

Call for Tenders

Contract: T.2781

Contract: Parson House Restoration

The City of Richmond invites tenders for restoration work at the above-mentioned location. Work under the Contract generally comprises:

The work is located at 2640 River Road and involves the exterior restoration of the late 1880's Parson House and setting the House on a new concrete foundation. Exterior restoration includes removal of earlier additions, reconstruction of the front porch, reconstruction of a rear porch/kitchen scullery, selective window replacement and rehabilitation, a new cedar shingle roof and with some framing upgrades, repointing and new flashings to existing brick chimneys, selective repair to wood envelope, preparation and exterior painting and rough/fine grading. Refer to drawings/specifications for a complete scope of work.

The *Contract Documents* will be available on or after Thursday July 20, 2006 during normal business hours at the Front of House, Information Counter of the Richmond City Hall at:

6911 No. 3 Road, Richmond, BC V6Y 2C1

There will be no charge for these documents, however, there will only be one complete set provided to each company.

The *Contract Documents* are available for viewing at:

Information Counter, Front of House, Richmond City Hall, 6911 No. 3 Road, Richmond and the Vancouver Regional Construction Association, 3636 East 4th Avenue, Vancouver, BC.

Note: There will be a **MANDATORY** site visit/review at 9:00 am, on Thursday, July 27, 2006, with sign-in attendance forms. Potential Tenderers are asked to meet at the site, Parson House, Terra Nova North West Quadrant, 2640 River Road, in the City of Richmond.

Tenders are scheduled to close at:

Tender Closing Time: 3:00 PM Local Time

Tender Closing Date: Thursday, August 17, 2006. There will not be a public opening following the closing and a list of bids will be available by contacting Purchasing after 4:00pm, local time on Thursday, August 17, 2006.

**Tender Submission Address: Manager – Purchasing & Risk
Front of House, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

A valid tender consists of a submission delivered on time, complete with the Undertaking of Liability Insurance. The lowest of any tender will not necessarily be accepted.

Manager – Purchasing & Risk



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

July 26, 2006
File: 02-0775-50-2781/Vol 01

Business & Financial Services Department
Telephone: 604-276-4219
Fax: 604-276-4222

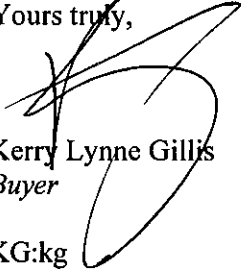
TO THOSE WHO HAVE RECEIVED A COPY OF T.2781

Dear Sir/Madam:

Re: Contract T.2781 - Parson House Restoration Project Addendum 1

Please be advised that additional copies of the tender documents are available at TR Trades (<http://www.trtrades.com/> or phone 604-736-4571). The cost for additional copies of the documents are the responsibility of the bidder.

Yours truly,


Kerry Lynne Gillis
Buyer

KG:kg

pc: David Naysmith, P. Eng., Manager, Facilities Planning &
Construction



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

August 2, 2006
File: 02-0775-50-2781/Vol 01

Business & Financial Services Department
Telephone: 604-276-4219
Fax: 604-276-4222

TO THOSE WHO HAVE RECEIVED A COPY OF T.2781

Dear Sir/Madam:

Re: Contract T.2781 - Parson House Restoration Project Addendum 2

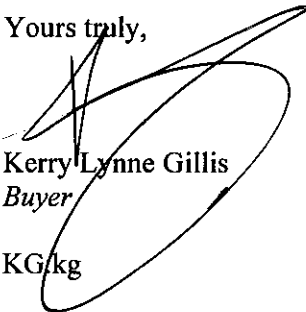
Please find attached Addendum 2 for the above noted project. Please also note the following:

Document Omissions:

- Parson House *Summary of Work* section 01110 is missing pages, attached to this addendum is the complete set of documents for section 01110.
- Section 02622 *Foundation and Underslab Drainage* was meant to be eliminated from the bound version, and was not pulled. Please disregard this section.

