

Project: Roofing Replacement

Project Address: 333 Tenth Street, New Westminster, BC

Date: June 9, 2023

Name of Contractor Tectra Group Inc.

Address: 227 Queens Plates Drive, Toronto ON

Telephone: 416-748-0808

Fax:

Email: info@tectragroup.com

Submitted To: Canadian Apartment Properties REIT

Address: 11 Church Street, Toronto, Ontario, M5E 1W1

Attention: Tatiana Tikhomirova

We, Tectra Group Inc. hereby have carefully examined the site, the RFP documents, specifications, Drawings, Schedules and Addenda numbered 1 to 3 as prepared by CAPREIT.

By the submission of this bid to the employer, the proponent offers and agrees to contract for, execute and complete the works/subcontract works for the bid sum as stated below.

Six Hundred Forty Five Thousand Four Hundred Nine dollars

Ninety Eight cents.

Canadian Dollars

(in writing)

Grand Total: \$ 645,409.98

in lawful money of Canada, included in which are all applicable Federal and Provincial taxes, custom duties, freight and all other charges, and Harmonized Sales Tax (HST). All Cash and Contingency allowances are included in the Bid Price.

1.1 STATEMENT A: CONTRACT DECLARATION

We hereby abide by the General Conditions of the Short Form Contract, Instruction to Bidders, and hereby offer to perform the Work set forth in the aforesaid documents. We declare ourselves competent to undertake and complete the Work and, hereby offer to enter into a Contract to perform the aforementioned Work.

1.2 STATEMENT B: BONDS (IF REQUESTED BY OWNER)

We have included herewith:

The required Bid Bond and Agreement to Bond as required by the Instruction to Bidders.

A Bid Bond as required in Section 00 21 13 Section 8.1 is included with this RFP

The cost of the Bid Bond is included in the Bid Price. A bid bond in an amount equal to ten (10%) of the Contract Price is included with the Bidder's Worksheet.

A Letter of Agreement to provide a Performance Bond is included with this Bid submission. We undertake to furnish and pay for a Performance Bond, and a Labour and Material Payment Bond, as specified for the proper completion of the Work. The referenced Bonds are to be issued by a Canadian Company doing business in the Province of Ontario, satisfactory to the Owner, each in the amount of fifty percent (50%) of the Contract Price.

Bids by Limited Companies must be submitted over Corporate Seal, signed in the name by the duly authorized officers. Bids by individuals or partnerships must be witnessed.

Bidder's Name:

(Print Name)

(Title)

Authorized Signature:

Date:

Contractor's Seal:

Witness:

(Print Name)

(Signature)

1.3 STATEMENT C: GENERAL

Part 1 – Unit Prices

1. We agree to do extra work or to delete work as the Owner or Appointed Representative may require under this Contract before and/or after the Contract is awarded without penalty, with increases to or reduction in the Bid Price corresponding to the amount of said extra work or deleted work multiplied by the appropriate unit price items given in the Schedule of Quantities. The unit prices include all costs, taxes, overhead, profit, and exclude the value added taxes. The estimated quantities below are approximate and serve to establish the Estimated Contract Price.
2. The Owners assume no responsibility for the accuracy of the estimated quantities shown, which are to be used in establishing the Estimated Contract Price for each part and section of the work only. Accurate quantities for portions of the Contract cannot be pre-determined; they will be established as part of the Work to determine the cost and/or credit for the Contract Price for each part and section of the work based on actual field measurement determined by the Owner during the course of the work.

Part 2 – Lump Sum

3. The Contractor shall verify for himself, through a careful examination of the site, the extent of the work related to each of the items of work for which lump sum prices are required.

Part 3 – Valuation of Changes

4. Additional work required by the Owner and performed by the Contractor and/or subcontractors, and not covered by the unit prices, will be based on net cost of labour and materials plus 10 percent for overhead and plus 5 percent for profit. For any such work performed the specified overhead and profit shall be paid only once.
5. A complete breakdown of labour and materials costs for all changes will be submitted by the Contractor for approval by the Owner or Appointed Representative.

1.4 STATEMENT D: LIST OF SUBCONTRACTORS

We hereby acknowledge the following:

The Bidder will list hereunder the names of all Subcontractors intended to be used in the execution of this Work subject to the approval of the Owner or Appointed Representative.

