

# Barkerville

A NATIONAL HISTORIC SITE OF CANADA AND A PROVINCE OF BC HERITAGE PROPERTY & PARK

## Capital Work 2016

### *Roofing*

## Request for Proposals





A NATIONAL HISTORIC SITE OF CANADA AND A PROVINCE OF BC HERITAGE PROPERTY & PARK

## Information to Bidders RFP

### Capital Work 2016 – Roofing (Wood shake, Wood shingle & Metal)

The Barkerville Heritage Trust is holding **mandatory site viewings** on **Monday August 8<sup>th</sup>, 2016** for the re-roofing of several buildings. The details and specifications noted herein and at the site viewing will form a part of the proposals.

**Site Viewing Times:**

11:00 am      Roofing

**All proponent questions will be answered at the viewing so that all may benefit from the answers. Further questions are to be submitted in writing to the contract manager so that both questions and answers may be distributed to all proponents equally prior to the closing time and date.** All questions, after the mandatory viewing, may be submitted to:

**Attention: Lynn Berlin**  
Barkerville Historic Town,  
Capital Projects 2016  
via email at [Lynn.Berlin@barkerville.ca](mailto:Lynn.Berlin@barkerville.ca). (preferred method)  
or  
Via fax to 250-994-3435.

**All questions** must also include the proponent's name, address, telephone number, email address and/or fax number.

**NOTE: To ensure a timely response, no questions will be answered when received after August 21<sup>st</sup>, 2016, 12 noon and where the proponent has no ready means of obtaining the answer prior to the closing date and time for the receipt of the proposal.**

Barkerville Historic Town is located 80 km east of Quesnel at the termination of highway 26 East near the small community of Wells, BC. The Barkerville Heritage Trust is seeking an experienced contractor to undertake these projects on our behalf.

On site works for these projects can commence upon the signing of a contract and on September 26<sup>th</sup>, 2016 in cases where work might interfere with on-site interpretation within Barkerville. **The goal will be to see these works started in September and completed by mid to end of December 2016. The successful proponent will require an experienced supervisor to lead the ongoing works.**

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## Important Dates:

- ❖ **SITE VIEWINGS:** Please assemble at the **Administration Building in Barkerville Historic Town on Monday August 8<sup>th</sup>, 2016.**

**Site Viewing Time:**

11:00 am      Roofing

- ❖ **CLOSING DATE for the Contract Proposal noted above is: 1:00 pm PST, Tuesday, August 23<sup>rd</sup>, 2016 at the Administration building, Barkerville Historic Town.**

## Requirements:

### A. Scope of Work: (Appendix “A” - Starting on page 7)

See “Appendix A” for minimum specifications and details; all other information will be discussed at the site viewing.

### B. Proposal Criteria to be provided: (See Appendix “B” for Evaluation Criteria - page 12)

#### 1. **Mandatory Criteria include:** Proponents must provide the following information along with the proposal:

- A resume or summary stating qualifications & experience of the proponent and supervisor (if different) who will lead the project,
- Identification of supervisor/lead hand that will be on site during construction.
- Two work references of people or companies you have done roofing related projects for.
- A summary of the proponent’s ability to **effectively deliver the services** using qualified personnel and the contractor’s ability to **effectively deliver the service based on your company’s resources**. (Please provide as much information as possible about your company, your personnel’s qualifications and experience, similar work completed, your company’s resources such as tools, equipment, machinery, finances or other to complete the work as proposed.)
- A detailed plan of how you will complete the work which includes the minimum requirements as noted in the information stated in *Appendix A, Scope of Work*.
- A planned schedule/timeline for the work.
- A **total project cost** (without GST) AND provide separate costs for each building (without Gst).

Note: We need to allocate values to each building project for our records and this value can be used in the event that we need to eliminate one of the projects from the overall works due to budget constraints.

### C. Proposal & Bid Breakdown: (Appendix “C”)

See Appendix “C” for Detailed Breakdown Bid & Subcontractor forms – pages 13-16.

## Other Information

### Contractor Requirements:

The successful proponent will be required to have the following **before a contract can be signed;** and if you are unable to provide the following, the proponent with the next highest score will be selected to complete the works.

