – Background Information



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**APPENDIX A – RFP RESPONSE FORMS**

**1.0 Proponent Information**

Company Name:	
Address:	
GST Number:	
Worksafe BC Number:	
Principal in Charge of Project:	
Email:	
Phone:	

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#### **2.0 Stipulated Price Bid Form**

We, \_\_\_\_\_, have examined and fully understand the RFP documents and all supplemental information, as well as having witnessed the site, offer to complete the work outlined in;

**BID PACKAGE #** \_\_\_\_\_ - \_\_\_\_\_,

Including Addendum \_\_\_\_\_ through \_\_\_\_\_.

For the **STIPULATED PRICE** of \$ \_\_\_\_\_

Plus **GST** of \$ \_\_\_\_\_

For a **TOTAL TENDERED PRICE** of \$ \_\_\_\_\_.

By signing this Bid Form below, we declare the following:

- (a) This price will remain valid, irrevocable and open for acceptance for a period 60 days from the date of Tender closing.
- (b) We have reached this value without any conflict of interest with any party on the Project Team
- (c) We have reached this value without colluding with any competitor, or other proponent of this RFP.
- (d) All supplemental forms in this Appendix will be incorporated into this Bid Form.

SIGNED;

\_\_\_\_\_  
**Company Name**

\_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**Print Name and Title**

\_\_\_\_\_  
**Date**

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**BID PACKAGE #** \_\_\_\_\_ - \_\_\_\_\_,

**3.0 Separate Prices**

*3.1 Mandatory Separate Prices*

The value of the following separate prices shall be **included** in the proponents **Stipulated Price** shown on the Stipulated Price Bid Form. These outlined Separate Prices should be stand alone and may be used by the Project team in evaluating each proponent’s proposal.

**Bid Package 1 ONLY - Indicate value of Hazmat costs included in your total price.**

\$ \_\_\_\_\_

*3.2 Alternate and Unsolicited Separate Prices*

Lauren Bros. is encouraging trade contractors to propose cost saving alternates. Please list these alternates below. The **Stipulated Price** shown on the Stipulated Price Bid Form **MUST** include all products, materials and workmanship as specified in the Tender Documents.

Lauren Bros. Construction Ltd. reserves the right to use any, all or none of the below listed alternate prices.

Description of Alternate Price	Add / Deduct	Price





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**BID PACKAGE #** \_\_\_\_\_ - \_\_\_\_\_,

**5.0 List of Subcontractors**

Proponents are requested to disclose their intended subcontractors of the table below.

Description / Item of Work	Proposed Subcontractor

**6.0 Additional Information**

Proponents are requested to attach all relevant and additional information that may be helpful in reviewing and analysing their proposal.

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### **Demo BID PACKAGE 1 – Common Demolition Including Hazardous Building Materials**

## **APPENDIX B – Scope of Work**

### **1.0 General Inclusions**

- 1.1 The intent of this bid package is to be fully inclusive. Each proponent must include all labour, materials, equipment, detailing, engineering, freight, incidentals and appurtenances in order to complete the work as defined and shown on the contract documents. Any claims by the trade contractor for items missed or any misinterpretations of these documents will not be accepted.
- 1.2 This trade contractor will be expected to uphold the intent of the contract documents and provide common detailing around any condition that may not have been specifically detailed in the contract documents.
- 1.3 This trade contractor must co-ordinate with other trades on site. All costs to co-ordinate detailing between other trades, disciplines, consultants and the CM are deemed to be included.
- 1.4 All trade contractors will be expected to attend regular site meetings to review project progress, co-ordination, schedule and safety. Any cost associated with attending these meetings is deemed to be included.
- 1.5 All trade contractors will be expected to follow Lauren Bros. Construction's Health and Safety Program. PPE including hard hats, steel toe boots and hi-vis vests will be required while on site.
- 1.6 Each trade contractor will be responsible for ensuring that any garbage and recycling generated by their work is placed in the provided disposal bins on a daily basis. Daily and weekly cleanup will be required throughout the project. Costs for this are deemed to be included.
- 1.7 All materials shall be delivered to this site FOB. All deliveries shall be co-ordinated in advance with the site superintendent.
- 1.8 There will be no common use forklift or crane on site. All trade contractors must unload and store their materials on site at their own expense.
- 1.9 The trade contractor will be responsible for all submittals required in order to fulfill their work. These submittals must generally follow the requirements outlined in Specification Section 013300. These submittals shall be submitted as timely as possible to LBCL for review prior to being reviewed for final approval by the consultant team.
- 1.10 The trade contractor must compile all their project closeout submittals, documents, information, warranties, engineering, etc. prior to application for substantial completion.

