

# ADDENDUM NO. 1

September 24, 2020

Addendum No. 1 for the *Demolition, Removal and Site Grading of 2076 Otter Point Road* RFP addresses an area of the Tender Documents, which requires clarification and questions from the September 22, 2020 mandatory site meeting.

The Addendum includes the following:

- 1.0 Included in the addendum is the sign in sheet from the Sept 22, 2020 site meeting as **Appendix A**
- 2.0 The minutes and questions and answers from the Sept 22, 2020 site meeting as **Appendix B**
- 3.0 Legal Survey of the property is attached as **Appendix C**
- 4.0 The tender closing has been changed to **October 13, 2020 2:00 pm.**
- 5.0 Further testing will be conducted, and the new hazmat report will be posted by Addendum by October 7<sup>th</sup>.

Proponents are to acknowledge the receipt of the Addendum No. 1 in their tender submission.

# APPENDIX A

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**SEPTEMBER 22, 2020 SIGN IN SHEET**

## SIGN IN SHEET

<b>PROJECT:</b> 2076 Otter Point Road Demo	<b>Date:</b> September 22, 2020
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Company	Name	Email	Phone
Likewood	Mike Wlodarczyk	mpw@le1td.ca	250 893-6279
Global Pro Systems	Mark Cardinal Kim Barker	globalpro2@shaw.ca	250 380 8828 250 812 4932
HL Demolition	Hal Longley	office@hldemolition.com	250 383-4444
Shell Constructors	Lindsay Cooper	Lindsay@shell constructiongroup.com	250-882 5678
Amiant Environmental	Riza Cost	office@ amiantenvironmental.com	604 379558
T&T Demolition LTD	Keeny Kamstra	estimating@tandt-demolition.com	604 <del>451-1111</del> 868 9172
PLAN Contracting	Kelby Wittich/Doug Wittich Laraine Bowen	Doug@plancontracting.ca Kelby@plancontracting.ca	778 425 0700
F Mile Stone End	Tim Steup	TimS@mls.ca	250 415 6240
RG Excavating	Jeff Grant	info@RGexcavating.ca	250-566-9804

Company	Name	Email	Phone
hazpro Environmental	Warren Scott	Warren@hazpro.org	250-580-0894
C-1 CONTRACTORS	MICHAEL MOUNCE	C1 Ltd@telus.net	250-652-1666
QM Environmental	Akaash Khokhar	akaashkhokhar@qmenv.com	236-889-6822
RE Anderson Cont.	Roy Anderson	andersongeneral.ca	250-704-8504

# APPENDIX B

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**SEPTEMBER 22, 2020 MINUTES**

September 24, 2020

# MINUTES

The following minutes capture the mandatory site meeting held on September 22, 2020 regarding the *Demolition, Removal and Site Grading of 2076 Otter Point Road RFP*. These minutes constitute the author's understanding of the meeting.

Please report any discrepancies to the author within seven (3) calendar days.

## Overview:

District of Sooke Bylaws reiterated to all.

1. Proponent must not impede and must maintain safe pedestrian sidewalk access on the frontage as well as the north side of property.
2. Must obtain Demolition permit from the District of Sooke
3. Abide by noise bylaws and hours of work:
  - a. District of Sooke Bylaw No. 485, A Bylaw to regulate or prohibit the making of noise in the District of Sooke. *(Successful Proponent must reference full bylaw for complete definitions and understanding)*
3. GENERAL PROHIBITIONS
  - 3.1 a. No person shall make or cause, or permit to be made or caused, in or on a Highway or public place in the District of Sooke, any noise which disturbs or is liable to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of individuals or the public.
  - 3.2 Without limiting the generality of section 3.1 of this Bylaw, no person shall:
    - d. Idle or continuously run a diesel engine, a Truck or bus for more than 15 minutes at the same location, except, where the Truck or bus is located within a garage or depot intending to be used for the long-term parking of that Vehicle.
    - e. [Construction] Construct any building or other structure within the District of Sooke or excavation on any Highway or other land,
      - i. before 7:00 a.m. or after 9:00 p.m., Monday to Saturday, or
      - ii. before 9:00 a.m. or after 9:00 pm on Sundays and Statutory Holidays.
4. The District of Sooke has confirmed no highway permit is required. Any to damage to the District of Sooke Curbs and roads by proponent will need to be paid for by the proponent.
5. The District of Sooke will handle all public notifications/correspondence.

