



CONTRACT 3102-P
Construction Management Services for the Fire Hall No. 6 Shellmont Seismic Upgrade and Renovations

1. Introduction

The City of Richmond is proposing to undertake seismic upgrades and extensive renovations to the Shellmont Fire Hall at 9400 No. 4 Road, Richmond. It is the intent to deliver the project by the Construction Management method.

The City of Richmond invites proposals for Construction Management Services related to the seismic upgrades and extensive renovations to the Shellmont Fire Hall. The construction manager will initially serve as the Owner's agent and adviser on construction matters and work in conjunction with the Owner and the Consultants as part of the construction management team from the working drawings stage to 40%- 60% of the construction budget (Construction Management Contract CCA-5). At that time, and upon mutual agreement, the Construction Management Contract (CCA-5) may convert to a Stipulated Price Contract (CCDC-2) to completion of the project.

Working drawings are underway and the ten to twelve month construction project is expected to commence in early 2008. The Construction Manager must be available as of November 15, 2007 to assist in the preparation of the tender documents and in the tendering process.

2. Submission Details

Five copies of the proposal marked "**Contract 3102- P – Construction Management Services for the Fire Hall No. 6 Seismic Upgrades and Renovations**" addressed to the Purchasing Section, will be received at the Information Counter, Main Floor, Richmond City Hall, 6911 No. 3 Road, Richmond BC V6Y 2C1, until 2:00 pm, Local Time, on Tuesday, October 23, 2007.

Submissions received after this time will be returned to sender.

The City reserves the right to cancel this Request for Proposal for any reason without any liability to any proponent or to waive irregularities at their own discretion.

Proposals shall be irrevocable until the City awards this Contract, cancels this Request for Proposal, or a minimum of 60 days, whichever occurs first.

All prices to be in Canadian funds.

All proposals will remain confidential, subject to the Freedom of Information and Privacy Act.

Any interpretation of, additions to, deletions from, or any other corrections to the Proposal document, will be issued as written addenda by the City of Richmond. It is the sole responsibility of the potential Bidders to check

the City of Richmond Web site and BC Bid to ensure that all available information has been received prior to submitting a bid.

3. Site Visit

A **site visit** of the premises will be provided at 3:00 p.m. on Tuesday, October 16, 2007. It is strongly advised that you attend the site visit as no others are scheduled at this time.

4. Inquiries

4.1 Clarification of terms and conditions of the proposal process shall be directed to:

Purchasing

Sumita Dosanjh
Purchasing Department
City of Richmond

Telephone: 604-276-4097
Email: purchasing@richmond.ca

4.2 Technical or Construction Management inquiries are to be directed to:

Technical

Peter Kiddie
Pomeroy Consulting Engineers,
or
Ron Hoffart
Graham Hoffart Mathiasen Architects

Telephone: 604-294-5800
Email: pkiddie@pomeroy.ca

Telephone: 604-581-8128
Email: ron.hoffart@ghmarchitects.com

Inquiries on matters that affect the nature of this document will be conveyed in an Addendum.

The City, its agents, and employees shall not be responsible for any information given by way of verbal communication.

5. Project Description

5.1. Scope of the Project

This project is being undertaken by Pomeroy Consulting Engineers Ltd. and Graham Hoffart Mathiasen Architects. The scope of the redevelopment is to include, but is not limited to the work defined in the attached **Appendix "A"**.

5.2. Project Schedule

The Preliminary Project Schedule, dated September 18, 2007, developed by the consultants, is included as **Appendix "B"**. The Schedule assumes that construction activities can begin in early 2008. Although the Fire Fighters and equipment will be relocated on the site, it is critical that fire services be operational throughout the entire project.

5.3. Project Budget

The approximate value of the construction contract will be \$2.5 million.

5.4. Scope of Services: Construction Manager

It is expected that the Construction Manager would be prepared to do the work as outlined in the CCA-5 contract. The work will include, but will not be limited to:

1. Review the cost estimates prepared by the building cost consultant at Design Development Stage, 60% Working Drawing Stage and 90% Working Drawing Stage.
2. Review budget and drawings, recommending possible cost efficiencies and coordinate a Value Engineering Exercise.
3. Coordinate the relocating and renovation of an existing modular office and dormitory and the purchase of a portable storage structure for the fire truck and equipment.
4. Work with consultants and staff to do a pre-tender review of drawings and specifications.
5. The City will issue and receive tenders with the Construction Manager to assist in the preparation of tendering packages, tendering process and in evaluation of the bids.
6. Develop and monitor the project schedule.
7. Manage the construction costs, monitor the project budget and schedule and report on a biweekly basis.
8. If the contract is converted from a CCA-5 to a CCDC-2, the Construction Manager at Risk will take on the obligations as prescribed in the CCDC-2 contract.

6. Proposal Submission Requirements

The following information is required in this Proposal submission:

- 6.1 **Specific Experience** – Provide general information on your company, but, more specifically, the resumes and references of the project team, including the Construction Manager and Superintendents that you propose for this project. Specific experience in seismic upgrades, renovation work and involvement in other complex and sensitive projects would be an advantage. The provision of previous client and/or consultant contacts and possible references for the proposed Construction Manager and Superintendents is strongly advised.
- 6.2 **General Conditions** – A detailed list of the on-site general expenses must be submitted. Please refer to the detailed cost breakdown under Division 1 of the Standard Construction Cost Codes, included in the Canadian Construction Association Standard Construction Management Contract Form. This form is available electronically on website: <http://www.cca-acc.com/documents/electronic/download.html>. It should be clear as to what level of sub-trade bonding and corporate insurance coverage the specific cost items might include and separately indicate what level of bonding you are able to provide. The schedule and complexity of this project will require a high degree of quality control. Any comments in the proposal on these issues would be appreciated. Supplemental conditions to the CCA-5 contract will be issued as an addendum.
- 6.3 **Fees** – Develop two approaches to the fee schedule indicating:
 - a) the fees for typical services in both CCA-5 and CCDC-2 as outlined in the introduction.
 - b) an alternate fee schedule based on a Construction Management Contract (CCA-5) for the duration of the project. Include the overheads for the CCDC-2, and indicate any proposed own forces work.In both schedules include a list of proposed reimbursable expenses and a fees for Division 1 elements. Note that the City of Richmond does not allow for grossing up of reimbursables.

