



REQUEST FOR PROPOSAL

RFP 2018 – 05

November 27, 2018

198 Government Street HVAC Project

Attention: David Hewetson, Building Inspector

City of Duncan, 200 Craig Street,
Duncan, BC, V9L 1W3

Submission Deadline: - December 19, 2018, 2:00 p.m. (local time)

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REQUEST FOR PROPOSAL

198 Government Street HVAC Project

DEFINITIONS

“CONTRACTOR or CONSULTANT” means the Proponent whose Proposal has been accepted by the City of Duncan and is awarded a contract by the City of Duncan to carry out the Work.

“CoD” means the City of Duncan.

“PROPONENT” means the responder to this RFP.

“PROPOSAL” means a proposal to carry out the Work submitted by a Proponent in response to this RFP.

“RFP” means this Request for Proposal.

“WORK” means and includes anything and everything required to be done for fulfillment and completion of the project in accordance with this RFP and Proposal.

1.0 - INTRODUCTION

1.1 PURPOSE

The purpose of this project is to upgrade the existing heating and cooling system for a portion of the Valley Seniors building located at 198 Government Street.

A site visit is mandatory for prospective bidders to familiarize themselves with the building and existing services. The mandatory site visit will be held on December 10, 2018 at 3:00 PM at 198 Government Street, Duncan BC.

The City of Duncan is soliciting cost estimates for HVAC designs, equipment and systems that provide heating, ventilation and air conditioning efficiently and effectively for this RFP response. Contractors shall include within their RFP response sufficient information, including all estimated costs that the City of Duncan can review in detail with respect to the proposed system and its' engineering.

1.2 BACKGROUND

This single story, 9665 square foot building currently uses two combination gas furnace / air conditioning units for heating and cooling in the main area. The building was constructed in three separate phases and has differing systems for each section of the building. The original building is 6468 sq. ft. which is principally serviced by the furnaces and air conditioning units and the two addition areas (located outside of the original west wall) are serviced by rooftop heat pumps with limited crossover between the areas.

In the original portion of the building the dual gas furnaces are at the end of their service life and one is only partially operational. One of the two rooftop air conditioning units tied into the furnace system is also at the end of its service life. The kitchen area crosses over between the original building and the additions and has a separate heat pump which is nearing the end of life. The craft room within the original building is on the south wall with significant solar gain and does not currently have air conditioning.

There are separate ductwork systems for the two existing dual furnaces servicing the main building area, one of which is located in the slab. As well, the current system supplies heating to the front vestibule which may be eliminated by capping off the existing ductwork to this area.

The insulation has been partially upgraded but remains below current standards and the sizing of the HVAC system will need to reflect the existing conditions. A preliminary estimate of the insulation values in the original section would be R12 walls and R28 ceilings with an unknown, but presumably substantial, air leakage factor (ACH).

With a view to minimizing capital costs as well as ongoing operating costs and improving the level of heating and cooling throughout the building, the City is interested in reviewing the options for repairing or rationalizing the HVAC system for the original portion of the building in addition to providing air conditioning for the craft room area.

Applicants are encouraged to provide for improvement or replacement which may include but are not limited to the following:

1. Effect any necessary repairs to the existing system for continued use including an appropriately sized air conditioning unit or heat pump for the craft room.
2. Replacing the existing gas furnaces with new, appropriately sized equipment to provide both heating and air conditioning complete with all necessary ducting, materials, labour and disposal.
3. Decommissioning the furnaces and replacing them with an alternative HVAC system providing the same or better performance, complete with all necessary ducting, materials, labour and disposal.

Using some or all of the existing ducting may be considered for any option. However, reuse of the existing under slab duct system may present environmental concerns and this issue would need to be addressed in any proposal that intends to reuse this portion of the existing ductwork.

Higher efficiency HVAC designs, equipment and systems that provide a substantiated reduction in energy and greenhouse gases while providing similar or better HVAC performance as the minimum specification will also be considered as part of this RFP response. The contractor shall include within their RFP response a rationale for each option recommended, as well as sufficient information, including all estimated costs, for the CoD to review in detail.

An electrical load factor calculation has been provided to the City and indicates that the existing capacity may support conversion from gas to an electrical system. However, it is the responsibility of the proponent to ensure adequate capacity is available for any conversion and cost any upgrades required.