**Questions brought up during the walkthrough:**

- Q1. How long do you anticipate the duration of the project to take?
- A1. This is up to the proponent, the proposed schedule to completion should be part of the RFP submission to the district and will be part of the evaluation process.
- Q2. Will the site have access to power and water?
- A2. Contractor responsibility to review how they will access water and power.
- Q3. What is the square footage of the building and lot?
- A3. Building footprint: approx. 5,000 – 5,500 SF Land size: 10,266 SF
- Q4. If oil tanks are discovered, how do you want the contractor to proceed? How should they price this unknown?
- A4. **A cash allowance of \$20,000.00** should be carried by the proponent to deal with this If found
- Q5. How should the contractor proceed with testing for Leachable toxic waste? How should this unknown be priced? Can the District of Sooke have the building tested prior to the RFP closing?
- A5. The District of Sooke will have the building tested. Once the testing has been finalized and will be distributed prior to the RFP closing.
- Q6. Has the water in the pits been tested? Is the correct volume of water in the pits known? Doe's the perimeter drains go into the bins – as this would affect the volume?
- A6. Island Environmental will be conducting a full hazmat report for building and will include pit water testing.
- Q7. Is a bid bond required?
- A7. Performance Bid bonds will only be required for an RFP submission over \$200,000.00. These bonds should be made out to the District of Sooke
- Q8. Is the contractor allowed to crush concrete?
- A8. Yes, however, the contractor must:
- have dust control measures in place
  - not impede the sidewalk and/or roads
  - all crush must be removed from site safely
  - Crushed concrete not to be used as fill material
- Q9. Will a legal survey of the property be provided? Do we know the correct lot lines?
- A9. Legal survey attached as Appendix A.

- Q10. Will the contractor have access to the adjacent property during demolition and construction?
- A10. Land use agreement will be put in place with the adjacent property owner (6724 Eustace Road) and the District of Sooke. All existing fences to be protected or reinstated if damaged. All existing trees are to be protected.
- Q11. Please confirm to what extent the site is to be cleared.
- A11. Building and foundation to be removed and cleared to an average grade with topsoil. At the end of the project the site must be deemed a non-contaminated site.
- Q12. Please confirm if clay can be used as fill followed by topsoil? Please advise on the depth of topsoil required.
- A12. Clay can't be used as fill material. Fill to be compacted to 95% relative density with pit run, fill sand or gravel with a minimum of 8" inches of topsoil are required.
- Q.13 Will we have to replace the fence that is attached to the building?
- A.13 Yes, the existing fence will need to be removed and replaced with chain link fence once the neighboring property is restored. The proponent should allow for this cost in their proposal
- Q.14 We noted several barrels during the site visit which did not have identifiable information on them. These will not be able to be disposed of without testing and confirmation of the contents.
- Q.14 **A cash allowance of \$30,000.00** should be carried by the proponent to deal with testing and disposal of any unidentified items found.
- Q.15 What type of contract will the proponent be signing with the District of Sooke?
- Q.15 A stipulated price CCDC 2 contract.



# APPENDIX C

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## LEGAL SURVEY

# Posting Plan of Lot 1, Section 3, Sooke District, Plan 5692.

B.C.G.S. 92B.032

Scale 1: 750



**Legend:**

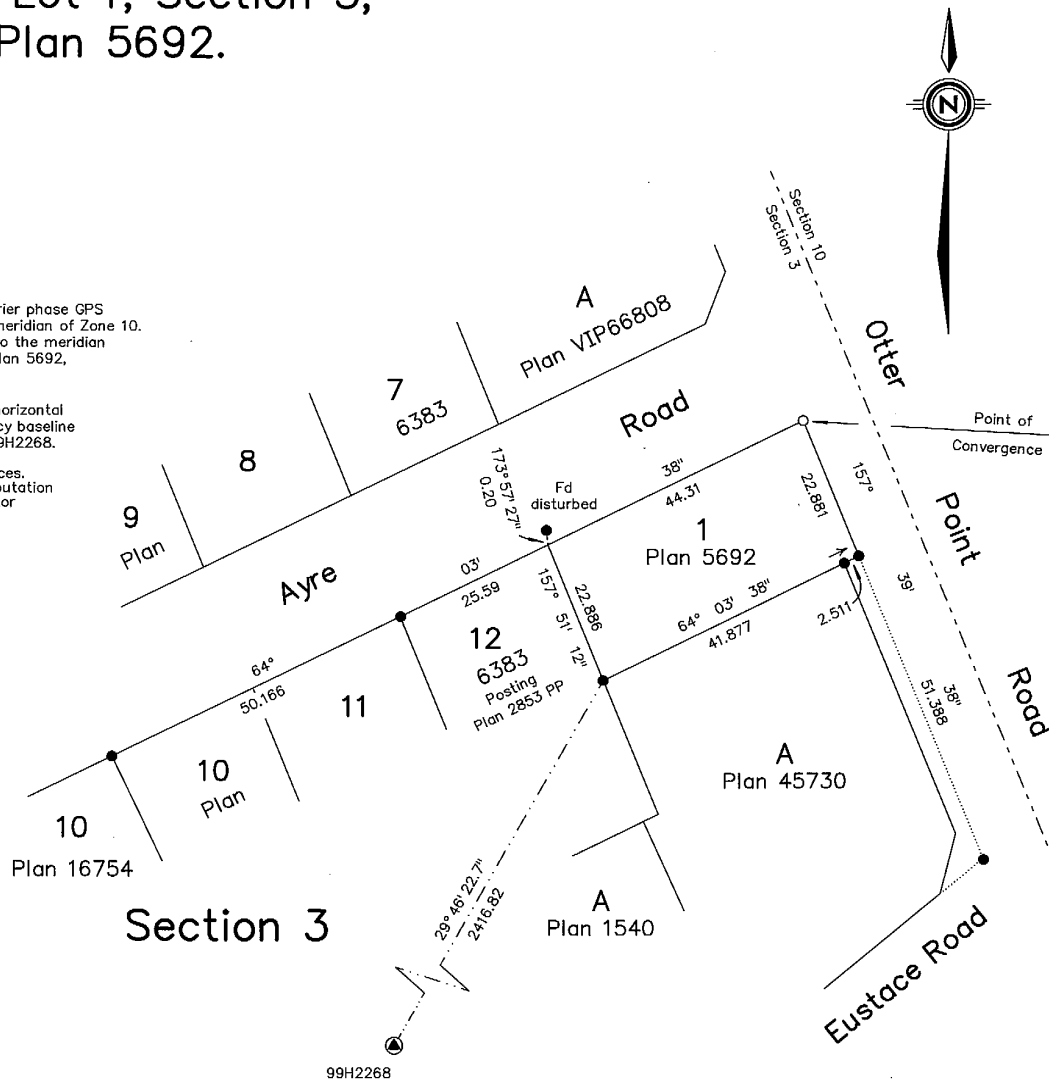
Grid bearings are derived from differential carrier phase GPS observations and are referred to the central meridian of Zone 10. To obtain local astronomic bearings referred to the meridian through the most Northerly corner of Lot 1, Plan 5692, subtract 0° 32' 31"