- a WCB Clearance Letter indicating your company in Good Standing; and continued WCB coverage shall be maintained for the length of the contract for all workers, owners or others working on the projects;
- Proof of \$2 Million Dollars of Public General Liability Insurance Indicating 'The Barkerville Heritage Trust' as an Additional Insured Party,

#### **NOTE:**

- Site clean-up will be at the contractor's expense and to the satisfaction of the Barkerville Heritage Trust.
- Contractor to meet all OH&S regulations.
- Contractor to provide minimum WCB Level 1 First Aid & Transportation Endorsement for own crew.

### General Request for Proposal Requirements:

- ❖ Only one proposal is permitted for each proponent.
  - ❖ Each Proposal should arrive in a sealed envelope if mailed or hand delivered clearly marked: ROOFING PROPOSAL or if emailed with a heading noting the same.
- ❖ Proposals may be emailed to [lynn.berlin@barkerville.ca](mailto:lynn.berlin@barkerville.ca) , hand delivered or submitted by mail to:  
**Attn: Lynn Berlin**  
**Roofing Proposal**  
Barkerville Heritage Trust  
PO Box #19, 14301 Highway 26 East  
Barkerville, BC V0K 1B0
- ❖ Proposals must arrive **by 1 pm PST, Tuesday August 23<sup>rd</sup>, 2016**. Late submissions will not be accepted. Proposals that do not satisfy all the mandatory requirements will be returned. The Barkerville Heritage Trust will not necessarily accept the lowest proposal cost or any other proposal. **Note: The Barkerville Heritage Trust reserves the right to refuse any or all offers.**
  - **Note: If using a courier please send by Greyhound to Quesnel** for pick-up prior to opening date and phone or email me to let me know you are sending by courier so your package can be picked up in the early morning to take out to Barkerville for the proposal opening.
- ❖ Proponents should refer to and familiarize themselves with the **Checklist & Evaluation criteria** set out in "**Appendix B**" (see page 12); and should ensure that they fully respond to each of the Evaluation Criteria questions that require a mandatory statement or answer.

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## **Contractor - Notes and Restrictions:**

Within reason, artefacts found during the work are to be collected in a safe and controlled place and stored in boxes that will be provided by the Trust. All boxes must be labelled as to where the artefacts were recovered (on a general level), the dates of recovery and the Contractors name, all in black felt pen.

Construction may be halted, should a feature associated with an earlier time period be discovered, which will resume after evaluation, by the Curator and/or an assigned assistant. All halts in works are expected to be of short duration. The halt is to allow the Curator and/or the assigned assistant to evaluate the situation, and where necessary, to record location, dimension, photograph and make notes about what has been discovered, prior to removal by the contractor. Advice in this, to speed construction, is most welcomed.

Previous experience indicates that both structures and artefacts are recovered, telling more of the Barkerville story. The level of concern associated with this forgoing provision of this request for proposal will be established with the successful proponent when construction begins.

## **The Barkerville Heritage Trusts' Requirements:**

The Barkerville Heritage Trust will provide a lunchroom and washroom facilities in the town site if required.

## **Terms and Conditions**

### **Acceptance of Proposals**

This Request for Proposals is not an agreement to purchase goods or services. All necessary paper work must be submitted with the proposal. The Barkerville Heritage Trust ("BHT") will be under no obligation to receive further information, whether written or oral, from any Proponent.

### **Privilege Clause**

By submitting a proposal, each Proponent acknowledges and agrees that BHT shall have the right to reject any and all proposals for any reason, or to accept any proposal which BHT in its sole unfettered discretion deems most advantageous to itself. BHT is under no obligation to award a contract to any proponent. The lowest, or any, proposal, will not necessarily be accepted, and BHT shall have the unfettered right to: (i) accept a proposal which is not the lowest priced proposal; and (ii) reject a proposal which is the lowest priced proposal, even if it is the only proposal received.