Please be advised that this addendum is for your information. If you did not attend the mandatory site meeting on July 27th, then you will not be eligible to bid on this Request for Tender.

Yours truly,



Kerry Lynne Gillis
Buyer

KG/kg

pc: David Naysmith, P. Eng., Manager, Facilities Planning &
Construction


RICHMOND
Island City, by Nature

Addendum No.2

1. **Clarification** – Trees on Site – There will be no further cutting of trees on site. Tree barriers are to be erected in accordance with the City of Richmond tree protection ordinances around all trees adjacent to the house and adjacent to the temporary access road from the site to the adjacent west property. The existing stump at the northwest corner of the existing porch is to be removed.
2. **Window Repair** – Window No.8, Landing, has been damaged and will require full reglazing and selective muntin replacement.
3. **Interior ceiling patch/repair** – The existing V-groove wood T & G ceiling on most of the 1st floor and all of the second floor is to be patch and repaired (remove existing boarding as required for sprinkler line or head installation, and re-install existing, or if necessary, new boards to original profiles). Any patch and repair of walls can be done with GWB finished with sealer. The contractor is to allow for 30% replacement of damaged V-groove ceiling paneling in the 2nd floor rear addition.
4. **Access Road** – Contractor access is to be via a new access road across the south end of the site to the adjacent east property access road. The City of Richmond will provide a culvert across the ditch, but the contractor is responsible for constructing a temporary access road using suitable granular fill and road mulch and for its removal at the completion of the project.
5. **Exterior Cladding Board Replacement** – The contractor is to allow for 20% replacement of potentially damaged exterior cladding boards and corner boards/casing.
6. **Temporary Power** – temporary power for construction will be provided from the neighbouring property to the east.
7. **Clarification – Hazardous Materials** – A hazardous material survey has been completed and any asbestos/mold has been remediated.
8. **Additional Site Visit** – An additional site visit to allow General Contractors to show through sub-trades or for a second viewing of conditions is scheduled for 9:00 a.m. on Thursday, August 3, 2006.

END OF ADDENDUM NO. 2

Section 01110 - Summary of Work

PART 1 - GENERAL

1.1 Section
Includes

- .1 Title and description of Work.
- .2 Contract Method.
- .3 Work by others.
- .4 Future work.
- .5 Summary of Work.
- .6 Contractor use of premises.
- .7 Owner occupancy.

1.2 Work Covered by
Contract Documents

- .1 Work of this Contract comprises the exterior restoration and a new concrete foundation for the historic Parsons House located at 2640 River Road in Richmond and is referred to as the Parson House Restoration.

1.3 Contract Method

- .1 Construct the Work under a single fixed price contract.
- .2 Relations and responsibilities between Contractor and Subcontractors assigned by Owner are as defined in Conditions of Contract. Assigned Subcontractors must, in addition:
 - .1 Furnish to Contractor, bonds covering faithful performance of subcontracted work and payment of obligations thereunder when Contractor is required to furnish such bonds to Owner .
 - .2 Purchase and maintain liability insurance to protect Contractor from claims for not less than limits of liability which Contractor is required to provide to Owner.

1.4 Work by Others

- .1 Work of Project which will be executed after completion of Work of this Contract, and which is specifically excluded from this Contract:
 - .1 Interior restoration
- .2 Work of the Project which will be executed before the completion of the Work of this Contract, and which is specifically excluded from this Contract:
 - .1 None noted.

1.5 Future Work

- .1 Interior restoration will occur at a future date under a separate contract.