All work not performed directly by the Bidder's forces shall be included in this List of Subcontractors. Unless this list is properly completed, the submission may be rejected. It is understood by the Bidder that the following List of Subcontractors is complete and that no addition or substitution to this list will be permitted after the closing date of RFP, unless approved by the Owner or his representative.

SUBTRADE	PROPOSED SUBCONTRACTOR OR SUPPLIER	PROPOSED SPECIFIED PRODUCT OR MATERIAL
Roofing	Own Forces	
Metal flashing	Own Forces	
Mechanical	Own Forces	
Electrical	Own Forces	
Others		
Proposed Material (Subject to approval by Owner)	N/A	

Reason for Material Variation and Cost Impact, if any:

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1.5 STATEMENT F: BID AGREEMENT

By submitting this bid, the Bidder agrees that:

This bid is made without any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same Work except for prices submitted for subcontracts and is in all respects fair and without collusion or fraud.

This bid will be left open for acceptance for a period of sixty (60) days from the date of closing, or until the formal Contract with the Owner is executed.

The drawings and specifications have been examined and there are no materials or methods indicated to which the Bidder objects or for which the Bidder would be unwilling or unable to accept responsibility and will notify the Owner before award of the Contract otherwise.

The Bidder agrees that after signing the Contract, full responsibility for the performance of the Work will rest with the Bidder and the Owner is in no way to be held liable.

In submitting this bid, we recognize the right of the Owner to accept any bid at the price submitted, or to reject all bids without stating reasons therefore, and the lowest or any bid will not necessarily be accepted.

We undertake and hold ourselves ready, upon the acceptance of our bid, to enter into a Contract with the Owner for due execution and completion of the Work based on the Short Form Contract, with amendments including Supplementary Agreement and Supplementary General Conditions, within 5 days of written notification of acceptance of this Bid.

We agree to start the Work within 3 weeks(s) of receiving written notice of the Contract Award and to attain Substantial Performance of the Base Bid Work in accordance with the Contract Documents with 4 week(s) of commencing the Work, assuming no weather delays.

We agree to provide the Owner before commencing Work, the names and telephone numbers of staff members that will be directly responsible during the course of work, including Site Superintendent, Project Manager, Site Foreman, and all additional personnel as may be required.

This bid is made without any connection, comparison of figures, arrangements with, or knowledge of, any other legal entity or person, other than the bidder has an interest in the bidder's submission making a bid for the same Work, except for prices submitted for subcontracts, and is in all respects fair and without collusion or fraud.

Execute the 'Agreement' within five (5) days of receipt of the form of execution.

We agree to provide a valid Certificate of Insurance to the Owner, within 5 working days upon receiving written bid acceptance from the Owner.

We agree to provide a valid W.S.I.B. Clearance Certificate to the Owner, within 5 working days upon receiving written bid acceptance from the Owner.

We agree to furnish and pay for a Performance Bond, in the amount equal to 50% of the Contract Price within five (5) working days, upon notification of the award of the Contract by the owner by written acceptance – if requested by the owner

We agree to furnish and pay for a Material and Labour Bond, in the amount equal to 50% of the Contract Price within five (5) working days, upon notification of the award of the Contract by the owner by written acceptance. - if requested by the owner

We agree to provide all submissions for alternate materials must be submitted, in writing, five (5) business days prior to RFP closing for review and acceptance.

We agree to a project schedule with the Owner's Representative within 5 days of award of contract.

Tectra Group Inc.

(INSERT COMPANY LEGAL NAME)



(AUTHORISED SIGNATURE)

Jose Fernandes

(PRINT NAME)

1.6 STATEMENT G: CONTRACT WORK SCHEDULE OF ESTIMATED QUANTITIES AND PRICES

We hereby agree to carry out the following work, using the subcontractors listed in STATEMENT D:

