



Invitation to Tender

CASTLEGAR & DISTRICT COMMUNITY COMPLEX RTU REPLACEMENT PRJ24039

ADDENDUM NO. 1

Issued: March 25, 2025

Closing Date: 2:00 pm Local Time (PST), April 30, 2025

This Addendum shall be read in conjunction with and considered as an integral part of the Contract Documents; revisions supersede the information contained in the original specifications or previously issued Addendum. Price submitted shall include all items of this Addendum.

By this **Addendum No. 1**, dated March 25, 2025, the Invitation to Tender documents for the PRJ24039 shall be amended as specified below.

QUESTIONS & ANSWERS:

- Q1: Wondering if you are able to confirm the Base Building BMS Controls system in place as it is not specified in the documents?**
A1: The site operator has indicated that it is ORCAview with Delta controls. Please refer to question 4 for controls.
- Q2: My seismic engineer is asking if the Castlegar Complex is classified as a Post-Disaster Building**
A2: No, the Castlegar Complex does not fall under the definition of Post-disaster building in the BC Building Code. It has also not been included in local emergency management plans as a building to be used for the provision of essential services after a disaster.
- Q3: Are electrical drawings going to be issued? If not, are electrical service receptacle outlets required, AKA Convenience outlets?**
A3: Electrical drawings will not be issued for this project. Yes, include the supply install of two (2) new service receptacle outlets (one per unit).
- Q4: Is Twin Rivers the only contractor that can do the controls work? If so, is there going to be a cash allowance for the controls work?**
A4: Twin Rivers is to be contacted directly by the bidder to receive a quote for the required controls work and should be incorporated into the bidder's amount. Please contact Jason Larson at Twin Rivers Controls Ltd at jl Larson@trcontrols.ca.

Q5: I've reviewed the sample contract in appendix B, and I cannot locate any language related to changes in taxes or tariffs after the tender closes. Is there any protection for us against the ongoing trade war included in this contract?

A5: The onus is on the Bidding Contractor to determine during the course of the open tender (through engagement with the manufacturers and their suppliers) which of the equipment and or materials that have been specified, are subject to tariffs and the applicable percentage applied. The Bidder should undertake their own cost risk analysis and determine their bid amount accordingly. The RDCK at this time, will not accept cost increases after tender closing and prices submitted are to be held for the ninety (90) days, as specified in the tender documents.

CLARIFICATIONS:

- 1: Castlegar & District Community Complex building drawings will only be made available to bidders upon request in writing to the Project Manager.
- 2: The RDCK has procured the services of CWMM Consulting Engineers to complete a load review and produce a new curb detail for FS-3 (RTU-3 pool change rooms) to replace the existing roof sleepers as part of the RTU replacement project. The detail will be made available via addendum as soon as possible to allow bidders sufficient time to accurately price the required work and materials that is to be incorporated into their bid.

Except as modified by Addendum No. 1 issued March 25, 2025, the Invitation to Tender documents for PRJ24039 shall remain unchanged.



Carolyn Hogan
Project Manager

Attachments: None

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