1.6 Summary of Work

- .1 Construct Work in a manner to minimize damage to the site and the existing fabric of the building, both exterior and interior.
- .2 The Work includes, but is not limited to the following activities:
 - i) **Selective Demolition** - The existing porch will require removal and disposal to facilitate house raising and the construction of a new concrete foundation. The existing roof surface will require removal down to the existing roof boards. A number of existing windows and doors will require removal and disposal, for replacement with new windows and doors. Deteriorated cladding and trim elements will require removal and replacement as per the restoration drawings. The existing excelsior insulation in the attic will be removed, along with mattresses and other items in the attic.
 - ii) **House Raising** - The house will require raising and blocking-up on secure timber shoring to allow excavation and the construction of a new concrete foundation. The two chimneys will need to be temporarily supported on engineered steel bracing to ensure they survive the raising and setting without damage.
 - iii) **New Concrete Foundation** - A new concrete foundation will be excavated and constructed as per the structural engineering drawings.

- iv) **New Roof surface and stabilized roof framing** - The roof rafters of the 1930s rear addition will be sistered at the lower end over the plate and new blocking with vents installed between the rafters. A new No. 1 cedar shingle roof surface will be installed over bitumen impregnated roofing felt. A new standing seam enamelled sheet iron roof will be installed on the front bay, and new flashing tucked under the lowest cladding board will be installed at all roof to wall interfaces.
- v) **Selective Replacement or New Exterior Trim/cladding Elements** - A range of exterior trim will be patch-repaired, dutchman repaired, and selectively replaced, due to deterioration or being missing. A number of new windows and doors will require new exterior casing, some with ornate crown molding to match original detailing. Areas of deteriorated cladding adjacent to roof surfaces or at the base, where it has been damaged by splash-back, will be selectively replaced with new cedar drop siding of the same profile as originals.
- vi) **New and Re-furbished Windows** - A number of existing wood double hung windows will be re-furbished with new cords, reconditioned pulleys, selective re-glazing where the original linseed oil putty has deteriorated, preparation of wood surfaces and re-painting. Other existing wood windows will be replaced, either because they are extensively deteriorated or are inappropriate. New windows will required new interior casings, stools, and exterior casing to match originals.
- vii) **New Exterior Doors** - A new wood frame and panel ½ light front exterior door will be installed with new hardware. A new ½ light rear exterior door to the porch will be installed with new hardware.
- viii) **New Porch** - A new wood frame porch w/ a painted edge grain fir deck, wood guard rail and stair will be installed on a new perimeter foundation wall, and skirted-in similar to the house foundation.
- ix) **Site Grading** - Provide a swale around the house to channel

surface drainage to the existing drainage ditch. The finish grade will slope away from the house. The existing trench running adjacent to the house and extending to the front road will be the route for the new 4" roof drainage line run out to the edge of the riparian ditch along River Road and will terminate in a concrete outfall.

- x) **Site Services** - Provide an underground electrical conduit from the pole at the street, through a sleeve in the foundation wall to a vertical stub in the rear furnace room. Run-in a new 3" water service for the sprinkler system and run through a sleeve in the foundation wall to the rear furnace room. Connect a PVC building sewer to a new concrete septic tank, pump out tank w/ simplex float controlled sewage disposal pump, distribution box and engineered waste disposal field at the rear of the house through a new sleeve in the foundation wall an stub off in the crawlspace for future connection to new house plumbing.
 - xi) **Sprinkler System** - Install a new wet sprinkler system to the requirements of NFPA 13R in the building. The routing of risers, mains, branches and heads are to coordinated with the consultant. Stamped engineered shop drawings are to be provided. Owing to the valuable interior heritage character of the building, the consultant may require alternate routing and head locations to minimize the negative impact on interiors. The contractor is to allow for all necessary patch and repair to interior surfaces and finishes required by the sprinkler system installation.
 - xii) **Scaffold/Shrink Wrap** - As the project is scheduled to proceed to completion in the first three to four months of 2006, secure weather-proofing and secure hoarding of the building is to be provided to avoid water damage and unauthorized entry.
- .3 Construct Work to provide for continuous environmental protection and building security, as well as providing the consultant and owner access to the building and site.
 - .4 Required stages - Because it is desired to minimize potential disturbance to adjacent heron nesting, noise-generating exterior

work is to be undertaken at the earliest activity and phased as such:

- .1 House raising and associated selective demolition
- .2 Excavation, foundations, foundation drainage
- .3 Roofing
- .4 Site Services/Waste Disposal Field
- .5 Site Grading
- .4 Exterior restoration and porch construction
- .5 Windows & Doors
- .6 Interior trim
- .7 Sprinkler System/patch repair

.5 Maintain fire access/control.