6.4 Construction Schedule – Comment on the Preliminary Project Schedule in Appendix B. The Construction Manager will be required to update and issue the agreed Project Schedule on a bi-weekly basis.

6.5 Insurance / Indemnity – The City and selected Construction Manager will mutually agree upon the most suitable way to obtain Course of Construction and Wrap Up Liability Insurance. Under the CCA-5 contract, the City and selected Construction Manager will assess the requirement for the bonding of the subtrades. If the CCA-5 contract is converted to a CCDC contract, the Construction Manager at Risk may provide bonding for the entire project.

The successful proponent takes on the role of prime contractor as defined by Worksafe BC.

7. Selection Criteria

Proposals shall be evaluated to determine the best value offered against, but not limited to, and in no particular order, conformance to the following criteria:

- The proponent's experience and ability in projects similar size, complexity and nature and the experience and qualifications of the Construction Manager and Site Superintendents.
- Successful performance on projects of similar scope.
- Fee schedule.
- Compliance with the Request for Proposal document.

APPENDIX 1 SCOPE OF WORK

Originally constructed in 1972, the existing building of 683 m² consists of a steel structure over the apparatus bays and a single storey of wood frame for the remainder. The work consists of a seismic upgrade to the entire facility which will include soil improvements, foundation modifications and adding strengthening members and shear resisting assemblies to both the steel and wood frame portions of the building.

The wood frame portion will also be subject to a major functional renovation although no new area will be added aside from a new freestanding twelve meter hose drying and training tower to be constructed to the rear of the building.

The anticipated construction time is approximately ten months. During that time the building will be vacated and the vehicles and the personnel will be accommodated in temporary quarters on-site.

See drawings for more information.

**APPENDIX 2
DRAFT PROJECT SCHEDULE**

Draft Project Schedule

Week of:

Design Development Complete and Client sign-off:	September 2007
Appoint Construction Manager:	November 13//07
Building Permit Application:	January 2/08
Budget Confirmation:	January 2/08
Complete Construction Documents for Tender	January 21/08
Public Consultation:	January 28/08
Tender Period Complete:	February 18/08
Execute CCDC No2:	March 17/08
Building Permit Issuance:	March 17/08
Start Construction:	March 24/08
Building Occupancy:	December 28/08
End of Construction:	January 19/09

**APPENDIX 3
DRAWING**

Construction Management Services

Supplementary General Conditions (CCA 5 1988)

SC1 to SC6 inclusive – not used

SC7 Amendments to Appendix “A” Reimbursable Expenses

- (i) Delete item (x).
- (ii) Delete the concluding sentence “It is the intention....with the Project.”
- (iii) Insert the following paragraph:
“The personnel subject to the provisions of items (a), (b) and (c) will be limited to those personnel whose services are delivered from the site and whose services would normally be delivered from the site, and which would generally be described as superintendence and administration of contractors at site, for the period that they are engaged on site during the Construction Phase of the project. The Contract Fee, and not the Reimbursable Expenses, will include the cost of all other personnel.”
- (iv) The cost of the provision of the insurance specified in D.2 Insurance and Bonding, paragraphs 2.1(c) and 2.1(d) will not be reimbursable.

SC8 Amendments to Definitions

Add the following definitions:

- 14. Owner: The Corporation of the City of Richmond
- 15. Construction Manager: The entity retained by the Owner to provide construction management services.
- 16. Integrated Project Team: The Owner, the Project Manager, the Consultant and the Construction Manager.
- 17. Key Personnel: Key staff of the construction manager proposed to be assigned to this project.
- 18. Project Manager: ., being the entity retained by the Owner to deliver project management services for the project
- 19. Proponent: The entity which submits a Proposal in response to the RFP.
- 20. Proposal: The proposal (Technical and Price) as submitted by the Construction Manager in response to the RFP, including amendments or modifications, if any, agreed to by the Construction Manager and the Owner through negotiations pursuant to the RFP.
- 21. RFP: Chapters A, B and C of this “Request for Proposals”.
- 22. SOQ: “Statement of Qualifications” which is the first stage of the construction management selection process.
- 23. Sub Consultants: Members of the Proponent submission that are in a third party contractual relationship with the proponent.
- 24. Project Schedule: The schedule prepared by the Construction Manager in accordance with GC 2.2.2 and updated in accordance with the terms of this Contract.

SC9 Project Schedule

References to “master time schedule” or “schedule” in the general conditions, where the context requires, will be read as “Project Schedule”.

SC10 Amendments to GC1 Documents

Add the following GC 1.3:

“If there is a conflict within the Contract Documents, the order of priority of documents, from highest to lowest, will be:

- Agreement between Owner and Construction Manager
- Supplementary General Conditions
- Proposal
- RFP
- Definitions
- General Conditions

SC11 Amendments to GC2 Construction Manager Services

Delete GC 2.1 and substitute the following:

“2.1 The Construction Manager will perform the services described in the RFP, together with the work described in GC 2.2, 2.2 and 2.3, all in accordance with the Contract Documents. In doing so, the Construction Manager assumes no responsibility for the design of the Project which will be the responsibility of the Consultant and Owner.”

SC12 Amendments to GC2.5 Additional Services

Delete GC 2.5.1 to 2.5.6 and substitute the following:

“2.5.1 Any services which would not reasonably be expected to fall within the scope of the services to be provided by the Construction Manager as described in the Contract Documents.”

SC13 Amendments to GC3 Trade Contractors

In line 2 of GC 3.2, delete the words “Construction Manager” and substitute “Owner, in consultation with the Construction Manager”.

SC14 Amendments to GC4 Owner’s Responsibility

- (i) In GC 4.1, delete the word “his” and substitute “the”
- (ii) Delete the last sentence of GC 4.2.
- (iii) Delete the last sentence of GC 4.3.
- (iv) Delete the last sentence of GC 4.4.

SC15 Not Used

SC16 Amendments to GC6 Owner’s Right to Perform Contract or Terminate Contract

- (i) Add the following at the end of GC 6.2:

“Any failure to provide updates to the Project Construction Budget or Project Schedule as required under the Contract will be deemed to be a default under GC 6.2.”

