



**Request for Proposals**

**For**

**Pre-Engineered Steel Building – Red Bluff Fire Hall**

**Request for Proposals No.: 26-009**

**Issued: March 04, 2026**

**Submission Deadline: April 02, 2026 @ 2:00pm PST**

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## PART 1 – INVITATION AND SUBMISSION INSTRUCTIONS

### 1.1 Invitation to Proponents

This Request for Proposals (the “RFP”) is an invitation by the Cariboo Regional District (“the Region”) to prospective proponents to submit proposals for the Design and Supply of a Pre-Engineered Steel Building for the Red Bluff Fire Hall, as further described in the RFP Particulars (Appendix D) (the “Deliverables”).

**This project is to replace the existing Red Bluff Fire Hall located at 611 Fir Street in Quesnel. The Region prefers an Engineered Steel Building that will house 3 apparatus bays, Turn Out Gear storage, SCBA filling and maintenance facilities, an office as well as washrooms and showers to accommodate the requirements of the fire department.**

### 1.2 RFP Contact

For the purposes of this procurement process, the “RFP Contact” shall be:

**Larry Loveng – lloveng@cariboord.ca**

Proponents and their representatives are not permitted to contact any employees, officers, agents, elected or appointed officials or other representatives of the Region, other than the RFP Contact, concerning matters regarding this RFP. Failure to adhere to this rule may result in the disqualification of the proponent and the rejection of the proponent’s proposal.

### 1.3 Type of Contract for Deliverables

The selected proponent will be requested to enter into direct contract negotiations to finalize an agreement with the Region for the provision of the Deliverables. The terms and conditions found in the Form of Agreement (Appendix A) are to form the basis for commencing negotiations between the Region and the selected proponent. It is the Region’s intention to enter into an agreement with only one (1) legal entity. The agreement shall remain in effect until completion of fabrication, delivery, erection and resolution of all deficiencies.

### 1.4 RFP Timetable

Issue Date of RFP	<b>March 04, 2026</b>
Deadline for Questions	<b>March 11, 2026</b>
Deadline for Issuing Addenda	<b>March 16, 2026</b>
Submission Deadline	<b>April 02, 2026 @ 2:00pm PST</b>
Rectification Period	<b>4</b>
Anticipated Ranking of Proponents	<b>April 10, 2026</b>
Contract Negotiation Period	<b>3</b>
Anticipated Execution of Agreement	<b>April 15, 2026</b>

The RFP timetable is tentative only, and may be changed by the Region at any time.

## **1.5 Submission of Proposals**

Proposals may be sent by email to the RFP Contact at the email address set out above. The complete proposal must be received in the inbox of the RFP Contact's email address by the Submission Deadline. Proposals received after the Submission Deadline will not be considered.

### **1.5.1 Proposals to be Submitted at the Prescribed Location**

Proposals may also be submitted at:

**CARIBOO REGIONAL DISTRICT  
Suite D, 180 Third Avenue North  
Williams Lake, BC, V2G 2A4 Canada  
Attention: Larry Loveng  
CONFIDENTIAL: RFP 26-009**

### **1.5.2 Proposals to be Submitted on Time**

Proposals must be submitted at the location set out above on or before the Submission Deadline. Subject to the process described below, proposals submitted after the Submission Deadline will be rejected.

A proponent may, at its option and with a valid reason, request an extension of the Proposal Submission via email to the RFP Contact no less than Forty-Eight (48) hours prior to the Submission Deadline. The RFP Contact may (at his/her discretion) grant an extension. Should the Proposal Submission extension be granted, the RFP Contact will communicate the extension to all proponents in the form of an addenda. If the Proposal Extension is not granted, proposals must be submitted according to the original Submission Deadline. **Under no circumstances will an extension to the Proposal Submission be granted if any Proposal Submissions' have been received prior to the request for extension.**

### **1.5.3 Proposals to be Submitted in Prescribed Format**

Proponents should submit one (1) hard copies of their proposal and one (1) electronic copy in a sealed package. If there is a conflict or inconsistency between the hard copy and the electronic copy of the proposal, the hard copy of the proposal shall prevail. Proposals should be prominently marked with the RFP title and number (see RFP cover), with the full legal name and return address of the proponent. **Electronic submission via email attachment is acceptable in lieu of the electronic copy mentioned above.**

### **1.5.4 Amendment of Proposals**

Proponents may amend their proposals prior to the Submission Deadline by submitting the amendment in a sealed package prominently marked with the RFP title and number and the full legal name and return address of the proponent to the location set out above. Any amendment

should clearly indicate which part of the proposal the amendment is intended to amend or replace.