3. SCOPE OF WORK & EQUIPMENT REQUIREMENTS

The project scope includes all costs associated with or that should be expected to be completed for a project like this including, without limitation:

1. removal and disposal of existing equipment,
2. Professional consultants if required for roof or electrical loading,
3. supply and installation of new equipment

4. ancillary materials, supplies & taxes (including all electrical required for complete installation of HVAC system)
5. testing & adjusting
6. all other costs related to the project and all necessary permits & approvals from regulatory agencies, certifications and inspections.

It is the responsibility of the proponent to provide information describing how their equipment meets or exceeds the required specifications. The City will provide a hazardous materials report in its possession for the building however it is the sole responsibility of the proponent to ensure the work done is in full compliance with the WCB requirements for the project. The proponent shall act as prime contractor for the project.

2.0 - INSTRUCTIONS TO PROPONENTS

2.1 SUBMISSION OF PROPOSALS

The Proposal and their envelopes should be clearly marked with the name and address of the Proponent and the RFP program title. The sealed envelope should be addressed to the following:

**David Hewetson
Building Inspector
200 Craig Street
Duncan, BC V9L 1W3
Office No. 250-746-6126 Fax No. 250-746-6129
Email: david@duncan.ca**

Proposals must be received on or before the **Closing Time** of:

**TIME: 2:00 PM
DATE: December 19, 2018**

Proposals (3 hard copies) will be accepted until the Closing Time specified. It is the Proponent's sole responsibility to ensure its Proposal is received at the address set out above by the Closing Time.

Proponents wishing to make changes to their Proposals after submission but prior to the Closing Time may do so by submitting the revisions by fax, email or hard copy. It is the Proponent's sole responsibility to ensure the revisions are received by the CoD prior to the Closing Time.

Proposals received after the Closing Time will not be accepted or considered.

2.2 INQUIRIES

Proponents shall carefully examine the RFP documents and shall fully inform themselves as to the intent, existing conditions and limitations which may affect their Proposal

submission. No consideration will be given after submission of a Proposal to any claim that there was any misunderstanding with respect to the conditions imposed.

Proponents finding discrepancies or omissions in the Contract or RFP, or having doubts as to the meaning or intent of any provision, should immediately notify the above listed project contact. If there are any changes, additions, or deletions to the Proposal scope, conditions, or closing date, Proponents will be advised by means of an Addendum issued by CoD. All Addenda are to become part of the Proposal Documents and receipt of Addenda should be acknowledged by the Proponent in the submission.

Verbal discussion between CoD staff and a Proponent shall not become a part of the RFP or modify the RFP unless confirmed by written Addendum. Except for the site visit all inquiries shall be in writing and answers will be provided to all proponents as addenda.

3.0 - GENERAL TERMS OF PROPOSAL PROCESS

3.1 PROPOSAL PREPARATION COSTS

All expenses incurred by the Proponent in preparation and submission of this Proposal are to be borne by the Proponent, with the express understanding that no claims for reimbursements against CoD will be accepted. CoD shall not be responsible for any costs involved in or associated with any meetings, discussion or negotiation following submission that could lead to acceptance of the Proposal and award of a contract.

3.2 PROPOSAL EVALUATION

CoD recognizes that "Best Value" is the essential part of purchasing a product and/ or service and therefore CoD may prefer a Proposal with a higher price, if it offers greater value and better serves CoD's interests, as determined by CoD, over a Proposal with a lower price. Appendix "A" contains the information regarding how Proposals will be evaluated. The evaluation team will not be limited to the criteria listed in Appendix A, and the evaluation team may consider other criteria that the team identifies as relevant during the evaluation process. However, any criteria considered will be applied evenly and fairly to all Proposals.

CoD, at its sole discretion, reserves the right to:

- Reject any or all Proposals whether complete or not;
- Reject any Proposal it considers not in its best interests;
- Waive any minor irregularity or insufficiency in the Proposal submitted;
- Not be liable for misunderstandings or errors in the Request for Proposals;
- Issue addenda to the Request for Proposals;
- Contact references provided by the Proponents;
- Retain independent persons or contractors for assistance in evaluating Proposals;
- Request points of clarification to assist CoD in evaluating Proposals;
- Negotiate changes with the successful Proponent; and
- Withdraw the Request for Proposal.