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
1.	<p><u>On Main Flat Roof and Penthouse Roof Areas (Roof Section #100 and 200 on the Drawings):</u></p> <p>Supply all materials, labour, and equipment required to remove and dispose off-site all existing roofing components/assembly down to existing roof deck and install new 2 Ply Mod-Bit conventional roofing assembly and all associated components, as per Summary of Work and as specified.</p> <p>This item also includes replacement of all roof accessories including, but not limited to, roof drains, stack jackets, vent cones, pitch pockets, duct/pipe/gas-line/cable tray supports, walkway pavers, metal flashing, metal counterflashing, metal cap flashing, sealant, etc.</p>	ft ²	11,900	\$44.88	\$ 534,159.28
2.	<p><u>On All Roof Areas:</u></p> <p>Supply all materials, labour and equipment required to disconnect and reconnect all mechanical and electrical equipment, including lifting of equipment as required to complete the roofing work, and testing of all equipment to the satisfaction of the owner.</p>	Lump Sum	N/A	N/A	\$ 3,500.00
3.	Supply all labour, materials, and equipment necessary to replace remove damaged and/or deteriorated wood decking, and replace with new exterior grade plywood sheathing to match existing. Board size to be no larger than 1.2m x 2.4 m (4' x 8'). Cut new plywood as required at perimeters and projections. Only complete these repairs if approved by Owner.	ft ²	250	\$6.00	\$ 1,500.00
4.	Submit shop drawings from the manufacturer for the new tapered insulation showing all drains, slopes at perimeter and around drains.	Lump Sum	N/A	N/A	\$ 500.00
5.	On all roof sections (where required). Build roof curbs to accommodate the new roofing system thickness <u>including raising the curbs for skylights</u> to have 8" clear height above the roof finish level.	Lump Sum	N/A	N/A	\$ 8,500.00
6.	Supply all labour, materials, and equipment necessary to replace the existing roof hatch as per Summary of Work, including building required curb to have the opening minimum height 12" from finished roof level.	Each	1	\$5,000.00	\$ 5,000.00
7.	Mobilization/Demobilization of personnel and equipment on site.	Lump Sum	N/A	N/A	\$ 13,000.00

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
	This item includes all other overhead Items (where needed) such as (Site Safety, Shoring, Hoarding, Signs, Lights, Administration, Hydro Protection, Other Permit Application (street permit, Hoarding permit etc.), Coordinating inspections by authorities having jurisdiction, etc.				
8.	Allowance for electrical and mechanical repair work and for necessary field and laboratory testing as approved by Owner's representative.	Cash allowance	N/A	N/A	\$5000.00

Sub-Total \$ 571,159.28

H.S.T. (based on Sub-Total) \$74,250.70

Grand Total
(to be shown on Page 1 of Bidder's Worksheet) \$645,409.98

1.7 STATEMENT G: OPTIONAL/SEPARATE PRICING

We hereby agree to carry out the following work only if selected by the Owner:

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
1.	<u>WARRANTY</u> Proposed credit to provide the Owner with a 10-year warranty in lieu of the specified 20-year. All other warranty conditions remain unchanged as per the specifications.	Lump Sum	N/A	N/A	\$ 1,200.00

1.8 STATEMENT H: NOTES REGARDING PAYMENT OF WORK

We hereby acknowledge the following:

- All repair areas will be marked out by a Project Manager from CAPREIT. Payment will be based on the measured quantities.
- Wherever items are paid by the tonne, CAPREIT will require the weigh tickets. Tickets will only be accepted on the same day that material was placed at the site.
- Any request for extras must be submitted in writing to CAPREIT. Extra work must be approved by the owner in writing.
- The Owner reserved the right to award some, part of none of the work at their discretion.
- Any items not specifically mentioned in the description for base items, but detailed in the Drawings, Specification and/or found to be required to complete the work as described in the Drawings and/or Specification will be included in the prices listed.
- Costs above include co-ordination of all locates to determine location of all services necessary to perform work.
- The above quoted prices include the specified cost, overhead, profit and applicable taxes in force at date of RFP, with the exception of H.S.T.
- In the event of discrepancy between the written text and numeric summary on the Bid Breakdown Table, the written text representing the total cost of the project will govern.
- All cash allowances are to be used only on written instructions from the Owner and are to include applicable taxes as specified in General Conditions of the Contract.
- The Contractor shall make payment only for actual charges for all cash allowance items, at the rate for work performed during normal business hours. The cash allowances shall not include overhead or profit.
- The Contractor shall not charge for non-productive time or periods of standby by the Contractor or the Contractors' forces.
- The Contractor is to use testing companies verified by Owner for all cash allowances.

Tectra Group Inc.