#### **1.5.5 Withdrawal of Proposals**

At any time throughout the RFP process until the execution of a written agreement for provision of the Deliverables, a proponent may withdraw a submitted proposal. To withdraw a proposal, a notice of withdrawal must be sent to the RFP Contact and must be signed by an authorized representative of the proponent. The Region is under no obligation to return withdrawn proposals.

[End of Part 1]



## **PART 2 – EVALUATION AND NEGOTIATION**

### **2.1 Stages of Evaluation and Negotiation**

The Region will conduct the evaluation of proposals and negotiations in the following stages:

#### **2.2 Stage I – Mandatory Submission Requirements**

Stage I will consist of a review to determine which proposals comply with all of the mandatory submission requirements. If a proposal fails to satisfy all of the mandatory submission requirements, the Region will issue the proponent a rectification notice identifying the deficiencies and providing the proponent an opportunity to rectify the deficiencies. If the proponent fails to satisfy the mandatory submission requirements within the Rectification Period, its proposal will be excluded from further consideration. The Rectification Period will begin to run from the date and time that the Region issues a rectification notice to the proponent. The mandatory submission requirements are as follows:

##### **2.2.1 Submission Form (Appendix B)**

Each proposal must include a Submission Form (Appendix B) completed and signed by an authorized representative of the proponent.

##### **2.2.2 Pricing Form (Appendix C)**

Each proposal must include a Pricing Form (Appendix C) completed according to the instructions contained in the form.

##### **2.2.3 Other Mandatory Submission Requirements**

N/A

### **2.3 Stage II – Evaluation**

Stage II will consist of the following two sub-stages:

#### **2.3.1 Mandatory Technical Requirements**

The Region will review the proposals to determine whether the mandatory technical requirements as set out in Section C of the RFP Particulars (Appendix D) have been met. Questions or queries on the part of the Region as to whether a proposal has met the mandatory technical requirements will be subject to the verification and clarification process set out in Part 3.

#### **2.3.2 Rated Criteria**

The Region will evaluate each qualified proposal on the basis of the rated criteria as set out in Section D of the RFP Particulars (Appendix D).

## **2.4 Stage III – Pricing**

Stage III will consist of a scoring of the submitted pricing in accordance with the price evaluation method set out in the Pricing Form (Appendix C). The evaluation of price will be undertaken after the evaluation of mandatory requirements and rated criteria has been completed.

## **2.5 Stage IV – Ranking and Contract Negotiations**

### **2.5.1 Ranking of Proponents**

After the completion of Stage III, all scores from Stage II and Stage III will be added together and the proponents will be ranked based on their total scores. The top-ranked proponent will receive a written invitation to enter into direct contract negotiations to finalize the agreement with the Region.

### **2.5.2 Contract Negotiation Process**

Any negotiations will be subject to the process rules contained in the Terms and Conditions of the RFP Process (Part 3) and will not constitute a legally binding offer to enter into a contract on the part of the Region or the proponent and there will be no legally binding relationship created with any proponent prior to the execution of a written agreement. The terms and conditions found in the Form of Agreement (Appendix A) are to form the basis for commencing negotiations between the Region and the selected proponent. Negotiations may include requests by the Region for supplementary information from the proponent to verify, clarify or supplement the information provided in its proposal or to confirm the conclusions reached in the evaluation, and may include requests by the Region for improved pricing or performance terms from the proponent.

### **2.5.3 Time Period for Negotiations**

The Region intends to conclude negotiations and finalize the agreement with the top-ranked proponent during the Contract Negotiation Period, commencing from the date the Region invites the top-ranked proponent to enter negotiations. A proponent invited to enter into direct contract negotiations should therefore be prepared to provide requested information in a timely fashion and to conduct its negotiations expeditiously.

### **2.5.4 Failure to Enter into Agreement**

If the parties cannot conclude negotiations and finalize the agreement for the Deliverables within the Contract Negotiation Period, the Region may discontinue negotiations with the top-ranked proponent and may invite the next-best-ranked proponent to enter into negotiations. This process shall continue until an agreement is finalized, until there are no more proponents remaining that are eligible for negotiations or until the Region elects to cancel the RFP process.

