

**REQUEST FOR PROPOSAL  
for  
BUILDING DEMOLITION  
TOWN OF LAMONT**

**Submission Due:**  
2:00pm September 6, 2018  
At Select Engineering Consultants  
Suite 100, 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

**Prepared by:**  
Neil Renneberg  
Project Manager  
Select Engineering Consultants

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- A: FINANCIAL & SCHEDULE PROPOSAL
- B: PHOTOGRAPHS OF BUILDING
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## 1.0 BACKGROUND AND OBJECTIVES

### 1.1 Requirement

The Town of Lamont (the "Town") is seeking proposals from qualified contractors to supply the labour, equipment, and materials for the demolition of the existing building at 5131 – 48<sup>th</sup> Avenue within the Town of Lamont. The work is to include:

1. Demolish, remove, and properly dispose of the structure, foundation, and contents of the existing vacant building at the present location;
2. Backfill of the site to meet adjacent property grades;
3. Landscape restoration of the property with 150mm of Topsoil and Grass Seed.

### 1.2 Invitation

The Town is responsible to adhere to the rules and regulations of the New West Partnership Trade Agreement and therefore the request for proposals is posted on Alberta Purchasing Connection as well the proposal call is posted on their municipal web site ([www.lamont.ca](http://www.lamont.ca)).

### 1.3 Period of Proposed Contract

The successful Contractor shall perform the work in such a manner so as to complete the work by October 30, 2018.

### 1.4 Project Authority

The services provided will be subject to review and acceptance by the Town's Engineer identified as: Neil Renneberg, Select Engineering.

Formal award of the contract will be considered and passed by the Council of the Town of Lamont.

### 1.5 Project Schedule

The following is the proposed schedule for this project.

Request for Proposal released	August 23, 2018
Proposals due	September 6, 2018
Contract Award	September 13, 2018
Contract Completion Date	October 30, 2018

## **2.0 PROPOSAL REQUIREMENTS**

### **2.1 Proposal Schedule**

Proposals are due no later than 2:00 p.m. on Thursday, September 6, 2018. Requests for an extension to this closing date must be made 72 hours prior to the closing time for consideration, and a detailed explanation on the requirement for the extension is to be provided.

### **2.2 Inquiries**

All inquiries regarding this Request for Proposal (RFP) are to be directed to:

Neil Renneberg  
Project Manager  
Select Engineering Consultants  
Suite 100, 17413 107 Avenue NW  
Edmonton, AB T5S 1E5  
Phone: 780-651-5773  
Fax: 780-651-5757  
Email: [nrenneberg@selecteng.ca](mailto:nrenneberg@selecteng.ca)

Inquiries must be received in writing (e-mail or fax) no later than 4:00 p.m. on Tuesday, September 4, 2018. All inquiries received, and the answers will be provided to all participating Contractors by way of written communication, no later than 2:00 p.m. on Wednesday September 5, 2018 without naming the source of the inquiry.

### **2.3 Order of Precedence**

The documents listed below form part of the Request for Proposal (RFP) and will be incorporated into the resulting contract. If there is a discrepancy between the wording of one document and the wording of any other document, which appears on the list, the wording of the document, which appears first on this list, shall take precedence:

Request for Proposal  
Appendix A – Financial & Schedule Proposal

## **2.4 Proposal Content**

The Contractor's proposal shall be formatted to respond to the following headings:

1. **Understanding of Scope of Work and Project Objectives:**

- A demonstration of the Contractor's ability and experience in successfully completing similar projects.
- A demonstration of the Contractor's understanding of the assignment, including overall scope and objectives.

2. **Experience and Qualifications of Contractor:**

- A detailed company profile outlining qualifications of the contractor for a project of this type and complexity.
- A detailed description of "TWO" similar or related projects of similar magnitude completed within the previous 5 years.
- A list of all subcontractors, if any, who will be utilized by the Contractor on this project along with their company profile and qualifications.

Please note that the Project Authority reserves the right to contact any of the Contractors clientele provided in response to the above-mentioned questions.

3. **Detailed Work Plan & Schedule:**

- A detailed written procedure that covers traffic accommodation, pedestrian and public separation from the work site, working hours, removal procedures, disposal site, and all other work that is incidental to the completion of the project.
- A detailed schedule that covers the total duration of the project.