- (ii) Delete GC 6.6 and substitute the following:

“6.6 If at any time the cost estimates or the time to complete the Work exceeds the Project Construction Budget described in GC 2.2.3.1, as revised in accordance with this Contract, or the Project Schedule in a materially adverse way, then the Owner may terminate this Contract upon written notice to the Construction Manager.”

SC17 Amendments to GC 7.1 Suspension Abandonment or Termination

Delete paragraph 7.1 in its entirety and substitute the following:

“7.1 In the event of termination by the Owner for a reason other than as provided by GC 6, then the Owner will pay the Construction Manager all costs and fees for services performed to the date of termination plus reasonable wind-down costs actually incurred by the Construction Manager, but in no event will the Owner be liable to pay any amount on account of lost profits or other indirect costs.”

SC18 Amendments to GC8 Construction Manger’s Right to Terminate Contract

Delete GC 8.3 and 8.4(b) in their entirety.

SC19 Amendments to GC10 Applications for Payment

In GC 10.3, delete the words “fifteen (15)” and substitute “thirty (30)”.

SC20 Amendments to GC14 Waiver of Claims

Delete 14.1 and 14.2 entirely and substitute the following:

“As of the date of Total Performance of the Project, the Owner expressly waives and releases the Construction Manager from all claims arising from the performance of Work directly done by the Construction Manager, or by a person directly or indirectly employed by the Construction Manager, (the “Construction Manager’s Direct Work”) including without limitation those claims that might arise from the negligence or breach of contract by the Construction Manager, except one or more of the following:

- (a) claims made in writing prior to Total Performance of the Project and still unsettled;
- (b) claims arising from the provisions of GC 16-INDEMNIFICATION BY CONSTRUCTION MANAGER;
- (c) claims made in writing within a period of one (1) year from the date of Substantial Performance of the Project.

For certainty this waiver does not extend, and will not be interpreted to extend, to apply to claims relating to the Construction Manager’s performance of services other than arising from the performance of Construction Manager’s Direct Work.”

SC21 Amendments to GC15 Indemnification by the Owner

- (a) In GC 15.1, insert “or negligence” after “breach of this Contract”;
- (b) Insert the following at the end of GC 15.2:
 “This indemnity is limited by the extent that such claims, demands, losses, costs, damages, actions, suits or proceedings are caused or contributed to by the negligence or breach of this Contract by the Construction Manager.”

SC22 Amendments to GC16 Indemnification by Construction Manager

Delete GC 16.1 in its entirety and substitute the following:

- “16.1 The Construction Manager will defend, indemnify and save harmless the Owner and its agents, employees, officers, members of council and representatives for all damages, losses and expenses, including attorney’s fees, which they may suffer or incur, and hold them harmless from and against all claims, demands and actions brought against them, arising out of or resulting from the Construction Manager’s performance of the Work, or of failure to perform the Contract, provided that any such claim, damage, loss or expense:
- a) is attributable to personal injury, sickness, disease or death, or to injury to or destruction of property, including the loss of use resulting therefrom and,
 - b) is caused in whole or in part by the Construction Manager, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

The obligation of the Construction Manager towards the Owner and its agents, employees, officers, members of council and representatives and their respective agents and employees will not be affected or limited by the fact that the law prohibits or limits a

direct recourse against the Construction Manager or any Contractor as employer of a person affected by injury, sickness, disease or death.”

SC23 Amendments to GC17 Insurance

- (a) Delete paragraph 17.1 and substitute the following:
 “17.1 Insurance in respect of the *Construction Manager* will be arranged pursuant to Chapter D.2 of the RFP.”
- (b) Add the following as GC 17.2:
 “17.2 Notwithstanding paragraph (p) of Appendix A to the Agreement (Reimbursable Expenses), with respect only to Work performed or to be performed by the Construction Manager's own forces or under a subcontract or trade contract entered into between the Construction Manager and another party (a "CM Subtrade") (and for certainty, not with respect to other services or work performed by the Construction Manager under the Contract) the Construction Manager will pay the amount of any deductible that the Owner may be obligated to pay with respect to an insurance claim arising out of any breach of this Contract or negligence by:
- a) the Construction Manager,
 - b) a CM Subtrade, or
 - c) any other party whose work is done under contract directly with the Construction Manager or a CM Subtrade,

with respect to the performance of such Work. The Construction Manager will not be required to pay any insurance deductible that the Owner may be obligated to pay with respect to an insurance claim arising from the negligence or breach of contract of a Trade Contractor who contracts directly with or under the Owner.”

RFP – Chapter D2

Insurance and Bonding

2.1 (a) Wrap-Up Liability Insurance

The Owner will purchase and maintain Wrap-Up Liability Insurance with a minimum limit not less than twenty five million dollars (\$25,000,000) inclusive for personal injury (including death) and property damage. The foregoing insurance coverage will name the Owner and the Construction Manager and all consultants and contractors as additional insureds.

(b) Builder's Risk Insurance

Owner will purchase and maintain Builder's Risk Insurance, insuring the full value of any work in the amount of the Contract Price and the full value, as stated, of products that are specified to be provided by the Owner for incorporation into any Work, to a maximum occurrence limit of seventy seven million dollars (\$77,000,000). The policy will insure against all risks of direct loss or damage consistent with commercial underwriting practice, and will apply to all products, labour and supplies, the property of the insureds or others for which the insured have assumed responsibility, to be used in or pertaining to site preparation, demolition of existing structures, erection and/or fabrication and/or reconstruction and/or repair of any insured project while on site or in transit. The policy excludes any and all direct loss to the equipment of the Owner, contractors, subcontractors and consultants.

The "Builders' Risk" Insurance coverage will name the Owner and all consultants and contractors, including the Construction Manager, as additional insured. The Builder's Risk Insurance will contain a waiver of subrogation as against the owner, consultants and contractors except for the gross negligence on the part of the Owner, consultants and contractors.