### **2.5.5 Notification to Other Proponents**

Other proponents that may become eligible for contract negotiations will be so notified at the commencement of the negotiation process with the top-ranked proponent. Once an agreement

is finalized and executed by the Region and a proponent, the other proponents will be notified in accordance with the Terms and Conditions of the RFP Process (Part 3).

[End of Part 2]

## **PART 3 – TERMS AND CONDITIONS OF THE RFP PROCESS**

### **3.1 General Information and Instructions**

#### **3.1.1 Proponents to Follow Instructions**

Proponents should structure their proposals in accordance with the instructions in this RFP. Where information is requested in this RFP, any response made in a proposal should reference the applicable section numbers of this RFP.

#### **3.1.2 Proposals in English**

All proposals are to be in English only.

#### **3.1.3 No Incorporation by Reference**

The entire content of the proponent's proposal should be submitted in a fixed form, and the content of websites or other external documents referred to in the proponent's proposal but not attached will not be considered to form part of its proposal.

#### **3.1.4 References and Past Performance**

In the evaluation process, the Region may include information provided by the proponent's references and may also consider the proponent's past performance or conduct on previous contracts with the Region or other institutions.

#### **3.1.5 Information in RFP Only an Estimate**

The Region and its advisers make no representation, warranty or guarantee as to the accuracy of the information contained in this RFP or issued by way of addenda. Any quantities shown or data contained in this RFP or provided by way of addenda are estimates only and are for the sole purpose of indicating to proponents the general scale and scope of the Deliverables. It is the proponent's responsibility to obtain all the information necessary to prepare a proposal in response to this RFP.

#### **3.1.6 Proponents to Bear Their Own Costs**

The proponent shall bear all costs associated with or incurred in the preparation and presentation of its proposal, including, if applicable, costs incurred for interviews or demonstrations.

#### **3.1.7 Proposal to be Retained by the Region**

The Region will not return the proposal or any accompanying documentation submitted by a proponent.

#### **3.1.8 Trade Agreements**

Proponents should note that procurements falling within the scope of Chapter 5 of the Agreement on Internal Trade and/or the New West Partnership Trade Agreement are subject to those trade agreements but that the rights and obligations of the parties shall be governed by the specific terms of this RFP.

### **3.1.9 No Guarantee of Volume of Work or Exclusivity of Contract**

The Region makes no guarantee of the value or volume of work to be assigned to the successful proponent. The agreement to be negotiated with the selected proponent will not be an exclusive contract for the provision of the described Deliverables. The Region may contract with others for goods and services the same as or similar to the Deliverables or may obtain such goods and services internally.

## **3.2 Communication after Issuance of RFP**

### **3.2.1 Proponents to Review RFP**

Proponents shall promptly examine all of the documents comprising this RFP and may direct questions or seek additional information in writing by email to the RFP Contact on or before the Deadline for Questions. No such communications are to be directed to anyone other than the RFP Contact. The Region is under no obligation to provide additional information, and the Region is not responsible for any information provided by or obtained from any source other than the RFP Contact. It is the responsibility of the proponent to seek clarification from the RFP Contact on any matter it considers to be unclear. The Region is not responsible for any misunderstanding on the part of the proponent concerning this RFP or its process.

### **3.2.2 All New Information to Proponents by Way of Addenda**

This RFP may be amended only by addendum in accordance with this section. If the Region, for any reason, determines that it is necessary to provide additional information relating to this RFP, such information will be communicated to all proponents by addendum issued in the same manner that this RFP was originally issued. Each addendum forms an integral part of this RFP and may contain important information, including significant changes to this RFP. Proponents are responsible for obtaining all addenda issued by the Region. In the Submission Form (Appendix B), proponents should confirm their receipt of all addenda by setting out the number of each addendum in the space provided.

### **3.2.3 Post-Deadline Addenda and Extension of Submission Deadline**

If the Region determines that it is necessary to issue an addendum after the Deadline for Issuing Addenda, the Region may extend the Submission Deadline for a reasonable period of time.

### **3.2.4 Verify, Clarify and Supplement**

When evaluating proposals, the Region may request further information from the proponent or third parties in order to verify, clarify or supplement the information provided in the proponent's proposal, including but not limited to clarification with respect to whether a proposal meets the mandatory technical requirements set out in Section C of the RFP Particulars (Appendix D). The Region may revisit and re-evaluate the proponent's response or ranking on the basis of any such information.