The UTM coordinates and estimated network horizontal accuracy are derived from GPS single frequency baseline ties to Albert Head ACP (GCM 534933) and 99H2268.

This plan shows horizontal ground-level distances, except where otherwise noted. Prior to computation of UTM coordinates, multiply by combined factor of 0.9996306.

All distances are in metres and decimals thereof unless otherwise indicated.

- Standard Iron Post Found
- Standard Iron Post Placed
- ▲ Control Monument Found



Plan VIP 82467

Deposited in the Land Title Office  
at Victoria, B.C.  
this 10<sup>th</sup> day of Jan 2007.

DeGAM FB5189  
Registrar

Datum	NAD 83 (CSRS), UTM Zone 10
UTM Northing	5,358,646.29
UTM Easting	446,327.39
Combined factor	0.9996306
Estimated network horizontal accuracy is 0.05 metres	

## Section 10

I, Minda C. Riley, a British Columbia Land Surveyor, of the city of Victoria, British Columbia, certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 10th day of January, 2007. The plan was completed and checked, and the checklist filed under ECP-59552, on the 12th day of January 2007.

B.C.L.S.

**Michael J. McIlvaney**  
British Columbia Land Surveyor  
Victoria, B.C.  
(250) 474-5538

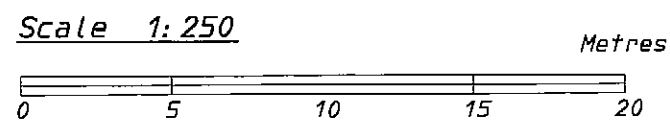
File: 3565POST

This plan lies within the  
Capital Regional District.