(INSERT COMPANY LEGAL NAME)

Jose Fernandes

(PRINT NAME)



(AUTHORISED SIGNATURE)

END OF SECTION



Date: 5/29/2023

RFP# RR-BC-2023-05-26

Addendum # 1

Good afternoon,

Below is a list of questions raised pertaining to the RFP:

Q1. Is the site visit mandatory?

A: Site visits are not mandatory, however, CAPREIT strongly encourages all proponents who have not yet visited the sites to attend the meetings to ensure accurate submissions.

Please include a signed copy of this Addendum with your Bid Submission

Reviewed by: Jose Fernandes

Signature: [Signature]

Date: June 9, 2023



Date: 6/2/2023

RFP# RR-BC-2023-05-26

Addendum # 2

This addendum shall form an integral part of the Bid Documents for the above project and shall be read in conjunction therewith. This addendum shall, however, take precedence over all requirements of the previously issued Specifications with which it may prove to be at variance, unless otherwise clarified by the Owner. This addendum must be signed by the Bidder in the appropriate space and must be attached to the back of the Bid Form for submission at the time of bidding. Bids that are not including this addendum and signed as requested may be rejected as informal.

1.0 Proponent's questions and answers.

All Properties:

Q1. RR-BC-2023-05-26 - Roofing Replacement Projects - states: 3.6 BID BOND (IF REQUESTED BY OWNER)

Are bid bonds required to be submitted with the tenders?

A1. No, bid bonds are not required.

Q2. RR-BC-2023-05-26 - Roofing Replacement Projects - states: 3.7 SECURITY AND AGREEMENT TO BOND (IF REQUESTED BY OWNER)

Is a letter of surety required to be submitted with the tenders?

A2. No, letter of surety is not required.

Q3. 1.6 INDEPENDENT INSPECTION AGENCIES states: "Independent Inspection/Testing Agencies will be engaged Owner for purpose of inspecting and/or testing portions of Work."

Please confirm this cost is paid by the owner.

A3. This will be paid out of the allowance.

8.	Allowance for electrical and mechanical repair work and for necessary field and laboratory testing as approved by Owner's representative.	Cash allowance	N/A	N/A	\$5000.00
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Q4. 1.43 FALL ARREST states: "If building does not have an approved roof anchor system in place, supply an engineered rigging system signed and sealed by a Professional Engineer."

Is a fall arrest system required? Please provide location / quantity of anchors.

A4. Once awarded, for the buildings that have roof anchors; the inspection report and layout will be provided.

Q5. ROUGH CARPENTRY – SECTION 06 10 00 -- 3.3 INSTALLATION states: "3.3.5 Install wood cants, fascia backing, nailers, curbs and other wood supports as required and secure with adequate fasteners."

Please confirm if cants and fascia are required for each building.

A5. Cants are required for all flat roofs unless the roofing system suppliers approves installing it without cants.



Q6. Drawing R002:3 WOOD WALKWAY DETAIL – shows a wood walkway with 2x4 handrail.

Please provide a walkway layout.

A6. This is the typical detail you will use for sites that have existing wood walkways, if there is no wood walkway that exist; then this detail doesn't apply.

Q7. Drawing R002:5 CONCRETE PAVER WALKWAY AND SINGLE PAVER DETAIL – shows a concrete paver walkway.

Please provide a walkway layout.

A7. This is the typical detail you will use for sites that have existing wood walkways, if there is no wood walkway that exist; then this detail doesn't apply.

Q8. MODIFIED BITUMINOUS MEMBRANE ROOFING – SECTION 07 52 00 p. 7 of 24 – item 2.5.1.2 states: "Unless otherwise noted on the roof plan drawings, the tapered insulation to have a slope of 1%; 0.125" (3mm) vertically per linear foot (305mm) horizontally." – BUT – drawing/drawing details do not show tapered insulation and SUMMARY OF WORK p. 3 of 9 item 1.10 SCOPE OF WORK – ROOFING REPLACEMENT ON ALL ROOF SECTIONS (100, 200, 300, AND 400) 4.3.3 states: "Tapered insulation: The tapered insulation to have a slope of 2%."

A. Please confirm if tapered insulation is required and if 1% or 2% slope as this impacts the parapet/curb build up.

A8-A. 1% & 2% are acceptable

B. Further to this - 3.9 TAPERED INSULATION - 3.9.2 states: "The overlay polyisocyanurate insulation shall be tapered from a maximum of 102 mm (4") down to a minimum of 25 mm (1"). The remaining area to receive a continuous layer of 25 mm (1") polyisocyanurate insulation boards. Refer to roof plan drawing for tapered insulation layout."