(c) Construction Manager's General Liability Insurance

The Construction Manager will provide, maintain and pay for General Liability Insurance in form of coverage not less than required by IBC 2100 or its equivalent replacement with minimum limits not less than five million dollars (\$5,000,000) inclusive for personal injury (including death) and property damage. The general liability insurance is to cover "off-site" Work performed in connection with the project and will include completed operations coverage (including for work performed at the project site commencing no earlier than the date of issuance of the Certificate of Total Performance of the Work). The completed operations coverage will be confirmed by provision of a certificate of insurance prior to any renewal, extension or replacement of the general liability insurance coverage for six (6) years. Umbrella or excess liability insurance may be used to achieve the desired limit. Such coverage will include the Owner, the Project Manager and the Consultant as additional insured for liability arising out of the operations of the Contractor. Such coverage will include but not be limited to:

1. All premises, property and operations necessary or incidental to the performance of this Agreement.
2. Personal Injury
3. Bodily Injury & Property Damage on an "occurrence" basis.
4. Broad Form Property Damage including the loss of use of property
5. Removal or weakening of support of any property, building or land whether such support be natural or otherwise
6. Elevator Liability (including escalators, hoists and similar devices).
7. Contingent employer's liability

8. Completed operations and products liability
9. Owners and Contractor's Protective Liability
10. Contractual and assumed liabilities under the construction contract
11. Cross Liability & Severability of Interests Clause
12. Non Owned Auto liability, including contractual liability.
13. Radioactive contamination resulting from the use of commercial isotopes.
14. As necessary: shoring, blasting, excavating, underpinning, demolition, pile driving and caisson work, work below grade, tunnelling and grading commonly known as Explosion, Collapse and Underground coverage (XCU).
15. Incidental medical malpractice
16. Joint venture as named insured (if applicable)
17. Medical Payments – no less than \$2,500 Per Person
18. Limited Pollution Liability – IBC Form 2313

(d) **Automobile Liability Insurance**

The Construction Manager will maintain Standard Form Automobile Liability Insurance in respect of licensed vehicles. Such insurance will have limits of not less than \$2,000,000 inclusive per occurrence for bodily injury, death, and damage to property, covering all licensed vehicles owned or leased by the Contractor. Where the policy has been issued pursuant to a government-operated automobile insurance system, the Construction Manager will provide the Owner with confirmation of automobile insurance coverage for all automobiles registered in the name of the Construction Manager.

- 2.2 Furnishing by the Owner of any insurance will in no way relieve or limit any responsibility or obligation imposed by the Contract Documents on the Construction Manager or any subcontractor of any tier. In addition, the Owner controlled insurance will not apply to vendors, suppliers, material men, and others who merely transport, pick up, deliver or carry materials, personnel, parts, equipment, or any other items or persons to or from the project site. The Owner makes no representations, guarantees, or warranties, express or implied, as to the fitness and/or quality of coverage.

2.3 *Certificates of Insurance*

- a) Immediately following notification of the award of contract and prior to the commencement of the Work, the Construction Manager will give the Owner a certificate of insurance completed by a duly authorized representative of their insurer (or at the option of the Owner anytime a certified copy of each policy issued by the Insurer) certifying that at least the minimum coverage required herein is in effect and that the coverage will not be cancelled, non-renewed, or materially changed by endorsement or through issuance of other policy(ies) of insurance without 30 days advance written notice to the Owner. The Owner, the Project Manager and the Consultant will always be named as an additional insured wherever legally permissible.
- b) Failure of the Owner to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the Owner to identify a deficiency from evidence provided will not be construed as a waiver of the Construction Manager's obligation to maintain such insurance.
- c) The acceptance of delivery by the Owner of any certificate of insurance evidencing the required coverage and limits does not constitute approval or agreement by the Owner that the insurance requirements have been met or that the insurance policies shown in the certificates of insurance are in compliance with the requirements.
- d) The Owner will have the right, but not the obligation, of prohibiting the Construction Manager or any subcontractor from entering the project site until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by the Owner.

- e) If any of the coverage is required to remain in force beyond ten (10) days after Certificate of Total Performance of the Work an additional certificate evidencing continuation of such coverage will be submitted with the Construction Manager's final invoice.
- 2.4 **Insurance Primary**
With the exception of 2.1 (a) and 2.1 (b) all coverage required of the Construction Manager will be primary over any other insurance that might be carried by the Owner.
- 2.5 **No Reduction or Limit of obligation**
By providing or requiring insurance, the Owner does not represent that coverage and limits will necessarily be adequate to protect the Construction Manager. Additional insurance effected or procured by the Construction Manager will not reduce or limit the Construction Manager's contractual obligation to indemnify and defend the Owner for claims or suits which result from or are connected with the performance of this contract.
- 2.6 **Duration of Coverage**
All required coverage will be maintained without interruption during the entire term of this contract.
- 2.7 **Construction Manager's Insurance**
The Construction Manager will use reasonable efforts to cause each Trade Contractor employed by the Construction Manager to purchase and maintain insurance of the types specified herein. If requested by the Owner, the Construction Manager will furnish copies of certificates of insurance evidencing coverage for each subcontractor.
- 2.8 **Joint Ventures**
If the Construction Manager is a joint venture involving two (2) or more entities, then each independent entity will satisfy the limits and coverage specified here or the joint venture will be a named insured under each policy specified.
- 2.9 **Waiver of Subrogation – Not Used**
- 2.10 **Cross Liability & Severability of Interests**
Wherever permissible by law, the Construction Manager supplied insurance policies will contain a cross liability and severability of interests clause.
- 2.11 **Workers Compensation Act, Safety and First Aid**
- 2.11.1 The Construction Manager will comply with all the health and safety rules and regulations of any relevant Workers Compensation Act or health and safety statutes, rules, regulations and practices required by applicable construction safety legislation governing at the Site of the Work, as well as any health and safety rules and regulations established by the Owner.
- 2.11.2 The Construction Manager will deliver to the Owner before the Work is started satisfactory evidence and certification showing compliance by the Construction Manager with the said laws.
- 2.11.3 The Construction Manager will provide all first aid personnel, facilities, equipment and supplies required by law or by any regulation, order or direction made pursuant to the relevant Act or other relevant statute.
- 2.11.4 The Construction Manager unconditionally guarantees to the Owner full compliance with the provisions, regulations and laws mentioned above by any Sub-Contractor or other person employed by the Construction Manager or Trade-Contractor, or with whom the

Construction Manager or a Trade-Contractor may make any contract for the performance of any of the Work hereunder.