### **3.3 Notification and Debriefing**

#### **3.3.1 Notification to Other Proponents**

Once an agreement is executed by the Region and a proponent, the other proponents may be notified directly in writing and shall be notified by public posting in the same manner that this RFP was originally posted of the outcome of the procurement process.

#### **3.3.2 Debriefing**

Proponents may request a debriefing after receipt of a notification of the final outcome of the procurement process. All requests must be in writing to the RFP Contact and must be made within thirty (30) days of such notification. The intent of the debriefing information session is to aid the proponent in presenting a better proposal in subsequent procurement opportunities. Any debriefing provided **is not** for the purpose of providing an opportunity to challenge the procurement process or its outcome.

#### **3.3.3 Procurement Protest Procedure**

If a proponent wishes to challenge the RFP process, it must provide written notice to the RFP Contact within thirty (30) days of notification of the final outcome of the procurement process, and the Region will respond in accordingly.

### **3.4 Conflict of Interest and Prohibited Conduct**

#### **3.4.1 Conflict of Interest**

The Region may disqualify a proponent for any conduct, situation or circumstances, determined by the Region, in its sole and absolute discretion, to constitute a Conflict of Interest. For the purposes of this Section, "Conflict of Interest" has the meaning ascribed to it in the Submission Form (Appendix B).

#### **3.4.2 Disqualification for Prohibited Conduct**

The Region may disqualify a proponent, rescind an invitation to negotiate or terminate a contract subsequently entered into if the Region, in its sole and absolute discretion, determines that the proponent has engaged in any conduct prohibited by this RFP.

#### **3.4.3 Prohibited Proponent Communications**

A proponent shall not engage in any communications that could constitute a Conflict of Interest and should take note of the Conflict of Interest declaration set out in the Submission Form (Appendix B).

#### **3.4.4 Proponent Not to Communicate with Media**

A proponent shall not at any time directly or indirectly communicate with the media in relation to this RFP or any agreement entered into pursuant to this RFP without first obtaining the written permission of the RFP Contact.

### **3.4.5 No Lobbying**

A proponent shall not, in relation to this RFP or the evaluation and selection process, engage directly or indirectly in any form of political or other lobbying whatsoever to influence the selection of the successful proponent(s).

### **3.4.6 Illegal or Unethical Conduct**

Proponents shall not engage in any illegal business practices, including activities such as bid-rigging, price-fixing, bribery, fraud, coercion or collusion. Proponents shall not engage in any unethical conduct, including lobbying, as described above, or other inappropriate communications; offering gifts to any employees, officers, agents, elected or appointed officials or other representatives of the Region; deceitfulness; submitting proposals containing misrepresentations or other misleading or inaccurate information; or any other conduct that compromises or may be seen to compromise the competitive process provided for in this RFP.

### **3.4.7 Past Performance or Past Conduct**

The Region may prohibit a supplier from participating in a procurement process based on past performance or based on inappropriate conduct in a prior procurement process, including but not limited to the following:

- (a) illegal or unethical conduct as described above;
- (b) the refusal of the supplier to honour its submitted pricing or other commitments; or
- (c) any conduct, situation or circumstance determined by the Region, in its sole and absolute discretion, to have constituted an undisclosed Conflict of Interest.

## **3.5 Confidential Information**

### **3.5.1 Confidential Information of the Region**

All information provided by or obtained from the Region in any form in connection with this RFP either before or after the issuance of this RFP

- (a) is the sole property of the Region and must be treated as confidential;
- (b) is not to be used for any purpose other than replying to this RFP and the performance of any subsequent contract for the Deliverables;
- (c) must not be disclosed without prior written authorization from the Region; and
- (d) must be returned by the proponent to the Region immediately upon the request of the Region.

### **3.5.2 Confidential Information of Proponent**

A proponent should identify any information in its proposal or any accompanying documentation supplied in confidence for which confidentiality is to be maintained by the Region. The

confidentiality of such information will be maintained by the Region, except as otherwise required by law or by order of a court or tribunal. Proponents are advised that their proposals will, as necessary, be disclosed, on a confidential basis, to advisers retained by the Region to advise or assist with the RFP process, including the evaluation of proposals. If a proponent has any questions about the collection and use of personal information pursuant to this RFP, questions are to be submitted to the RFP Contact.