Reference Plan of Part of  
Lot 1, Section 3,  
Sooke District, Plan 5692

Prepared Pursuant to Section 107, Land Title Act

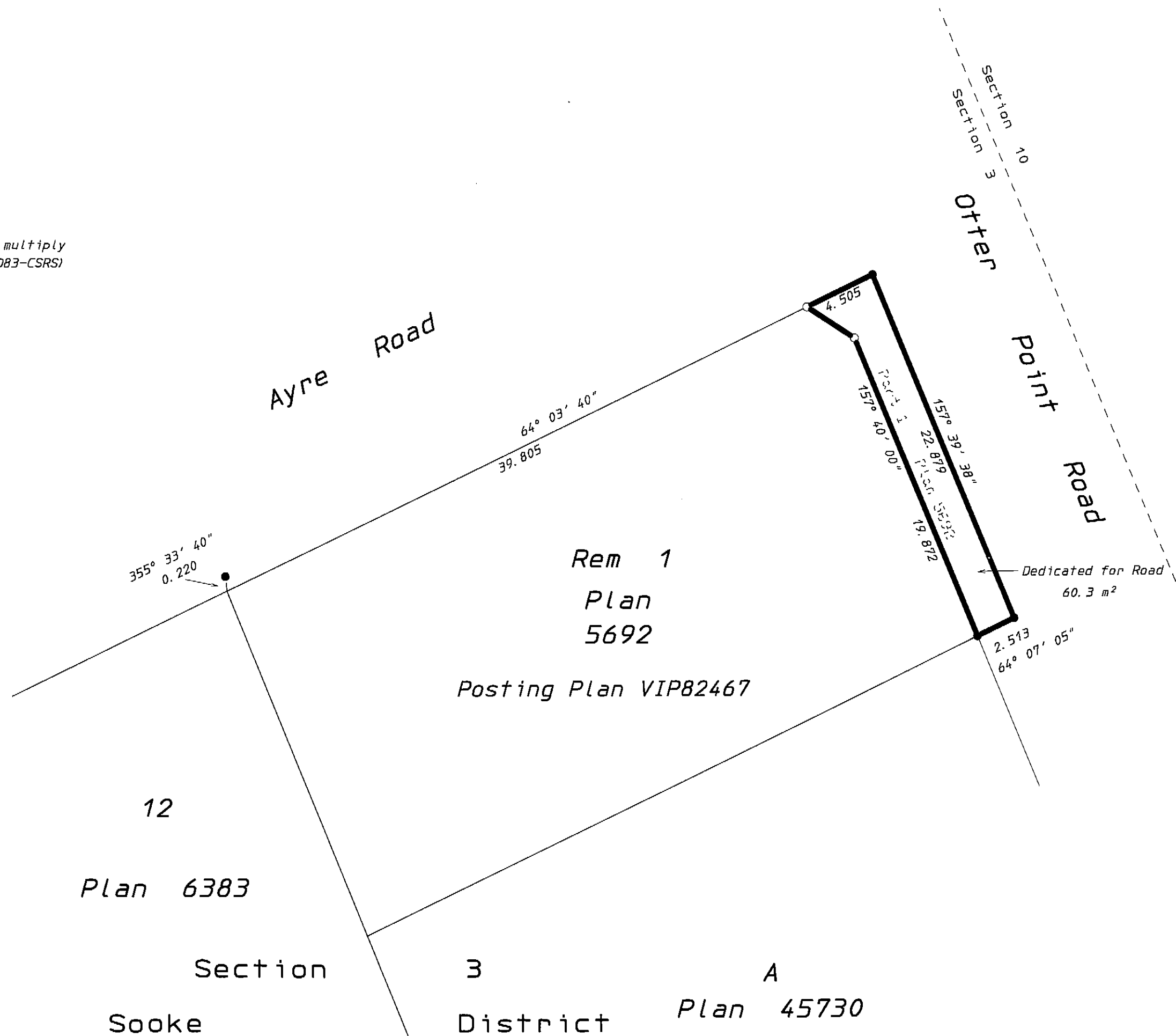
BCGS 92B.032



LEGEND  
 Grid Bearings are derived from Plan VIP82467

All distances are in metres and decimals thereof  
 This plan shows horizontal ground level distances except where otherwise noted. To compute grid distances multiply ground-level distances by combined factor 0.9996306 (NAD83-CSRS)

- Denotes Standard Iron Post found
- Denotes Standard Iron Post set
- m<sup>2</sup> Denotes Square Metres



# PLAN VIP 86005

Deposited in the Land Title Office at  
 Victoria, B.C.  
 This 27<sup>th</sup> day of November, 2008.

C. Johnston per CB  
 Registrar

FB 232792

Approved under The Land Title Act  
 This 25<sup>th</sup> day of NOVEMBER, 2008.

Erin D. Pallawen  
 Approving Officer  
 District of Sooke

Registered Owner  
Denwood Holdings Ltd.  
 (Inc. No. 0725888).

D. Woodward  
 Authorized Signatory DENIS WOODWARD

Authorized Signatory  
B. Smith  
 Witness Bonnie Sprunking  
CORPORATE SERVICES MANAGER /  
 Occupation DEPUTY CLERK  
2205 Otter Point Rd  
 Address Sooke, BC V9L 1J2

I, Michael Ecroyde Claxton, a British Columbia Land Surveyor of Victoria, in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the 16th day of September, 2008.

The plan was completed and checked, and the checklist filed filed under #89774, on the 12th day of November, 2008

Michael Ecroyde Claxton  
 B. C. L. S.

This plan lies within the Capital Regional District.

**MICHAEL CLAXTON**  
 LAND SURVEYING INC.  
 B. C. & CANADA LANDS SURVEYOR  
 Unit 80A 4223 Commerce Circle  
 VICTORIA, B. C. V8Z 6N6  
 PHONE 479-2258 FAX 479-3831  
 FILE: 18165.ref mec

Book of Reference	
Lot	Area Required
Lot 1, Plan 5692	60.3 m <sup>2</sup>