- 2.11.5 The Construction Manager unconditionally agrees to defend, indemnify and save harmless the Owner from and against all losses, liabilities, costs, charges, claims, damages, demands, suits, expenses or liens which may arise as a consequence of any failure by the Construction Manager or any Trade-Contractor or other person employed by the Construction Manager or any Trade-Contractor to comply fully with the provisions of this Article, or which may arise as a consequence of any injury, illness or death of any employee of the Construction Manager or any employee of any Trade-Contractor or other person employed by the Construction Manager or a Trade-Contractor engaged for or participating in the performance of the Work to be performed under this Contract.
 - 2.11.6 The Owner may perform health and safety inspections of the Site of the Work at any time.
 - 2.11.7 Without limiting the generality of the foregoing, the Construction Manager will abide by and comply with the provisions of the Owner's policies regarding occupational health and accident prevention.
- 2.12 Bonds
- 2.12.1 The Owner will have the right at any time to require the Construction Manager to furnish bonds in favour of Owner in such form and amounts as the Owner may consider adequate and with such surety as the Owner may approve guaranteeing the faithful performance of the provisions of the Contract and the payment of the Construction Manager's creditors, both those directly connected with the execution of the Contract and those arising out of the responsibility of the Construction Manager. The costs of such bonds will be to the account of the Owner.

D.3 Workplace Safety and Insurance Requirements

- 3.1 The Construction Manager will at all times pay or cause to be paid any assessment or compensation required to be paid pursuant to the Workplace Safety and Insurance Act and upon failure to do so, the Owner may pay any such assessment or compensation to the Workplace Safety and Insurance Board and the amount of such payment will, be payable by Construction Manager to the Owner on demand or the Owner may deduct the amount of such payment from any monies then or thereafter becoming due and payable to Construction Manager under the Contract.

The Construction Manager will at the time of entering into this Contract, deliver to the Owner a Statutory Declaration sworn by a director or officer of the Construction Manager stating that all assessments or compensation payable to the Workplace Safety and Insurance Board have been paid and the Owner may at any time during the performance and upon completion of the Work require a further similar Statutory Declaration. The Construction Manager unconditionally guarantees to the Owner full compliance with the conditions, regulations, and laws relating to Workplace Safety and Insurance by itself and by all contractors.



Note: Receipt of this completed form will assist us in calling for future bids. Please complete and submit this form prior to the closing date and time as shown on the Request for Quotation/Proposal/Tender form.
Please remember to include Quotation/Proposal/Tender No. at right.

Quotation/Proposal/Tender

No **3102P**

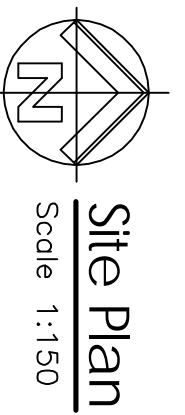
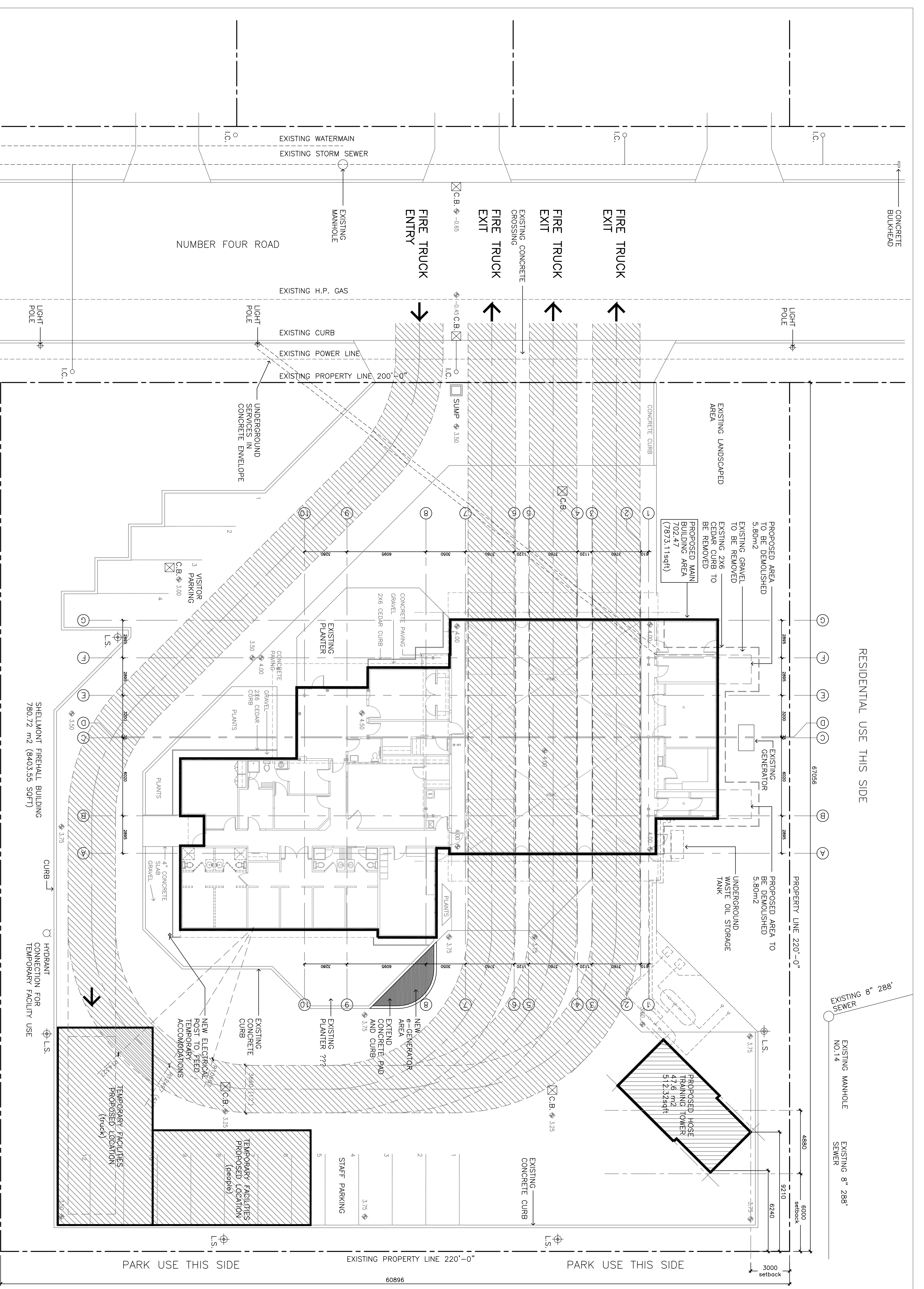
A Quotation/Proposal/Tender is not being submitted for the following reason(s):