.6 **Weekly Construction Progress Meetings** - Weekly construction progress meetings are to be held by the contractor and the minutes of such meetings are to be prepared by the contractor and distributed to participants within 3 working days.

1.7 Contractor Use
of Premises

.1 Contractor shall limit use of premises for Work to allow;
.1 Owner and occupant on-going access

.2 Coordinate use of premises under direction of Owner and Consultant.

.3 Assume full responsibility for protection and safekeeping of products under this Contract.

.4 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.

1.8 Owner Occupancy

.1 The building will not be occupied during the course of construction.

2 Cooperate with Owner in scheduling operations to minimize conflict to the adjacent nesting herons.

PART 2 - PRODUCTS

PART 3 - EXECUTION

Addendum No.3

1. **Rear Addition Main Floor Framing Structural Change** – The rear addition existing main floor framing is 2”X10” in the north-south direction, and not 2”X10” in the east west direction as shown on dwg. S1. Delete the 5-1/4”X 12” PSL and triple 2”X6” cripples at the centre north-south position in the rear addition. The existing 2”X10” joists can span between the new crawlspace foundation wall and south foundation wall., both on preservative treated sills.
2. **House Main Floor Elevation Change** – The main floor of the house is to be raised 12” from the current indicated floor elevation of 100.00’ to 101.00’. Provide three 10”X8” ventilation grilles on both the east and west sides of the house in the foundation wall of each of the foundation crawlspaces (6 required), c/w expanded steel mesh grille and insect screen. Two additional similar grilles are to be located in both the front and rear porch exterior skirts. Provide a 3” concrete slurry damproofing on a 3 mil polyethylene sheet in all crawlspace areas.
3. **Chimney Firebox Reconstruction** – It is acceptable to demolish the existing brick chimney firebox from a point 4’ above the main floor to its supports at grade to facilitate house raising. It must be re-built with original salvaged brick or acceptable off-site salvaged brick by a masonry firm with experience in wood burning fireplace construction. Dunbar Masonry and Construction Ltd. is pre-qualified as a masonry firm with the requisite skills and experience for this type of work.
4. **Bonds** – A bid bond for 10% of the tendered price and a labour and material bond for 50% of the tendered price are required. Provide a break-out price for the bonding in your tender.
5. **Electrical Service** – Provide a mast, weatherhead and electrical meter at the house, in addition to a new 200 Amp disconnect.
6. **Soil/Concrete Testing** – Geotechnical engineering services will be provided to the project for any soil testing and investigation. The contractor is responsible for concrete testing.
7. **Clarification – Final Grading** – Final grading is required to the outside of the perimeter swale and to the parking area to the east of the house. Native topsoil can be used for final grading.
8. **Clarification – Specification Section 07000** – Insulation, vapour barrier and rainscreen strapping are not required. In areas of exterior patch and repair or selective replacement of wood cladding, two layers of new 30# building paper are to installed on the sheathing and tucked as far as practical under existing building paper on the courses above and over existing building paper on courses below repair areas.
9. **Clarification – Specification Section 09900** – Interior painting is not required.
10. **Clarification – Drawing 2A2-01** – Disregard the landing shown on the west side of the house at the porch.

END OF ADDENDUM NO. 3

Addendum No.4

1. **Clarification – Electrical System** – A new underground electrical service is intended, so a mast and weatherhead indicated in point 5 of Addendum No. 3 is not required. The duct should rise to a new meter mounted on the exterior of the existing furnace room. Rather than a 200 Amp disconnect, provide a new 200 Amp breaker box with integral disconnect switch and allow for 20 circuits/breakers.

END OF ADDENDUM NO. 4