### **3.6 Procurement Process Non-binding**

#### **3.6.1 No Contract A and No Claims**

This procurement process is not intended to create and shall not create a formal, legally binding bidding process and shall instead be governed by the law applicable to direct commercial negotiations. For greater certainty and without limitation:

- (a) this RFP shall not give rise to any Contract A–based tendering law duties or any other legal obligations arising out of any process contract or collateral contract; and
- (b) neither the proponent nor the Region shall have the right to make any claims (in contract, tort, or otherwise) against the other with respect to the award of a contract, failure to award a contract or failure to honour a proposal submitted in response to this RFP.

#### **3.6.2 No Contract until Execution of Written Agreement**

This RFP process is intended to identify prospective suppliers for the purposes of negotiating potential agreements. No legal relationship or obligation regarding the procurement of any good or service shall be created between the proponent and the Region by this RFP process until the successful negotiation and execution of a written agreement for the acquisition of such goods and/or services.

#### **3.6.3 Non-binding Price Estimates**

While the pricing information provided in proposals will be non-binding prior to the execution of a written agreement, such information will be assessed during the evaluation of the proposals and the ranking of the proponents. Any inaccurate, misleading or incomplete information, including withdrawn or altered pricing, could adversely impact any such evaluation or ranking or the decision of the Region to enter into an agreement for the Deliverables.

#### **3.6.4 Cancellation**

The Region may cancel or amend the RFP process without liability at any time.

### **3.7 Governing Law and Interpretation**

These Terms and Conditions of the RFP Process (Part 3):

- (a) are intended to be interpreted broadly and independently (with no particular provision intended to limit the scope of any other provision);

- (b) are non-exhaustive and shall not be construed as intending to limit the pre-existing rights of the parties to engage in pre-contractual discussions in accordance with the common law governing direct commercial negotiations; and
- (c) are to be governed by and construed in accordance with the laws of the province of British Columbia and the federal laws of Canada applicable therein.

[End of Part 3]



## APPENDIX B – SUBMISSION FORM

### 1. Proponent Information

Please fill out the following form, naming one person to be the proponent's contact for the RFP process and for any clarifications or communication that might be necessary.	
Full Legal Name of Proponent:	
Any Other Relevant Name under which Proponent Carries on Business:	
Street Address:	
City, Province/State:	
Postal Code:	
Phone Number:	
Fax Number:	
Company Website (if any):	
Proponent Contact Name and Title:	
Proponent Contact Phone:	
Proponent Contact Fax:	
Proponent Contact Email:	

### 2. Acknowledgment of Non-binding Procurement Process

The proponent acknowledges that the RFP process will be governed by the terms and conditions of the RFP, and that, among other things, such terms and conditions confirm that this procurement process does not constitute a formal, legally binding bidding process (and for greater certainty, does not give rise to a Contract A bidding process contract), and that no legal relationship or obligation regarding the procurement of any good or service shall be created between the Region and the proponent unless and until the Region and the proponent execute a written agreement for the Deliverables.

### 3. Ability to Provide Deliverables

The proponent has carefully examined the RFP documents and has a clear and comprehensive knowledge of the Deliverables required. The proponent represents and warrants its ability to provide the Deliverables in accordance with the requirements of the RFP for the rates set out in the completed Pricing Form (Appendix C).

#### **4. Non-binding Pricing**

The proponent has submitted its pricing in accordance with the instructions in the RFP and in the Pricing Form (Appendix C). The proponent confirms that the pricing information provided is accurate. The proponent acknowledges that any inaccurate, misleading or incomplete information, including withdrawn or altered pricing, could adversely impact the acceptance of its proposal or its eligibility for future work.

#### **5. Addenda**

The proponent is deemed to have read and taken into account all addenda issued by the Region prior to the Deadline for Issuing Addenda. The proponent is requested to confirm that it has received all addenda by listing the addenda numbers, or if no addenda were issued by writing the word "None", on the following line: \_\_\_\_\_ . If this section is not completed, the proponent will be deemed to have received all posted addenda.

#### **6. No Prohibited Conduct**

The proponent declares that it has not engaged in any conduct prohibited by this RFP.