- | | |
|--|--|
| <input type="checkbox"/> We do not manufacture/supply the required goods/services | <input type="checkbox"/> Cannot obtain raw materials/goods in time to meet delivery requirements |
| <input type="checkbox"/> We do not manufacture/supply to stated specifications | <input type="checkbox"/> Cannot meet delivery requirements |
| <input type="checkbox"/> Specifications are not sufficiently defined | <input type="checkbox"/> Cannot quote/tender a firm price at this time |
| <input type="checkbox"/> Insufficient information to prepare quote/proposal/tender | <input type="checkbox"/> Insufficient time to prepare quote/tender. |
| <input type="checkbox"/> Quantity too small | <input type="checkbox"/> We are unable to competitively quote/tender at this time. |
| <input type="checkbox"/> Quantity too large | <input type="checkbox"/> We do not have facilities to handle this requirement |
| <input type="checkbox"/> Quantity beyond our production capacity | <input type="checkbox"/> Licensing restrictions (please explain) |
| <input type="checkbox"/> Cannot meet packaging requirements | <input type="checkbox"/> Agreements with distributors/dealers do not permit us to sell directly. |
| <input type="checkbox"/> Cannot handle due to present plant loading | <input type="checkbox"/> Other reasons or additional comments (please explain below) |

I / We wish to quote / tender on similar goods / services in future <input type="checkbox"/> Yes <input type="checkbox"/> No	Authorized Company Official – Signature and Title	Date
This space for City of Richmond Comments		Firm Name
		Address
		City
		Province Postal Code
		Telephone Number

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GHMA, a partnership of:
Ron Hoffart Architect Inc.
Mark Mathiasen Architect Inc.



Site Plan
Scale 1:150

FIRE HALL #6 - SHELLMONT
CIVIC ADDRESS:
9400 NO. 4 ROAD, RICHMOND
LEGAL DESCRIPTION:
LOT "A" OF SECTION 26, BLOCK 4, NORTH, RANGE 6 WEST, PLAN 40254, NEW WESTMINSTER DISTRICT, UNDER TITLE NUMBER RD20442E.
ZONING:
SCHOOL & PUBLIC USE DISTRICT (SPU)
MINIMUM SETBACKS FROM PROPERTY LINES:
ROAD SETBACKS: 6m (19.68510)
SIDE & REAR YARDS: 3m (9.84311)
MAXIMUM HEIGHTS:
BUILDINGS: 12m (39.37014) WHEN WITHIN 10m (32.80811) OF THE BOUNDARY OF A ZONING DISTRICT WHICH PERMITS RESIDENTIAL USE.
AREAS:
LOT AREA: 4,083.48m² (43,954.21sqft)
EXISTING BUILDING AREA: 889.81m² (7,736.84sqft)
ADDITION AREA: WATER ROOM 12.66m² (136.27sqft)
PROPOSED BUILDING AREA (EXISTING + WATER ROOM = 899.81+12.66m²)=702.47 (7,873.11sqft)
PROPOSED TOWER AREA: 47.6m² (512.33sqft)

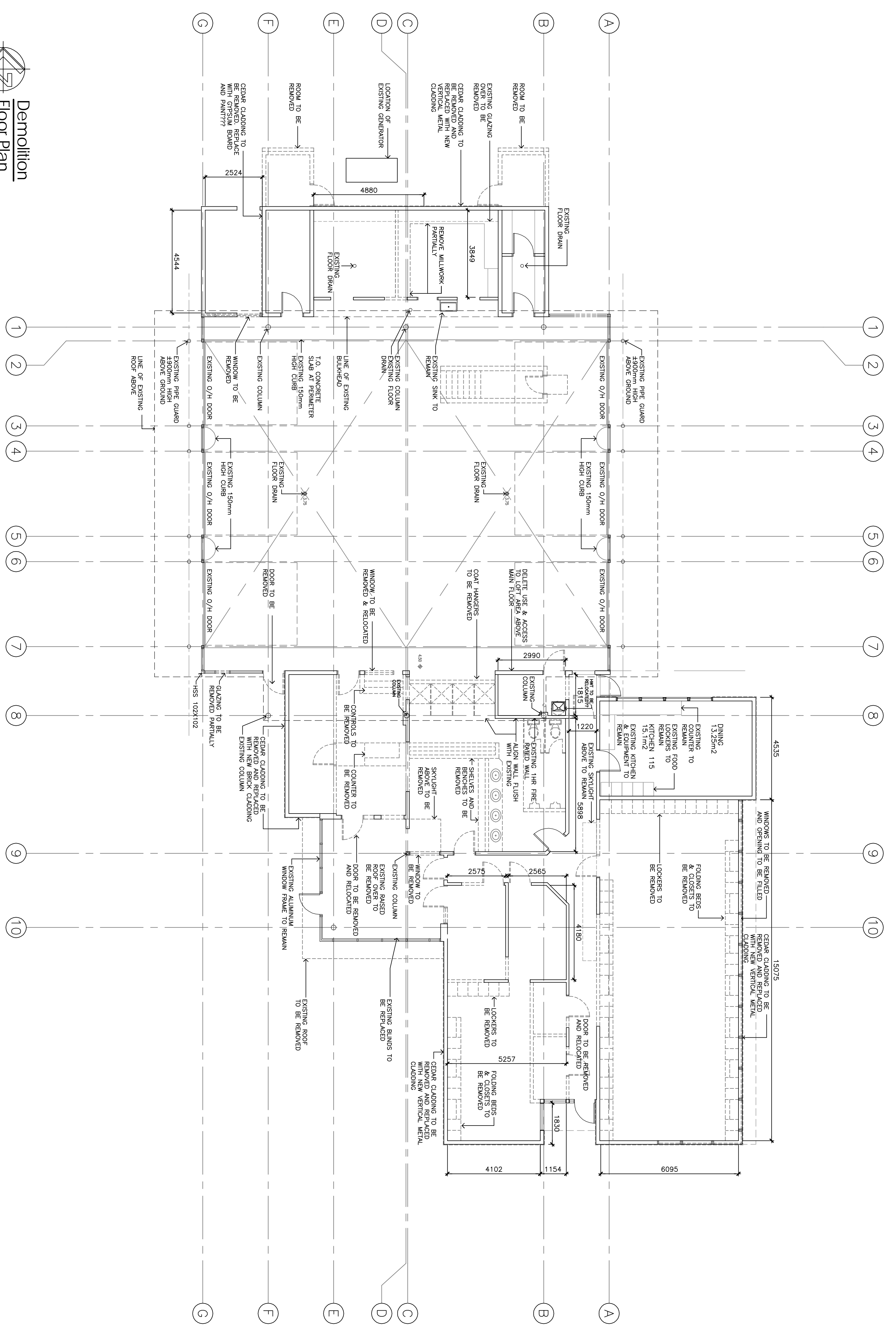
LEGEND OF EXISTING:
 ◊ LIGHT POLE
 ☒ C.B. CATCH BASIN
 ○ I.C. INSPECTION CHAMBER
 ◊ HYDRANT
 ◊ L.S. LAMP STAND
 ◊ 4.00 SPOT ELEVATION

