

Document 001

PREBID MEETING AGENDA

Project: Tower Refurbishment – Pachena Point Lighthouse
Project No.: F1700-150686 **Date:** July 30, 2015 **Time:** 1:00pm PST
Meeting Location: Institute of Ocean Sciences, 9860 West Saanich Road, Sidney, BC V8L 4B2, Milne Meeting Room 3704

INTRODUCTIONS:

- Name, location and general scope of project
- Sign-in sheet
- Purpose of meeting
- Bid documents changes and Addenda clarifications
- Contract conditions, insurance requirements, bid bonds, and bid submittals
- Project personnel and responsibilities

SCHEDULING:

- Bid conference notes, questions, and answers – posted by Aug 5th
- Bid question deadline – Aug 6th
- Bid closing – Aug 11th
- Contract award – Aug 21st
- Contract scheduling after award

SITE CONDITIONS:

- Site access options / restrictions
 - o Material and equipment transport options
 - o Site storage areas
 - o Aerial highline use requirements
 - o Helipad rating and usage requirements
- Site accommodations and facilities
- Communications limitations
- Generators and power usage
- Site water supply

PROJECT:

- Structural requirements
- Lantern house jacking
- Concrete repairs
- Column and beam repairs
- Shiplap replacement with plywood
- Building envelope replacement
- Heritage conservation

Powerpoint presentation on Project Introduction, Scheduling, and Site Conditions is available as separate attachment.

DISCUSSION NOTES:

RANDY EMERY

- Pachena is a heritage building, if a part of the structure is not in good enough condition to reinstate, replacement materials need to comply with heritage regulations (crown molding under lantern house etc.). Photographing and measuring existing conditions is critical to allow re-installation of components to match original conditions.
- In general the construction sequence involves installation of the temporary shoring and scaffolding, lifting of the lantern room and lens, selective demolition, structural repair and replacement work, installation of the new building envelope, painting of base of lantern room, lowering of the lantern room and lens, exterior painting, and removal temporary shoring and scaffolding.
- Pedestal is separate from lantern room but will also require lifting.
- Weights of lens, lantern house and pedestal can be supplied, if required.
- Vast majority of wood is original construction.
- Framing just below the lantern room (balcony) is almost entirely deteriorated (requires demolition and replacement). Steel frame supporting lens pedestal is corroded and will need to be replaced.
- Ring Beam (top plate of wall) is in poor condition (rotted on the seaward side of the building) – bid based on full replacement.
- Floor levels are in good condition, some sistering of existing joists is required.
- One layer of diagonal shiplap wall sheathing to be conserved and re-used (interior layer of diagonal sheathing reinstated and exterior layer of plywood sheathing).
- Unable to see extent of the rot behind the wall sheathing, repair vs. replacement decision will be made on site by the Consultant after removal of sheathing.
- Two electrical units on the main floor are the only equipment that will obstruct access
- Sheathing on exterior walls will need to be removed 1 side at a time to minimize stability issues – must still be able to inspect and repair interior columns at adjoining walls. Refer to Drawings S001.
- 1 coating of exterior paint needed.
- Bottom of flange of lantern room is quite corroded, base will need to be prepared and painted before lowering.
- Minimal electrical conduit and fixtures that will need to be temporarily removed and reinstated.
- Picture #41 shows splice in wall joist.
- Counter balance pulley for lens will need to be removed and reinstated (heritage component).

GREG OVSTAAS

- Tower is poorly heated and vented, moisture is inevitable, future decay to be controlled by installing boron rods.
- Install additional drains within the lantern room for condensation removal.
- Slope lantern house floor to drains.
- Shingles should match existing characteristic.
- Drip to be installed at the edge of the lantern house support frame.
- New storm windows to be installed outside of current window panes (in one case a current window needs replacement).
- Rock facing at tower base to be removed, original concrete beneath maintained (use some rock to refurbish stairs).

GENERAL NOTES

- Original lantern is no longer in service, no operational considerations.
- Grassy areas on east and north sides of light tower are steeply sloped.
- Concrete walkway between helipad and tower is in rough condition, may require some plywood to cart materials.
- Hikers are often on light station site, public access barriers to construction site will be needed.