#### **7. Conflict of Interest**

For the purposes of this RFP, the term "Conflict of Interest" includes, but is not limited to, any situation or circumstance where:

- (a) in relation to the RFP process, the proponent has an unfair advantage or engages in conduct, directly or indirectly, that may give it an unfair advantage, including but not limited to (i) having, or having access to, confidential information of the Region in the preparation of its proposal that is not available to other proponents, (ii) communicating with any person with a view to influencing preferred treatment in the RFP process (including but not limited to the lobbying of decision makers involved in the RFP process), or (iii) engaging in conduct that compromises, or could be seen to compromise, the integrity of the open and competitive RFP process or render that process non-competitive or unfair; or
- (b) in relation to the performance of its contractual obligations under a contract for the Deliverables, the proponent's other commitments, relationships or financial interests (i) could, or could be seen to, exercise an improper influence over the objective, unbiased and impartial exercise of its independent judgement, or (ii) could, or could be seen to, compromise, impair or be incompatible with the effective performance of its contractual obligations.

For the purposes of section (a)(i) above, proponents should disclose the names and all pertinent details of all individuals (employees, advisers, or individuals acting in any other capacity) who (a) participated in the preparation of the proposal; **AND** (b) were employees of the Region within twelve (12) months prior to the Submission Deadline.

If the box below is left blank, the proponent will be deemed to declare that (a) there was no Conflict of Interest in preparing its proposal; and (b) there is no foreseeable Conflict of Interest in performing the contractual obligations contemplated in the RFP.

Otherwise, if the statement below applies, check the box.

- The proponent declares that there is an actual or potential Conflict of Interest relating to the preparation of its proposal, and/or the proponent foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the RFP.

If the proponent declares an actual or potential Conflict of Interest by marking the box above, the proponent must set out below details of the actual or potential Conflict of Interest:

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### 8. Disclosure of Information

The proponent hereby agrees that any information provided in this proposal, even if it is identified as being supplied in confidence, may be disclosed where required by law or by order of a court or tribunal. The proponent hereby consents to the disclosure, on a confidential basis, of this proposal by the Region to the advisers retained by the Region to advise or assist with the RFP process, including with respect to the evaluation this proposal.

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of Proponent Representative

\_\_\_\_\_  
Name of Witness

\_\_\_\_\_  
Name of Proponent Representative

\_\_\_\_\_  
Title of Proponent Representative

\_\_\_\_\_  
Date

I have the authority to bind the proponent.

## APPENDIX C – PRICING FORM

### 1. Instructions on How to Complete Pricing Form

- (a) Rates shall be provided in Canadian funds, inclusive of all applicable duties and taxes except for applicable sales taxes, which should be itemized separately.
- (b) Rates quoted by the proponent shall be all-inclusive and shall include all labour and material costs, all travel and carriage costs, all insurance costs, all costs of delivery, all costs of installation and set-up, including any pre-delivery inspection charges, and all other overhead, including any fees or other charges required by law.

### 2. Evaluation of Pricing

Pricing is worth **60** points of the total score.

Pricing will be scored based on a relative pricing formula. Each proponent will receive a percentage of the total possible points allocated to price relative to the lowest bid price, based on the following formula:

$$\text{lowest price} \div \text{proponent's price} \times \text{total available points} = \text{proponent's score}$$

### 3. Pricing Form

Base building supply	
Insulation package	
Foundation design	
Engineered and stamped drawings	
Freight to site	
Optional items or alternates	
Any exclusions	

## APPENDIX D – RFP PARTICULARS

The Cariboo Regional District (CRD) is seeking proposals for the **structural design and supply of a Pre-Engineered Steel Building, including foundation design**, for the Red Bluff fire hall located at 611 Fir Street, Quesnel, BC.

The building will be constructed under the British Columbia Building Code (BCBC) and is intended to provide accommodation for fire apparatus and associated support spaces.

The proponent will develop and supply a detailed schedule for the design, fabrication and delivery of the building.

This RFP is for:

- Structural design of the building system
- Structural design of the building foundations
- Fabrication and supply of the PEMB package

Building erection, foundation construction, civil works, interior construction, mechanical, and electrical systems will be completed by others under separate contracts.

### PROJECT DESCRIPTION:

The proposed building will include space for:

- Three (3) apparatus bays
- Office
- Washrooms and showers
- Locker / turnout gear storage
- SCBA storage and filling area

The building will be constructed on a heated concrete slab (construction by others).

The CRD will coordinate overall project scheduling; however, proponents shall provide a realistic fabrication and delivery timeline as part of their proposal.