Project Number 06188	Project SHELLMONT FIRE HALL #6 SEISMIC UPGRADE	Scale: 1:150 Drawn: RM Checked: October 1, 2007
Sheet Number A1:01 OF 00	Drawing SITE PLAN	Address City of Richmond
		Revised: DRAFT

GHMA
GRAHAM HOFFART MATHIASEN ARCHITECTS
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Demolition
Floor Plan
 Scale 1:100

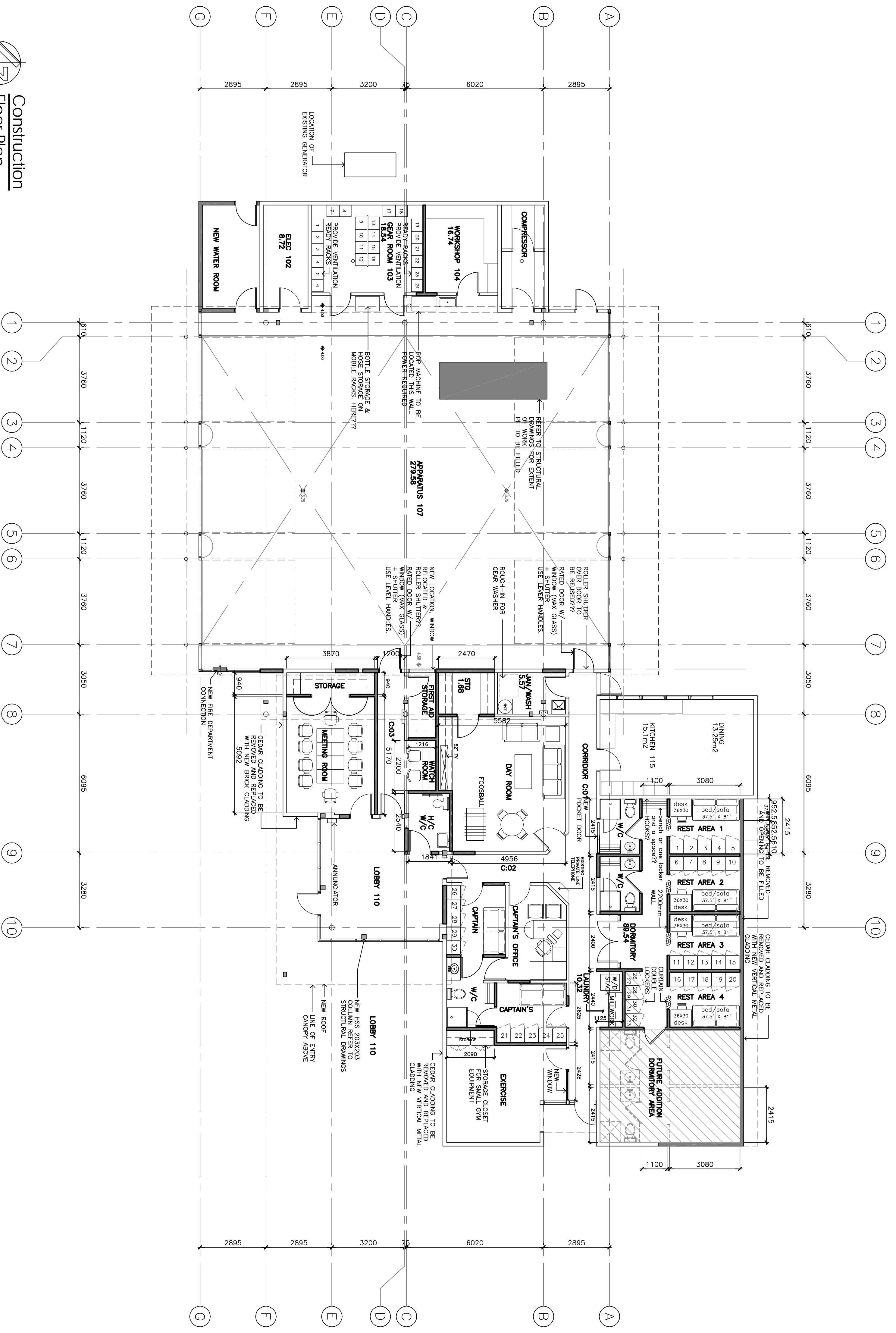
Project Number 06188	Project SHELLMONT FIRE HALL #6 SEISMIC UPGRADE	Scale: 1:75 Drawn: RM Checked: [] Date: October 1, 2007
Sheet Number A1:02 OF 00	Drawing DEMOLITION FLOOR PLAN	Revised: []
Address City of Richmond		DRAFT