## **Discretion Clause**

BHT shall assess proposals in light of the Evaluation Criteria. Notwithstanding this obligation, by submitting a proposal, each proponent acknowledges that in assessing proposals and reaching its decision to award a Contract, BHT may rely upon any criteria and information which BHT deems relevant, which BHT may obtain from third parties or otherwise, even though such criteria or information may not have been disclosed to the proponent.

## **Definition of Contract**

Notice in writing to a Proponent that it has been identified as the successful Proponent and the subsequent full execution of a written Contract will constitute a Contract for the goods or services, and no Proponent will acquire any legal or equitable rights or privileges relative to the goods or services until the occurrence of both such events.

## **Contract**

By submission of a proposal, a proponent agrees that should its proposal be identified as the successful proposal, the Proponent will enter into a Contract with BHT to provide the goods and services at the price set out in the proposal and on the terms required by this Request for Proposals, with such modifications as BHT, acting reasonably, may require.

## **Liability for Errors**

While BHT has attempted to ensure the information in this Request for Proposals is accurate, the information contained in this Request for Proposals is supplied solely as a guideline for proponents. The information is not guaranteed or warranted to be accurate by BHT, nor is it necessarily comprehensive or exhaustive. Nothing in this Request for Proposals is intended to relieve proponents from forming their own opinions and conclusions with respect to the matters addressed in this Request for Proposals.

BHT expressly denies any duty of care to any proponent and by submitting a proposal, each proponent acknowledges BHT's rights under the privilege and discretion clauses and absolutely waives any right, or cause of action against BHT, its employees, agents, directors, and affiliates, by reason of BHT's failure to accept the proposal submitted by the proponent, whether such right or cause of action arises in contract, negligence, or otherwise.

Without limiting the generality of the foregoing, no proponent shall have any claim for compensation of any kind whatsoever, as a result of participating in this Request for Proposals, and by submitting a proposal each proponent shall be deemed to have agreed that it has no claim against BHT.

## Appendix "A" Scope of Work

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### Minimum Specifications & Details for the Proposal:

#### **ROOFING**

##### **Wesleyan Methodist Church # 031 (Wood shake)**

- Remove existing shake roofing.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

##### **Dr. Callanan Residence # 012 (Wood shake)**

- Remove existing shake roofing.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## Wake up Jake Restaurant #056 (Wood shake)

Note: This building will be done in conjunction with the Todd Store as the two buildings are connected in the middle.)

- Remove existing shake roofing.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## Todd Store #055 (Wood shake)

Note: This building will be done in conjunction with the Wake Up Jake as the two buildings are connected in the middle.)

- Remove existing shake roofing.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Rebuild platform & rooftop enclosure for commercial exhaust fan including ladder inside enclosure. (This is part of the Wake up Jake but on the rear end of the Todd building)
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## Hub King Cabin #041 (Wood shake)

- Remove existing shake roofing.
- Repair rafters or other structural supports if broken.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## St. George Hotel #061 (Wood shingle)

- Remove existing shingles and repair/replace decking as needed to provide a solid deck using like materials and construction.
- Replace rafters on front porch as required to make structurally sound. Replace roof decking with solid decking as noted above.
- Install ice and water shield or equivalent over solid deck.
- Supply and install new No. 1 Grade Cedar Shingles 18" in length (maximum exposure of 5 1/2") with 1/2" butt.
- Shingles shall be spaced 1/4" apart and offset at the joints in adjacent courses not less than 1 1/2" so that joints in alternate courses are staggered.
- Fasten with 2 nails or staples located 3/4" from the sides of the shingle and 1 1/2" above the exposure line.
- Use corrosion resistant roofing or shingle nails sufficient to penetrate through or 1/2" into roof sheathing.
  - Nails should have a head diameter of not less than 3/16" (4.8mm) and have a shank thickness of not less than 2 mm and shall be stainless steel, aluminium or hot-dipped galvanized.
  - OR Staples should be corrosion resistant and shall be driven with the crown parallel to the eaves. Staples should be not less than (1-1/8") 29 mm long and 1.6mm in diameter or thickness, with not less than a 9.5mm crown and shall be stainless steel or aluminium.
- Flash as necessary around chimneys or other obstructions.
- Supply and install new 1"x 8" cedar ridge caps.
- Replace fascia with new.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## **Theatre Royal #076 (Wood shake at front of building, wood shingle along sides of rear addition & metal roofing with ice and water shield under on the top part of the roof of rear addition)**