4. **Overall Presentation of the Proposal:**

- It is recommended that your submission be bound, letter sized pages (8 ½" x 11"), single-sided, with a minimum 10 point font. Spreadsheets may be submitted on 11" x 17" ledger sized pages.
- Two (2) copies of the bound proposal are to be submitted.

5. **Financial Proposal:**

The contractor shall submit a financial proposal as follows:

- A financial component comprised of a completed form from Appendix B.

**6. Bonding & Insurance Requirements:**

The contractor must provide a current Certificate of the Workers Compensation Board, confirm insurance coverage, and confirm eligibility to provide performance, materials, and labour bonding for the project when signing a contract. This information is mandatory and must be provided:

Insurance Coverage shall consist of the following:

- Commercial/General Liability in an amount not less than \$2,000,000 per occurrence;
- Automobile Liability in an amount not less than \$2,000,000 per occurrence;
- Excess Liability in an amount not less than \$2,000,000 per occurrence.

**2.5 Proposal Review**

Proposals will be reviewed in detail and scored by the Project Authority.

During the proposal review, the review team reserves the right to clarify any issues during the entire evaluation process.

**2.6 Financial Proposal**

Financial Proposals are to be submitted as part of the proposal. The Contractor is to provide a total lump sum price for the project, inclusive of all preparation fees, construction, permits, disbursements and taxes, to complete this project in accordance with the requirements detailed herein and in the Contractor's proposal.

**2.7 Proposal Evaluation**

The contents of the proposal should address the evaluation criteria outlined below and will be scored in relation to the points that are stipulated.

- |  |                   |
|--|-------------------|
| 1) Understanding of Scope of Work and Project Objectives | (15 marks)        |
| 2) Experience and Qualifications of Consultant (Team)    | (15 marks)        |
| 3) Detailed Work Plan & Schedule                         | (25 marks)        |
| 4) Overall presentation of the proposal                  | (5 marks)         |
| 5) Financial proposal                                    | <u>(40 marks)</u> |

Total = (100 marks)

Only proposals deemed acceptable by the Project Authority will be considered for evaluation. This decision will be based on evaluation criteria items number one (1) through to number five (5) outlined above.

## **3.0 LIMITATIONS AND WARRANTY**

### **3.1 Proposal Validity**

Proposals shall remain valid and open for acceptance by the Town for a period of sixty (60) calendar days, following the due date for receipt of proposals.

### **3.2 Right to Award**

The Town of Lamont reserves the right to award this Request for Proposal (RFP) to any, or none, of those firms who submit a proposal. Town staff will provide a debriefing upon request. Regardless of the decision to award, or not to award, this RFP, the prospective Contractors are responsible for all costs incurred in the preparation of its proposal.

### **3.3 Statement of Confidentiality**

Contractors may submit proposals containing a "Statement of Confidentiality". However, this statement **must** indicate that the proposal can be reviewed by any staff of the Town of Lamont, Town of Lamont Council members, representatives or contractors employed by the Town of Lamont including an independent third party consultant contracted by the Town solely for the purpose of reviewing the proposal. Any deviation may cause the proposal to be deemed ineligible.

### **3.4 Warranty**

The work completed by the Contractor shall include a 1 year warranty period. During this 1 year warranty period, the Contractor shall be responsible for faulty material and/or workmanship, and for maintenance and corrections which are a direct result of faulty material and/or workmanship.

## 4.0 PROPOSAL SUBMISSION

The Contractors are to submit their proposals to the Town of Lamont no later than 2:00 p.m. on Thursday, September 6, 2018. Any submissions received after this time will be ineligible and remain unopened.

Two (2) copies of the bound proposal must be submitted in a sealed envelope, and clearly marked **"Building Demolition – Town of Lamont"** to

Select Engineering Consultants  
Suite 100, 17413 107 Avenue NW,  
Edmonton, AB T5S 1E5  
Attention: Neil Renneberg

Proposals will only be received by mail, courier or hand delivery. An electronic version may be requested at a later date.