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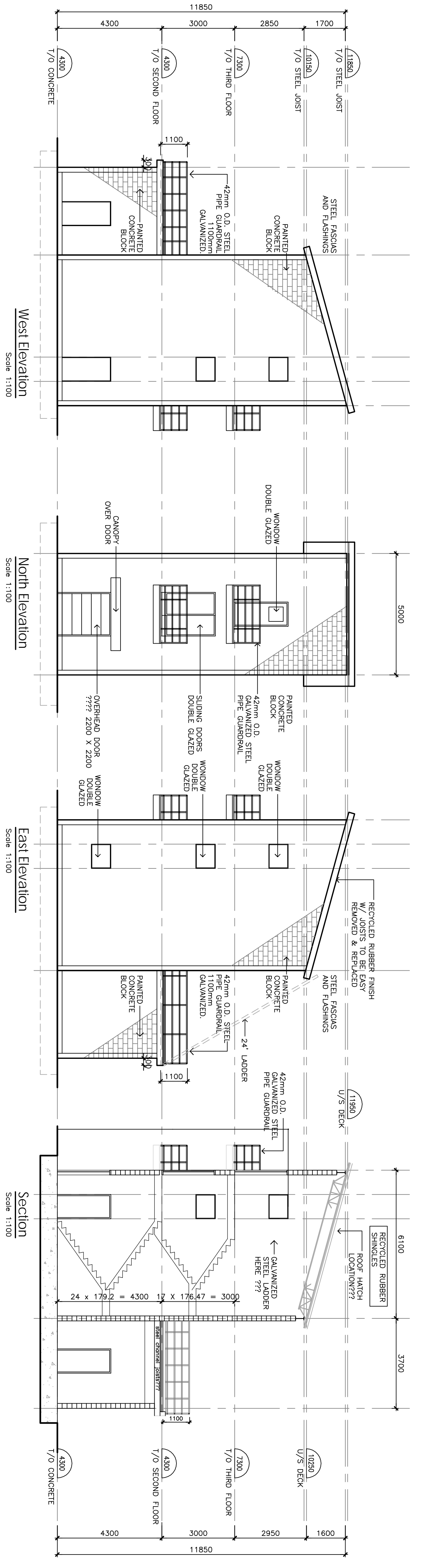
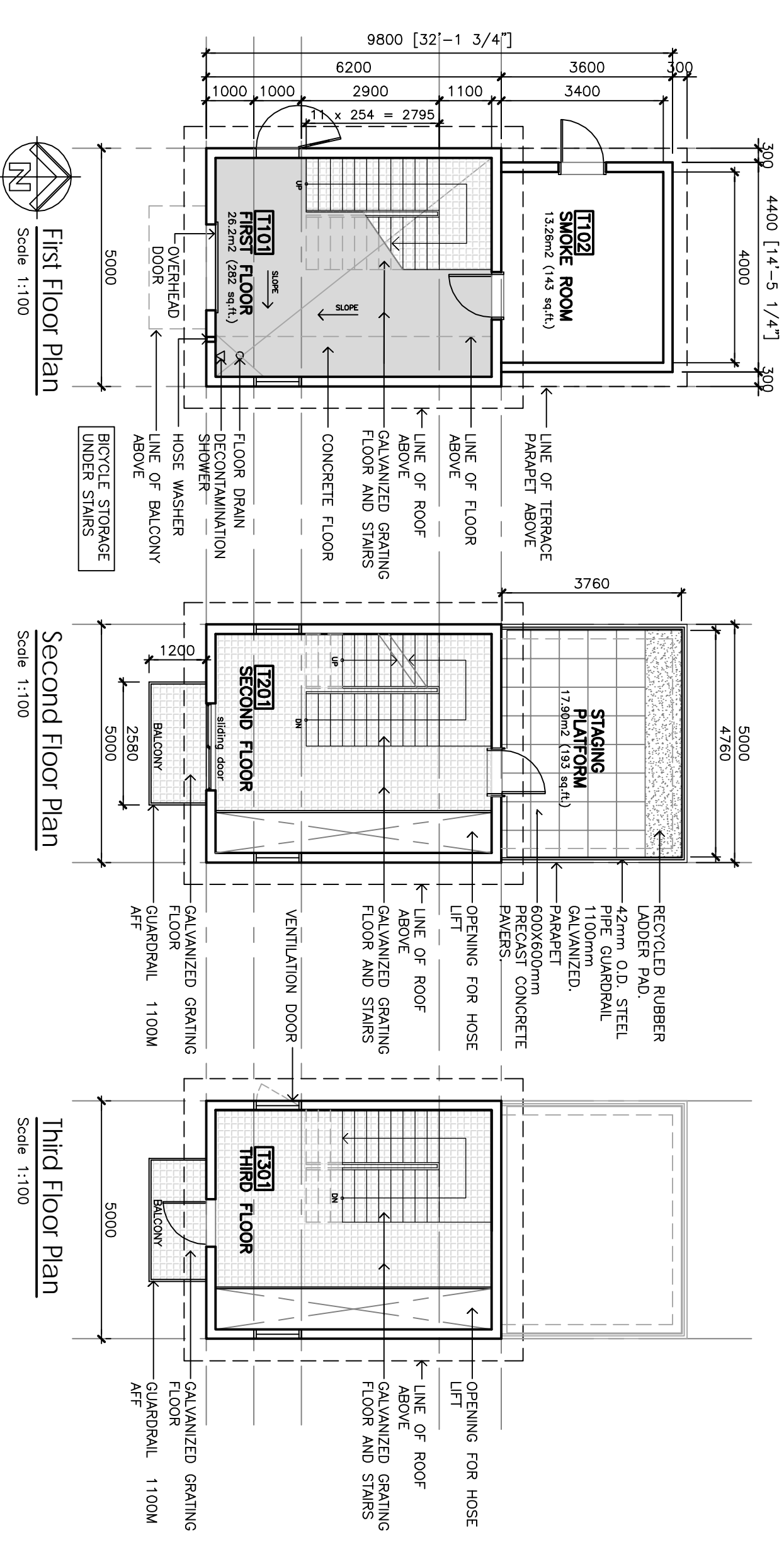
Construction Floor Plan
 Scale 1:100



Project Number 06188	Project SHELLMONT FIRE HALL #6 SEISMIC UPGRADE	Scale: 1:75 Drawn: RM Checked: Date: October 1, 2007
Sheet Number A1:03 OF 00	Drawing CONSTRUCTION FLOOR PLAN	Revised:
Address City of Richmond		DRAFT

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Scale: 1:75
Drawn: RM
Checked: October 1, 2007
Revised:

DRAFT

Project Number 06188	Project SHELLMONT FIRE HALL #6 SEISMIC UPGRADE	Address City of Richmond
Sheet Number A1:04 00 OF 00	Drawing HOSE / TRAINING TOWER FLOOR PLANS & ELEVATIONS	