MEETING QUESTIONS AND FOLLOW UP ANSWERS:

- 1) Will there be a specification for how clean the bottom flange of the lantern room should be?
 - *The bottom flange of the lantern room and the guardrail shall be cleaned as follows:*
 - *Chemical strip to remove paint and collect for shipment off-site.*
 - *Power tool clean to SSPC- SP 3.*
 - *Note that we believe the existing paint to be LEAD based so the workers must be adequately protected and the stripped paint must be collected and disposed of appropriately.*
- 2) Does the rock face at tower base need to be taken off site?
 - *Yes, although we understand the light keeper may want to retain some pieces for repairs to the entrance stairs.*
- 3) Are all the shingles to be replaced?
 - *Yes, all shingles are to be replaced.*
- 4) Is the plywood required to be pressure treated or marine grade?
 - *No.*
- 5) Where all will insect screen be required?
 - *At all wall flashings at base of walls and wall flashings over windows and vestibule. Also at vents in balcony soffit.*
- 6) How much repair to the base concrete will be required? What should be bid on?
 - *Allow for the following work:*
 - *Routing and sealing cracks – 3 cracks at 2 m length each (6 m total)*
 - *Sacking all sides of the tower base.*
- 7) Who will be responsible for controlling public access (hikers)?
 - *The Contractor is responsible for providing appropriate control measures for access to the construction site.*
- 8) Are there full washroom facilities at the duplex?
 - *Yes, on both sides.*
- 9) Are there kitchen appliances in the unfurnished side of the duplex?
 - *Yes, there is a fridge, oven/stove, and kitchen sink in unfurnished side of the duplex.*
- 10) Is material transport entirely the responsibility of the contractor or will CCG provide assistance?
 - *All material and personnel transport is the responsibility of the contractor.*

- 11) Do the specifications list material transport specialists? What are the closest places?
- *No, the nearest places to bring a boat in from are Bamfield, Ucluelet, and Port Alberni.*
- 12) How firm are the construction dates?
- *Construction dates are based on work taking place during the clement weather periods in the late summer and fall. Portions of the work can be extended into the winter months, but this is not recommended. All reasonable and justified extension requests will be reviewed and permitted based on project progress and any extenuating circumstances.*
- 13) If there are questions requiring a response from the technical authority how long a turn-around can be expected? How should they be communicated?
- *A satellite phone will be ideal. VHF radio is a possibility, ALN circuit isn't too reliable*
- 14) Is there any internet on site?
- *No*
- 15) What steps of the construction process will need approval from a technical authority?
- *In general, review of work will be required to confirm general conformance with the construction documents prior to concealing the work.*
 - *We anticipate that the Consultant will be on site once a week at the beginning of the construction during the selective demolition and repair/replacement work. Review of work via site photographs can be utilized if photographs can be transmitted from site.*
 - *Review of the temporary shoring prior to lifting the lantern room and lens.*
 - *Review of lantern room floor framing prior to installation of the sheathing.*
 - *Review of the condition of the existing framing after removal of the wall sheathing in order to direct repairs or replacement, as well as, boron rod installation.*
 - *Review of sheathing installation for general conformance prior to concealing work.*
 - *Review of installation of sheathing paper, strapping, and flashing prior to shingle installation.*
 - *Review of foundation wall after removal of stone veneer in order to direct repairs.*
 - *Review of surface preparation of the lantern room base and balcony guardrails prior to painting.*
 - *Final review of structural repairs/replacement prior to lowering the lantern room and lens.*
- 16) What is the access from the logging road to the site (2km)? Whose roads are they?
- *The Black Lake Mainline forks to the south off the Bamfield Mainline just prior to Pachena Bay and Bamfield. Black Lake Mainline is a Western Forest Products logging road, its use should be coordinated through Western Forest Products either through an access agreement or road use permit. The attached link is a map of the Western Forest Products roads in that area. http://www.westernforest.com/wiwag/pdf/Public_PAFO.pdf*
- 17) How is the raising of the lantern house going to work?
- *The temporary shoring is indicated in the drawings. The Contractor is responsible for the selection of the hydraulic shores.*
- 18) What if there are weather delays?
- *Extensions due to weather delays will be discussed on a case by case basis.*

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