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### Demo BID PACKAGE 1 – Common Demolition Including Hazardous Building Materials

#### **2.0 Itemized and Specific Inclusions**

With out compromising the common work items required by all trade contractor on this project and listed above in the General Inclusions, the following items are to be specifically included in this Bid Package.

- 2.1 The selected trade contractor will be required to provide a submittal package detailing removal methods, temporary support of items during removal, disposal locations, and details of temporary hoarding and closure of openings left by removed facilities.
- 2.2 Work included in this Bid Package shall be generally, but not limited to:
  - Complete removal and abatement of **ALL** hazardous building materials outlined in the Pre-Renovation Assessment Report dated November 25, 2024, by Peak Environmental. The selected contractor will be responsible for the site during any abatement work. The selected contractor will be responsible to follow all WorkSafe BC regulations and requirements while completing this work and will be responsible to provide certification once complete.
  - Complete the demolition and removal of all architectural finishes, both interior and exterior throughout the project and as called up on the drawings.
  - Remove all interior non-loadbearing framing and mezzanine framing as shown on the drawings.
  - Jackhammer and remove all interior concrete floor slabs as shown.
  - Remove and dispose of the overhead cranes.
  - Completely remove the existing Welding Shop Building.
  - Completely remove the canopy structures and overhangs as shown on the drawings.
  - Leave the existing building sheathing with a temporary weathertight membrane (Tyvec or equal) at the completion of exterior finishes removal. The existing roofing membrane is to remain and will not get removed by this contractor.
  - Provide hoarding to any openings as removals progress. Hoarding to consist of 2x6 construction with ½ plywood sheathing and a weather resistant barrier (tyvec or equal).
  - Disposal off site of items removed. No removed items will be allowed to be stored on site for an extended duration and must be disposed in a timely manner.
  - Co-ordinate all works with the other bid packages included with this Tender.

2.3 Spec sections included as follows:

- General Notes on Architectural Drawings
- Structural Demo Plan by Herold Engineering Ltd.
- General requirements of Division 1.
- Section 024116.



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### APPENDIX C – RFP Documents

#### 1.0 RFP Document

The complete Issued for Tender document package, including the drawings and specification package, are available for download at the following link;

<https://www.dropbox.com/scl/fo/qdj2h3wx89ja6wefqe0vq/AO4CjGb1t32WBbD2YUrS40?rlkey=5posbjqmbqjgk3x1jhga6g54k&dl=0>

The RFP document, all appendices, and the above drawings and specifications together will form the Tender Documents for this RFP. All proponents who submit proposals are presumed to have examined and fully understand these documents.



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**APPENDIX D – Project Schedule**

**1.0 Project Schedule**

The Pre-Tender Schedule is attached to this appendix and will form part of this RFP.

# Denisiqi Demolition Schedule



Task Name	Duration	Start	Finish	Mar			Apr				May				Jun				Jul				Aug				Sep											
				Mar 2	Mar 9	Mar 16	Mar 23	Mar 30	Apr 6	Apr 13	Apr 20	Apr 27	May 4	May 11	May 18	May 25	Jun 1	Jun 8	Jun 15	Jun 22	Jun 29	Jul 6	Jul 13	Jul 20	Jul 27	Aug 3	Aug 10	Aug 17	Aug 24	Aug 31	Sep 7	Sep 14	Sep 21	Se				
1 Tender Period	3w	03/10/25	03/28/25																																			
2 Tender Closed	0	03/28/25	03/28/25																																			
3 Award Period	2w	03/31/25	04/11/25																																			
4 Contract Award	0	04/11/25	04/11/25																																			
5 Mobilization	0	04/11/25	04/11/25																																			
6 Demolition Work	16w	04/14/25	08/01/25																																			
7 Completion	0	08/01/25	08/01/25																																			



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# APPENDIX E – Existing Building Information

### **1.0 Geotechnical Investigation**

A formal geotechnical investigation has been performed at the site location. The findings and recommendations from this investigation are summarized in a report available at the below link.

### **2.0 Property Condition Assessment (2019)**

A formal examination of the existing property has been completed by the previous tenant of this location. This document has been included as reference material to support the formal tender documents.

### **3.0 Hazardous Materials Survey**

A pre-renovation and pre-demolition hazardous materials assessment has been completed by Peak Environmental Ltd. A copy of this assessment report is available at the below link.

<https://www.dropbox.com/scl/fo/7n9wzxnrvwxb7me4y25u/AA15dj9SUQHsPuK2Dg3xuUU?rlkey=ix7r60vtpf7gyvzai7j34e7v8&dl=0>