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**APPENDIX A:**  
**Financial & Schedule Proposal**

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**Financial and Schedule Proposal**

The Contractor offers to provide the services detailed herein under the “Request of Proposal – Building Demolition” and as further detailed in the Contractor’s proposal, to the acceptance of the Town of Lamont for the following Total Lump Sum price as follows:

<b><u>Town of Lamont - Building Demolition</u></b>	
<b>Financial Proposal</b>	
<b><u>Task</u></b>	<b><u>Total</u></b>
<b>Material Testing</b>	
<b>Building Demolition &amp; Disposal</b>	
<b>Site Backfilling, Grading, and Landscape Restoration</b>	
	<b>Subtotal</b>
	<b>GST</b>
	<b>Total Lump Sum Cost</b>

<b><u>Town of Lamont - Building Demolition</u></b>	
<b>Schedule Proposal</b>	
<b><u>Task</u></b>	<b><u>Time (days)</u></b>
<b>Material Testing</b>	
<b>Building Demolition &amp; Disposal</b>	
<b>Site Backfilling, Grading, and Landscape Restoration</b>	
	<b>Total Duration in days</b>
<b>Anticipated Start Date</b>	
<b>Anticipated Completion Date</b>	

**Submission of Proposal**

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature & Seal                      Name and Title, I have the authority to bind the Corporation

\_\_\_\_\_  
Phone Number                      Email Address

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Address

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# Appendix "B"

## Photographs of the Building





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# Appendix “C”

Building Assessment Report – 2015  
Ptarmigan Engineering

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616 Burgess Close  
Edmonton, Alberta  
T6R 1Z7, Canada  
Tel (780) 461-8763

December 3, 2015

The Town Of Lamont  
PO Box 330  
Lamont, AB, T0B 2R0

Attention: Ms. Sandi Maschmeyer

Dear Ms. Maschmeyer

Re: Dickens Building Assessment Report, 5131 - 48 Ave, Lamont, Alberta

As per your request, Ptarmigan Engineering Ltd has completed a site inspection and assessment of the above noted property. The purpose of the assessment was to address the Town's concerns about the structural condition of the building and recommend a suitable course of action. The site inspection was conducted out on December 01, 2015, by Mr. Richard Imai, P.Eng with the assistance of Town staff.

#### **1.0 Building Description**

The subject building is a wood frame structure with footprint dimension of approximately 60 feet by 120 feet and a height of about 16 feet. Photos of the north and west views are provided in Appendix A, (Photos P1 and P2). According to tax records, the building was built in 1930 and has been unoccupied and without maintenance for at least 30 years.

The roof structure consists of wood decking and purlins supported by lattice arch trusses spanning the full width of the building. The interior ceiling of the building consists of wood joists and wood decking secured to the underside of the arch trusses. The walls are wood studs with a wood slat liner on the interior and a wood slat and stucco finish on the exterior side. The type of foundation is unknown but it is believed that there is a small basement or cellar is located inside the building. Lastly, there is a wood frame lean-to structure, about 16 feet wide by 24 feet long, attached to the south east corner of the building.

## 2.0 Site Observations

During the course of our inspection, the following observations were made:

1. The stucco finish on the building exterior has deteriorated and is in very poor condition with numerous cracks and porous damaged areas (Photo P3).
2. Portions of the main building roof have sagged (Photo P4).
3. The roof of the lean-to structure has partially collapsed and is now perilously supported (Photos 5 & 6).
4. Generally, the walls were found to be reasonably plumb, however a number of local areas of the walls were misaligned.
5. Differential foundation settlement and wall separations were not prominent but there were a few areas where this type of damage was quite noticeable.
6. The building interior was found to be very unclean and inhabited with at least 100 pigeons, some were extremely sick, and others were dead. The floor was completely covered in debris and bird excrement (Photo P12).
7. The building ceiling construction was found to be in very poor condition with many damaged areas. In some areas the ceiling had been completely removed. Most of the ceiling joists were found to be rotted and significantly deteriorated (Photos 7, 8 & 9).
8. Due to the poor condition of the ceiling it was deemed unsafe to walk inside the building attic space, therefore restricting access to the trusses. However it was found that many local areas of the top and bottom chords of the trusses showed signs of moisture damage. It also appeared that the trusses were not plumb and have rotated slightly (Photos 10 & 11).
9. Large gaps and daylight were visible in some of the portions of the wood roof deck, and moisture deterioration was prevalent through most of the roof.



### **3.0 Discussion**

Based on our observations, it is clear that the building is in very poor structural condition and has not been properly maintained. The integrity and structural quality of most of the building elements are suspect; however by far the most concerning aspect of this building is the integrity of its roof.

The lattice arch trusses are the primary structural elements that support the roof, and they were found to be sagging, partially deteriorated and in extremely poor condition. In this condition, the ability of these members to support the required snow loads is in serious jeopardy. To further compound the problem, with the loss of the ceiling, the trusses are no longer adequately braced against rotation and could fail simply by twisting under the snow load.