3.3 PROPOSAL PRESENTATION

CoD reserves the right to request one or more of the Proponents whose submissions are of particular interest to CoD, to make oral presentations to CoD.

3.4 PROPOSAL CONFIDENTIALITY AND PROPRIETARY INFORMATION

All submissions become the property of CoD and will not be returned to the Proponent. CoD will consider all Proposals submitted as confidential but reserves the right to make copies of all Proposals received for its internal review and for review by its financial, accounting, legal, and technical consultants.

Proponents should be aware that CoD is a “public body” as defined in and subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

If the Proponent believes any of the information requested in this RFP and provided by them is confidential, then they should identify it as such and provide a rationale as to why it should not be released under “Freedom of Information” legislation.

The rationale for keeping information confidential under this legislation includes:

- a) Trade secrets of the Proponent;
- b) Financial, commercial, scientific or technical information, the disclosure of which could reasonably be expected to result in material financial loss or gain or could reasonably be expected to prejudice the competitive position of the Proponent; or
- c) Information the disclosure of which could be reasonably expected to interfere with contractual or other negotiations of the Proponent.

3.5 CONFLICT OF INTEREST

A Proponent shall disclose in its Proposal any actual or potential conflicts of interest and existing business relationships it may have with CoD, its elected or appointed officials or employees, any property ownership direct or indirect in the jurisdiction. CoD may rely on such disclosure.

3.6 NO COLLUSION

Except as otherwise specified or as arising by reason of the provision of the contract documents, no person whether natural, or body corporate, other than the Proponent has or will have any interest or share in this Proposal or in the proposed contract which may be completed in respect thereof. There is no collusion or arrangement between the Proponent and any other actual or prospective Proponents in connection with Proposals submitted for this project and the Proponent has no knowledge of the contents of other Proposals and has made no comparison of figures or agreement or arrangement, express or implied, with any other party in connection with the making of the Proposal.

3.7 LITIGATION

Proponents who, either directly or indirectly through another corporation or entity, have been or are in litigation, or who have served notice with intent to proceed with court action against CoD in connection with any contract for works or services, may be

considered ineligible Proponents. Receipt of Proposals from such Proponents may be disqualified from the evaluation process.

3.8 NO CONTRACT

This RFP is not a tender and does not commit CoD in any way to select a preferred Proponent. By submitting a Proposal and participating in the process as outlined in this RFP, Proponents expressly agree that no contractual, tort or other legal obligation of any kind is formed under or imposed on CoD by this RFP or submissions prior to the completed execution of a formal written Contract.

3.9 INSURANCE

The Proponent shall provide proof of \$2,000,000.00 general liability insurance.

3.10 ACCEPTANCE OF PROPOSAL

The acceptance of a Proposal will be made in writing from CoD and will be addressed to the successful Proponent at the address given in the submitted Proposal. Following acceptance and approval to proceed with the Proposal, the Proponent is expected to enter into a contract with CoD to perform the works or services set out and agreed upon in the Proposal.

The agreement that the successful Proponent will be expected to execute with CoD will contain terms similar to those contained in the MMCD Standard Client Consultant Agreement provided in Appendix B. The agreement attachments will include the entire Request for Proposal, the Proponent's total Proposal submission and any mutually agreed upon modifications, changes or negotiated adjustments.

3.11 PROPOSAL CONTENT

Content to be included in the Proposal, but not limited to:

- Full name, address and telephone number of the submitting office of the Proponent and where applicable, the name, address and telephone number of any branch office, affiliate or sub-consultant(s) that will be involved in the project.
- Project Manager: The Proposal shall identify the proposed project manager who will be the single point of contact, responsible for direct interaction with CoD. State his/ her position and professional discipline. Describe the work to be performed by the project manager, his/ her qualifications and substantive experience directly related to the proposed Work.
- Proposed Project Team: The Proposal shall list key individuals including the project manager who will have major responsibilities for the performance of the Work. Describe the work to be performed by each listed individual and their qualifications in terms of education and substantive experience directly related to the proposed project.

