

Contract No. F1700-150686

Bidders' Conference Meeting

TOWER REFURBISHMENT: PACHENA POINT LIGHTHOUSE

July 30, 2015

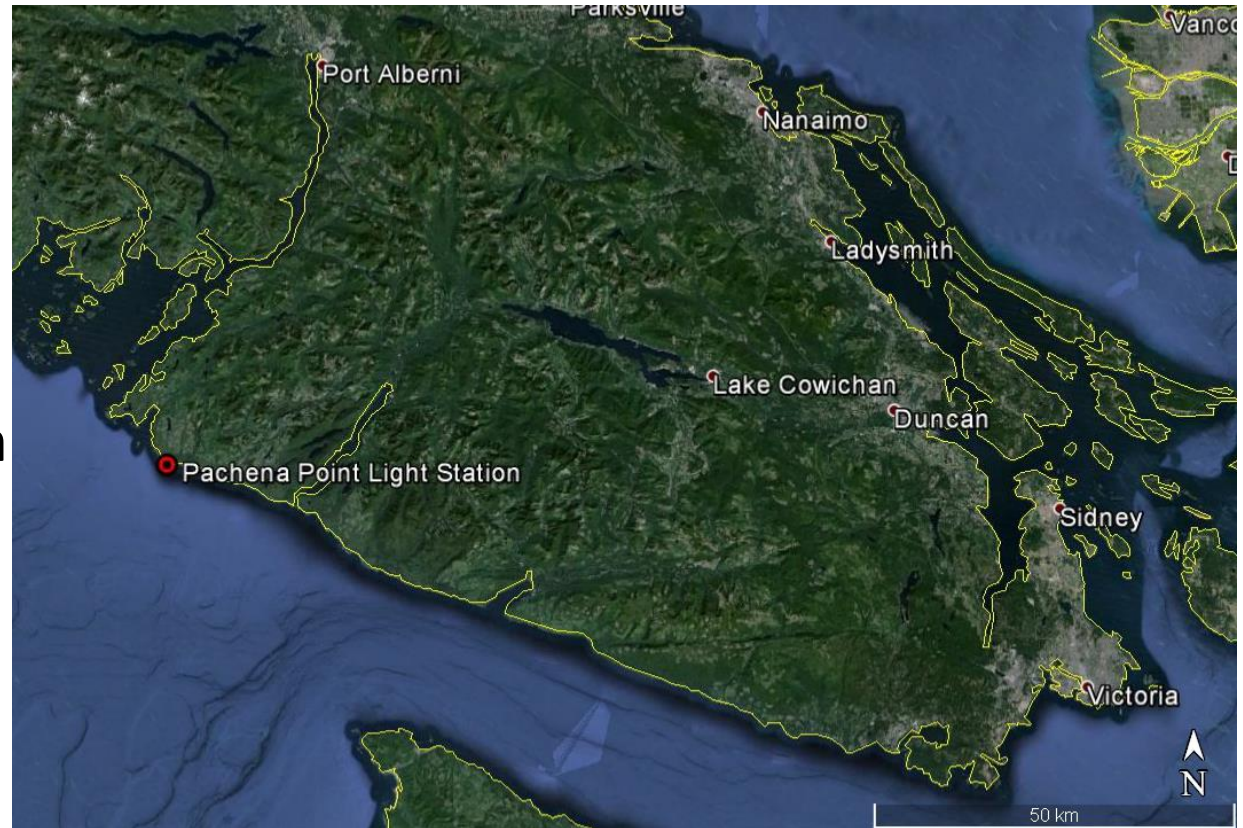
Bidders Conference Meeting Agenda

- Introduction
- Scheduling
- Site Conditions
- Project
- Questions

INTRODUCTION

Pachena Point Light Station

Pachena Point Light Station is located on the west coast of Vancouver Island 12 km south of Bamfield and within the Pacific Rim National Park.



Pachena Point Light Tower

The light tower was built in 1907 and designated as a 'Recognized' federal heritage building in 1991.

The octagonal timber framed tower consists of three stories and is 39 feet in height. It supports a cast iron lantern house that houses a first order Fresnel lens. The entire structure is mounted on an unreinforced concrete foundation.