If the failure mode of the roof is strictly vertically downward then there is little risk to human safety because the building is unoccupied. However, if the collapse mode is lateral, or to the side, there is a risk of injury to pedestrians or damage to adjacent properties. Since the roof assembly (roof deck, arch trusses, and ceiling) provides stability to the entire building, a sideways failure mode is possible if the ceiling is damaged or missing.

### **4.0 Recommendation**

The building is in very poor condition, is not structurally sound, and poses a serious threat to human safety. Due to the infestation of pigeons, there is a strong possibility that the building poses a serious health concern to the surrounding neighborhood. In view of these findings, it is our opinion that the damage to the structure is well beyond economical repair, and the recommended course of action is that the building be totally demolished. Furthermore, given the poor condition of the materials and components, there is likely little or no salvage value to be recovered.

### **5.0 Constraints**

The comments and recommendations presented in this report have been derived from visual observations only; no attempts were made to physically remove existing finishes for closer examination of the walls, roof, or foundation. The visual examination was also hindered by the presence of debris and inability to access some portions of the building due to unsafe conditions. In light of the deteriorated condition of most of the members,

analytical structural calculations were considered of no value and therefore not carried out.

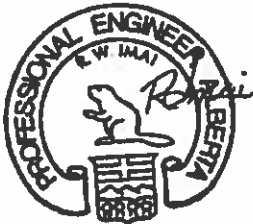
We trust the preceding is sufficient however if you require any further assistance, please contact the undersigned.

Respectfully submitted

Ptarmigan Engineering Ltd

*R. Imai*

R.W. Imai, P.Eng



Dec 07, 2015

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Attachments:

Appendix A - Photographs P1 to P12

APPENDIX A

PHOTOGRAPHS  
P1 to P12

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Photo P1  
View of north  
(front) wall  
exterior