The Proposal should include the following endorsement:

"Identified Key Project Team members shall only be replaced with written approval of the CoD."

- **Methodology:** The Proposal shall contain an outline of strategies and skills that will be used to manage the project's expectations, resources, budget, and quality control. Discuss how each task will be carried out and what services or interaction is required from/ with CoD. Suggest alternative, if appropriate. Identify any specialized equipment, unique approaches, or concepts or cost saving measures which your company may use relevant to the required services.
- **References:** The Proposal shall provide no less than two (2) references that are relevant to the proposed Work. The references should be from a third party who can provide information about the performance of the Proponent in delivering services for the experience cited.

3.12 SUBCONTRACTORS

The Proposal shall include the company name of all sub-contractors and sub-consultants proposed to be used in the performance of the Work with a description of the work they would be performing.

The sub-contractors and sub-consultants listed in the Proposal may not be changed without the written consent of CoD. If CoD so requires, the Proponent shall be prepared to confirm to CoD the competence of sub-contractors and sub-consultants prior to acceptance of the Proposal.

3.13 PROPOSAL CONTENT & INNOVATION

The Proponent shall address in the Proposal submission, all the information as requested in the RFP documentation. The Proponent is also encouraged to include innovative, alternative or unique solutions to the Proposal subject that may, along with other things, indicate cost initiatives, improved environmental impacts, better public relations and/ or project acceptance, reduced risk, improved management or administrative efficiencies, etc. Any alternative Proposals submitted should include all the requirements of the original RFP with costs identified for comparative purposes.

3.14 WORKERS COMPENSATION ACT

The Proponent, and any proposed sub-contractors and sub-consultants, should provide a Work Safe BC (Workers Compensation Board) Registration Number in the Proposal and shall at the time of signing a contract agreement, provide proof of payment of claims in good standing with Work Safe BC.

4.0 - SCOPE OF WORK AND SCHEDULE

4.1 STATEMENT OF UNDERSTANDING

In their own words, the Proponent must show that they have an understanding of what the Work involves and what is required to complete the project. It is the Proponent's

responsibility to demonstrate that they possess the required knowledge, understanding and capacity to carry out the Work as outlined in this RFP.

4.2 SCHEDULING

Proponents will provide a proposed project schedule indicating the tasks and deliverables. Time is of the essence in this project.

4.3 WORK PLAN

The successful proponent shall provide a schedule of works for review and approval within 10 days of notice of award.

4.4 DRAWINGS

All drawings shall use metric units throughout.

Drawings shall be drawn and saved in DWG format, and shall meet standards acceptable to CoD.

All drawings shall also be provided in CAD and PDF format.

Two (2) hard copies, as well as electronic (CAD and PDF) of all the Record Drawings will be provided to CoD.

5.0 - COMMUNICATIONS

Regular updates to CoD project manager are required throughout the project.

6.0 - FEES AND DISBURSEMENTS

The Proponent shall provide a breakdown of the costs and a lump sum fee up to and including the completion of construction. Any costs incurred by the proponent above the submitted lump sum cost will be the sole responsibility of the proponent unless pre-approved by CoD.

A schedule of hourly rates for all personnel proposed, equipment and disbursement rates for the project shall be included in the Proposal. Ensure sufficient detail is provided to facilitate evaluation of level of effort by task and cost.

Fee Estimates must include all applicable taxes, but show taxes as separate items.

City of Duncan – 198 Government Street HVAC Upgrade Fee Breakdown	
Project Start-Up, Subsidiary Consultants and Permits etc.	\$
Heat pump or Furnace Installation (supply and install of equipment, piping and components)	\$
Electrical Installation (as necessary)	\$

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Plumbing Installation (if necessary)	\$
Carpenters Work (Boxing in and making good)	\$
Commissioning, Testing and Balancing and Operation and Maintenance Manuals	\$
Site Demobilization	\$
Total Project Cost	\$



REQUEST FOR PROPOSAL

RFP 2018-05
(November 27, 2018)

APPENDIX "A" - Request for Proposal Evaluation Form

APPENDIX "B" - Base Floor Plan and roof plan

APPENDIX "C" - Hazardous Materials Survey

APPENDIX "D" - Electrical Load Factor Estimate