### A. THE DELIVERABLES

#### Structural Design

- Structural engineering of the complete pre-engineered building system
- Compliance with requirements

- Compliance with NECB Code – Energy Efficiency – **Required Effective Thermal Resistance of Building Envelope Assemblies - Roof/ceiling - RSI - 7.25 - R-41); Above-grade wall - RSI 4.17 - R-24; Under Slab on ground - RSI 1.32- R-7.5**
- Design for applicable site loads (snow, wind, seismic) based on project location
- Stamped structural drawings suitable for building permit submission in British Columbia
- All required structural calculations

### **Foundation Design**

The proponent shall provide:

- Complete structural design of building slab on grade foundation specific to site
- Stamped foundation drawings suitable for building permit submission
- Anchor bolt plans and embedment details
- Foundation schedules and reinforcement details

Foundation design shall be based on:

- Site-specific geotechnical information provided by CRD, or
- Clearly stated assumed soil bearing capacity (if geotechnical information is not provided), which must be identified in the proposal.
- Designed to allow for the installation of R-8 Under Slab insulation

Foundation construction will be completed by others.

The proponent is not responsible for:

- Site grading
- Stormwater management
- Underground utilities
- Civil design beyond building footprint

### **Drawings and Documentation**

- Stamped structural drawings
- Stamped foundation drawings
- Shop drawings for fabrication
- Anchor bolt layout drawings
- Erection drawings
- Material specifications
- Connection details

### **Building System Supply**

Supply of all primary and secondary structural steel components, including but not limited to:

- Rigid frames
- Columns and rafters
- Secondary framing (purlins and girts)
- Roof and wall panels (26 gauge minimum unless alternate proposed)
- Insulation system (minimum R-40 roof and R-24 walls unless alternate proposed)

- Trims and closures
- Fasteners and connection hardware

### **Delivery**

- Delivery of all building components to the project site
- Freight included in pricing
- Identification of unloading requirements (crane size, staging needs, etc.)

### **SCOPE EXCLUSIONS (BY OTHERS)**

The following items are explicitly excluded from this RFP and will be provided by others:

- Building erection and assembly
- Concrete placement and foundation construction
- Civil works and site servicing
- Interior framing and finishes
- Mechanical systems
- HVAC systems
- Electrical systems
- Plumbing systems
- Fire suppression systems
- Building permit application

Proponents shall clearly identify any additional exclusions.

### **B. MATERIAL DISCLOSURES**

At minimum, the building system shall:

- Comply with BCBC Part 9
- Be designed for site-specific snow, wind, and seismic loads
- Provide minimum 26 gauge roof and wall panels
- Provide minimum R-30 insulation to roof and walls
- Be suitable for heated slab construction
- Accommodate three apparatus bay openings (dimensions to be confirmed in Attachment)

Proponents may propose cost-effective alternatives that maintain durability and performance.

### **C. MANDATORY TECHNICAL REQUIREMENTS**

**Must meet ALL applicable codes.**

### **D. RATED CRITERIA**

The following is an overview of the categories and weighting for the rated criteria of the RFP. Proponents who do not meet a minimum threshold score for a category will not proceed to the next stage of the evaluation process.

<b>Rated Criteria Category</b>	<b>Weighting (Points)</b>	<b>Minimum Threshold</b>
D.1 Experience and Qualifications	15	N/A
D.2 References	5	N/A
D.3 Schedule	20	
<b>Pricing</b>	60	N/A
<b>Total Points</b>	100	N/A

**Suggested Proposal Content for the Evaluation of Rated Criteria**

**D.1 Experience and Qualifications – Total Points = [15 points\*\*]**

Each proponent should provide the following in its proposal:

- (a) a brief description of the proponent;
- (b) a description of the goods and services the proponent has previously delivered and/or is currently delivering, with an emphasis on experience relevant to the Deliverables;
- (c) the roles and responsibilities of the proponent and any of its agents, employees and sub-contractors who will be involved in providing the Deliverables, together with the identity of those who will be performing those roles and their relevant respective expertise;
- (d) its knowledge, skills and expertise in the following areas:
  - Designing and supplying Pre-Engineered Buildings
- (e) a description of how the proponent will provide the Deliverables, which should include a work plan and incorporate an organizational chart indicating how the proponent intends to structure its working relationship with the Region.

**D.2 References– Total Points = [5 points\*\*]**

Each proponent is requested to provide three (3) references from clients who have obtained goods or services similar to those requested in this RFP from the proponent in the last 5 years.

**D.3 Schedule – Total Points = [20 points]**

Each proponent will develop and supply a detailed schedule for the design, fabrication and delivery of the building.