Photo P2  
View of west  
wall exterior



Photo P3

View of west wall exterior with poor & deteriorated stucco finish

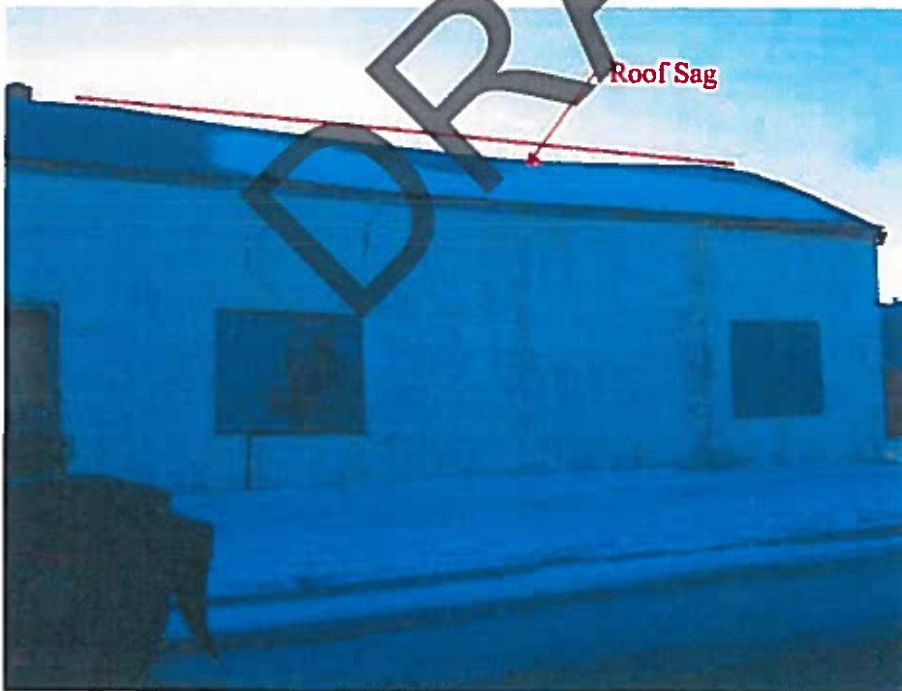


Photo P4

View of west wall exterior with sagging roof line

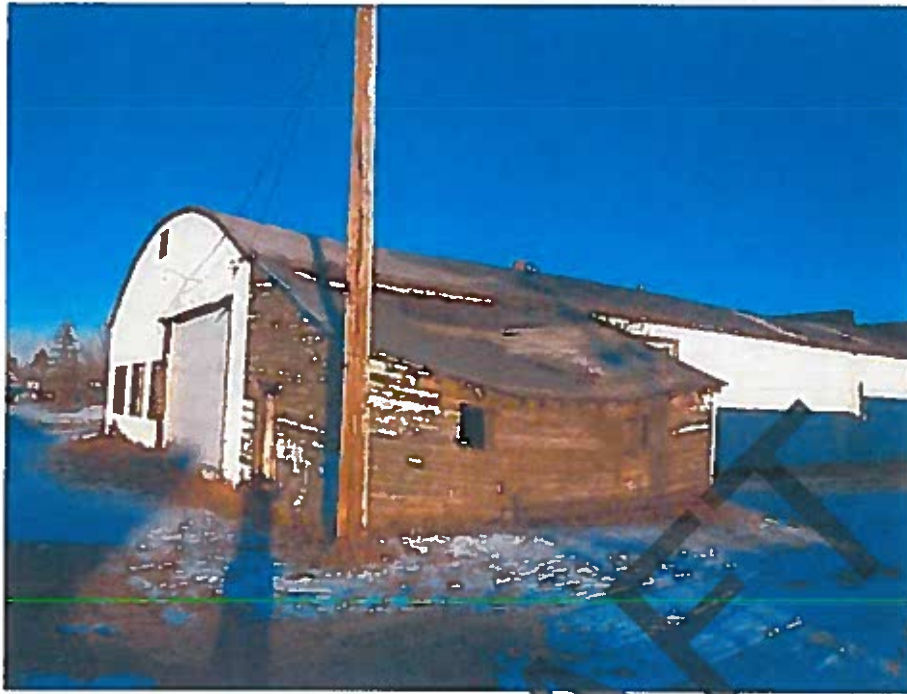


Photo P5

View of lean-to at  
south east corner  
of building



Photo P6

View of lean-to  
with collapsed roof



Photo P7

View of typical damage to ceiling



Photo P8

View of typical damage to ceiling



**Photo P9**

**View of typical  
damage to ceiling**



**Photo P10**

**View of underside  
of roof deck and  
top chord of  
lattice arch truss**



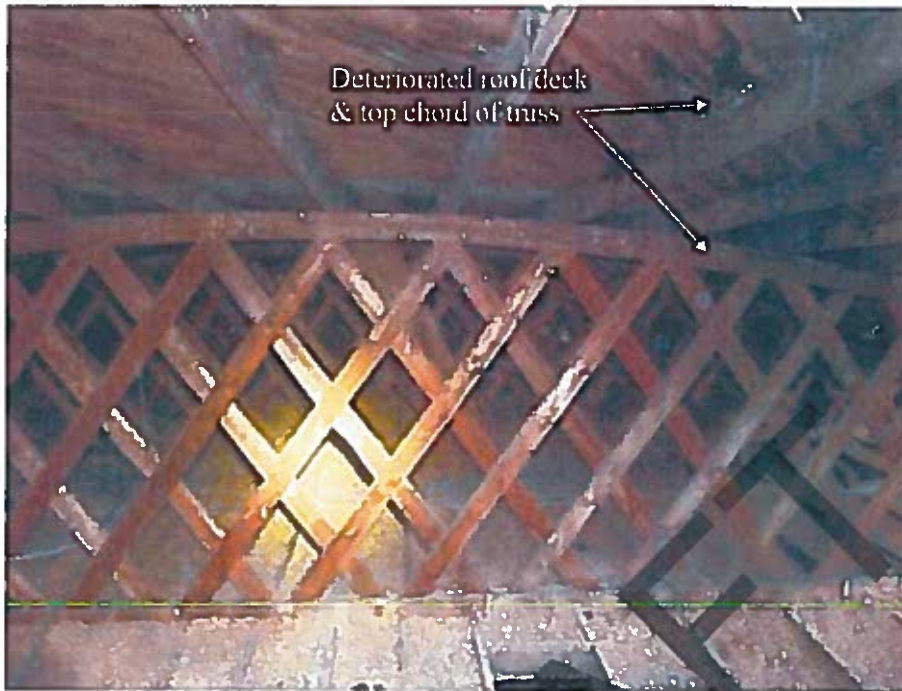


Photo P11

View of underside  
of roof deck and  
top chord of  
lattice arch truss



Photo P12

View of typical  
condition of floor