Project Scope

The light tower refurbishment work will involve the following items:

- Raising the lantern house structure
- Replacing and repairing the support columns
- Replacing the lantern house ring beam
- Replacing the exterior building envelope
- Adding a membrane to the lantern deck and floor
- Repairing the concrete foundations

Document Changes and Addenda

This Bidders' Conference Meeting is for information purposes only. Items discussed here do not change any of the Contract Documents.

Bidders must rely on the published Addenda for official answers to questions that are raised during the meeting and not currently covered by the contract documents.

An Addenda will be posted with the questions and answers from this meeting.

Invitation to Tender

The Invitation to Tender document contains all the information on the following contract items:

- Bid submittal requirements
- Special Instructions to Bidders
- General Instructions – Construction Services
- Bid Security Requirements
- Insurance Conditions
- Contract Documents
- Bid and Acceptance Form

Questions and clarifications with these or other items outside this meeting are to be directed to the Contracting Officer Ken Ngan.

Project Personnel

- Project Manager (DFO) – Shaun Zealand
- Contracting Officer (PWGSC) – Ken Ngan
- Project Manager (WSP) – Randy Emery PEng
- Structural Engineer (WSP) – Jim Galloway PEng
- Building Envelope Engineer (GOAL) – Greg Ovstaas PEng

Scheduling

- **August 5th**: Bid conference meeting questions and answers to be posted
- **August 6th**: Bid question deadline
- **August 11th**: Bid closing
- **August 21st**: Proposed contract award

Construction scheduling to be done after contract award. Work to take place ideally September through November.

SITE CONDITIONS

Site Access

Pachena Point Light Station is located south of Bamfield along the West Coast of Vancouver Island.

Site is most easily accessed by helicopter or the West Coast Trail.

CCG Vessels will deliver materials to the site with a tender boat using the highline, but this is very weather dependent. There is also nowhere to safely land or store a boat along the shore.

Site Access



Equipment Transport Options

Materials are typically transported to site via helicopters or CCG Vessels.

Past construction projects have slung materials from Bamfield (~12km) and nearby logging roads (~2km).





Aerial Highline Use Requirements

CCG Vessels are offloaded with an aerial highline hoist system that is rated at a 1000lb Safe Working Load limit.

Use of the highline must be coordinated with DFO/CCG in advance and the light keepers are the only people permitted to operate the highline.







Site Storage Areas

The old concrete tank pad is the best option for material storage. The grass area on the west side of the tower is also available.

Other storage locations will be made available if required, but at the discretion of the site staff.



Site Storage Areas



The old tank pad is 15 ft by 40 ft.

North section is 15ft by 15ft with tank saddles

South section is 15ft by 25ft with no tank saddles

Grass area on west side of tower is available. The east and north sides are not recommended for storing materials.

Helipad Rating and Usage

The helicopter landing pad is concrete slab roof on the radio building. The largest helicopter it is rated for is a Bell 212.

The landing pad area is 53 ft by 41 ft.

Use of the helipad needs to be coordinated in advance with the CCG and the DFO Project Manager.

Helipad



Site Accommodations

There is a duplex residence available for accommodations. One side is furnished and one side is not.

Each side has three bedrooms, one living room, one bathroom, and one kitchen.

Use of the accommodations is \$10 per night per person (taxes included) payable to the light keeper.

The contractor will be liable for any damages to the residences and is expected to keep them clean.

Communications

There is no cell coverage on site

Site has VHF radio and ALN phone circuit for communications.

Contractors are permitted to use ALN phone circuit in emergencies.

Generators and Power Usage

Site is powered by two diesel generators (15kW and 23kW).

Generators operate as a duty unit and back-up unit.

Site power through the generator is available to the contractor, however any power requirements beyond the safe loads of the generators are to be provided by the contractor.

Site Water Supply

The site's potable water supply is from a nearby creek.

Water restrictions are not typical at the site, however water conservation is required.

Water will be provided for construction use. If additional water is required for construction purposes, it is the responsibility of the contractor to supply.

PROJECT DETAILS

QUESTIONS?