### **Front:**

- Remove existing shake roofing.
- Repair rafters or other structural supports if broken.
- Replace any rotten roof decking and supply ship lap decking or strapping as needed using like materials and construction.
- Supply and install new Premium Grade 24" cedar shakes applied with a 10" exposure using breather type 15# felt between each row (Do not install felt at overhangs if it will show from below). The shakes shall be not less than 100-350 mm (4" -14") in width with a butt thickness of 19 mm (3/4").
- Shakes shall be spaced 6-9mm (1/4-3/8") apart and the joints in any one course shall be separated not less than 40mm (1- 1/2") from joints in adjacent courses.
- Fasten shakes with nails located approximately 20mm (13/16") away from the sides of the shakes and 40mm (1-1/2") above the exposure line.
- Supply and install new 1"x 8" cedar ridge caps.
- Flash as necessary.
- Replace fascia boards with new using like materials and profiles.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

### **Rear addition sides:**

- Remove existing shingles and repair/replace decking as needed to provide a solid deck.
- Install ice and water shield or equivalent over solid deck.
- Supply and install new No. 1 Grade Cedar Shingles 18" in length (maximum exposure of 5 1/2") with 1/2" butt.
- Shingles shall be spaced 1/4" apart and offset at the joints in adjacent courses not less than 1 1/2" so that joints in alternate courses are staggered.
- Fasten with 2 nails or staples located 3/4" from the sides of the shingle and 1 1/2" above the exposure line.
- Use corrosion resistant roofing or shingle nails sufficient to penetrate through or 1/2" into roof sheathing.
  - Nails should have a head diameter of not less than 3/16" (4.8mm) and have a shank thickness of not less than 2 mm and shall be stainless steel, aluminium or hot-dipped galvanized.
  - OR Staples should be corrosion resistant and shall be driven with the crown parallel to the eaves. Staples should be not less than (1-1/8") 29 mm long and 1.6mm in diameter or thickness, with not less than a 9.5mm crown and shall be stainless steel or aluminium.
- Flash as necessary around chimneys or other obstructions.
- Supply and install new 1"x 8" cedar ridge caps where required.
- Replace fascia with new.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## Theatre Royal #076 (continued)

### Rear addition – top:

- Remove existing metal roofing
- Repair/replace decking as needed to provide a solid deck
- Install ice & water shield over solid deck
- Install new corrugated galvalume metal roofing and ridge cap using metal roofing screws
- Flash as necessary
- Replace fascia with new.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

### Four Small roofs over ramp entrances:

- Repair or rebuild as necessary; flash as required; protect with ice and water shield under wood roofing
- Install new 1x10 rough board and batten roofing (1x10 provided by Barkerville)
- Replace fascia with new.

### Bell tower & Catwalk:

- Rebuild catwalk and rebuild/repair bell tower at time of roof replacement.

## Cameron & Ames Blacksmith Shop #026 (Corrugated galvalume metal roofing)

Roofing Profile: [http://www.vicwest.com/sites/default/files/7-8\\_corrugated\\_profile\\_sheet\\_eng.pdf](http://www.vicwest.com/sites/default/files/7-8_corrugated_profile_sheet_eng.pdf)

- Remove existing shake roofing
- Replace any rotten roof decking and supply ship lap decking using like materials and construction
- Install 15 lb felt or other underlay beneath 26 gauge, 7/8" corrugated galvalume metal roofing and ridge cap (coverage is 34.58 – see profile sheet at link above); and install with #10 metal roofing screws
- Flash as necessary
- Replace fascia with new.
- Clean up all debris, remove and dispose of existing roofing materials to the dump.

## Appendix “B”

### Evaluation Criteria

### Checklist & Evaluation Criteria

**Checklist:** Note: Bids that don’t meet all the mandatory criteria will not be accepted.

CHECKLIST for Proposal  I have enclosed the following:	Criteria:	Yes / No	Points
	RFP received before 1:00 pm PST on date of closing and only one proposal was submitted by the proponent for the Contract type.		
	Resume/Summary of proponent’s background and experience (and supervisor, when different) has been provided with details relevant to the work to be completed as part of this proposal.		/1
	Identification of the supervisor/lead hand has been provided.		/1
	Two work references have been provided for similar work.		/2
	For prior satisfactory service delivery with Barkerville Heritage Trust or has satisfactorily completed similar work with other companies or organizations.		/6
	Rating is based on the proponent’s ability to effectively deliver the services using qualified personnel and the contractor’s ability to effectively deliver the service based on their company’s resources. (Provide details of your company, your personnel’s qualifications and experience, similar work completed, your company’s resources such as tools, equipment, or other to complete the work as proposed.)		/20
	A detailed plan of how you will complete the work proposed and which incorporates the minimum requirements as noted in the information stated in Appendix A, Scope of Work.		/10
	A timeline/schedule of the works has been provided and meets the deadline for completion.		/10
	Overall cost to complete the project.		/50
	<b>TOTAL:</b>		<b>/100</b>

## Appendix “C”

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### Detailed Breakdown (Provide with Proposal)

**PROJECT LOCATION.:** BARKERVILLE HISTORIC TOWN

**PROJECT NAME:** Roofing 2016 – Barkerville Historic Town

**NAME OF BIDDER:** \_\_\_\_\_

**TO:** **BARKERVILLE HERITAGE TRUST**  
**Attn: Lynn Berlin**  
Tel: 1-888-994-3332 ext 36 or 250-994-3332 ext 36

#### **DETAILED BID BREAKDOWN FOR THE ROOFING**

Contractor’s overhead, profit and markup as well as UNIT PRICES are to be provided for each building in the form provided on page 14.

#### **SUBCONTRACTORS LIST**

Provide a list of subcontractors that you plan to use if any or write **N/A** if not applicable. If a list is not provided it will be assumed that you are not using any subcontractors. The form is provided on page 15.

# Barkerville

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**PROVIDE A DETAILED BID BREAKDOWN FOR THE WORK.**

<b>Ref</b>	<b>Item</b>	<b>Cost (Gst excluded)</b>
1	Contractor's overhead, profit and mark-up; Insurance, other	\$
2	BRK.031 Wesleyan Methodist Church (shake).	\$
3	BRK.012 – Dr. Callanan (shake)	\$
4	BRK.056 – Wake up Jake Restaurant (shake)	\$
5	BRK.055 – Todd Store (shake)	\$
6	BRK.041 – Hub King Cabin: (shake)	\$
7	BRK.061 – St. George Hotel (shingle)	\$
8	BRK.076 – Theatre Royal (rear: shingle on side, top: metal; and front addition: shake)	\$
9	BRK.026 Cameron & Ames Blacksmith Shop – (metal)	\$
<b>10</b>	<b>Sub-total</b>	\$
<b>11</b>	<b>GST</b>	\$
<b>12</b>	<b>Total BID amount:</b>	\$

**END OF SECTION 00302 – DETAILED BID BREAKDOWNS**



# Barkerville

A NATIONAL HISTORIC SITE OF CANADA AND A PROVINCE OF BC HERITAGE PROPERTY & PARK

## PROVIDE EXTRA ROOF PRICING: Per building

*The following roofs are subject to availability of extra funding and weather permitting.*

### PROVIDE A DETAILED BID BREAKDOWN FOR THE WORK.

Ref	Item	Cost (Gst excluded)
1	BRK.039 Tregillus Cabin D: Re & Re shakes, replace fascia, decking/strapping as needed and ridge cap	\$
2	BRK.151 - Theatre Royal Storage Building: Re & Re shakes, replace fascia, decking/strapping as needed and ridge cap	\$
3	BRK.036 Tregillus Cabin A: Re & Re green rolled roofing	\$
4	BRL.037 Tregillus Cabin B: Re & Re green rolled roofing	\$
5	BRK.022 JP Taylor Drugstore: Re & Re shakes, replace fascia, decking/strapping as needed and ridge cap	\$

END OF SECTION 00302 – DETAILED BID BREAKDOWNS