I. Please note: The requirement of a max 4" slope down to 1" minimum will result in a slope that is neither 1% or 2% due to existing drain locations in relation to parapets.

II. Also – if a 1 or 2% slope is still required it will result in a large portion of the roof no longer having a tapered insulation. Please clarify / confirm this requirement.

A8-B. This is (recommended) and changes from a site to another, and any changes due to site conditions (drain locations) can be reflected in the tapered insulation shop drawings you will be submitting.

C. 3.9 TAPERED INSULATION 3.9.3 states: "Unless otherwise noted on the roof plan drawings, the tapered insulation to have a slope of 1%; 3 mm (0.125") vertically per linear foot (305mm) horizontally. The total maximum thickness of the new tapered insulation shall not exceed 165 mm (6.5")."

I. Same as issue above - Please clarify / confirm this requirement.

A8-C. Any changes due to site conditions can be reflected in the tapered insulation shop drawings you will be submitting. The thickness of tapered insulation towards the curbs in most cases will be more than 6.5", this again changes depending on the distance between curb and the closest drain.

Q9. Can we use a local roof hatch manufacturer such as Bilco (Alu S-40 / S-50 or Alum S-50TB) or Maxam (RHA-16-36x36-Rev.2)

A9. Yes.



Q10. 3.13 INSULATION CRICKET 3.13.1 states: "Install tapered high density, asphalt impregnated fibreboard insulation crickets where indicated on roof plan, from 51 mm (2") down to 3 mm (1/8")."

A. Please confirm cricket material type.

A10. This is left for the roofing system supplier to specify; we need 20 years material warranty for the entire system

Queen Anne Apartments:

Q11. The existing elevator shaft has existing wall cladding.

A. Please confirm if new wall cladding is required. If so, please provide written specifications for this material.

A11. If it is not in the spec then it is not required, to be discussed after the project is awarded and will be a change order (if needed).

The Laurels Apartments:

Q12. Some of the existing walls have deteriorated existing wood cladding.

A. Please confirm if new wall cladding is required. If so, please provide written specifications for this material.

A12. If it is not in the spec then it is not required, to be discussed after the project is awarded and will be a change order (if needed).

Q13. Areas of the wood fascia are deteriorated and paint flaking.

A. Please confirm if fascia board replacement and/or painting is required.

A13. If it is not in the spec then it is not required, to be discussed after the project is awarded and will be a change order (if needed).

Q14. Please confirm if the existing wood deck and guardrail is to be reused or replaced.

A14. Please read item # 3 in the specs:


3.	<p><u>Wooden Patio Replacement on the Main Roof Area:</u></p> <p>Supply all materials, labour, and equipment required to install new wooden patio and related components on the main roof area in accordance with the approved engineered shop drawings. Provide stamped engineered shop drawings for patio including guardrails installation meeting current code requirements.</p> <p>This item includes installation of 2" rigid insulation below supporting points.</p> <p>This item also includes installing new metal guardrails.</p>	Lump Sum	N/A	N/A	\$ 2,000
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CANADIAN APARTMENT
PROPERTIES • REIT

11 CHURCH STREET, SUITE 401
TORONTO ON, CANADA M5E 1W1
TEL: 416 861 9404 FAX: 416 861 9209

End of Addendum #2

Bidder's Signature  Date: June 9, 2023

Company: Tectra Group Inc.



Date: 6/6/2023

RFP# RR-BC-2023-05-26

Addendum # 3

This addendum shall form an integral part of the Bid Documents for the above project and shall be read in conjunction therewith. This addendum shall, however, take precedence over all requirements of the previously issued Specifications with which it may prove to be at variance, unless otherwise clarified by the Owner. This addendum must be signed by the Bidder in the appropriate space and must be attached to the back of the Bid Form for submission at the time of bidding. Bids that are not including this addendum and signed as requested may be rejected as informal.

1.0 Revisions / Clarifications for Queen Anne Apartments

1.1. REVISED BIDDER'S WORKSHEET

1.1.1 Add Item #9 for the Siding Replacement at Roof Section # 300

9.	For Roof Section # 300 on the Drawings): Supply all materials, labour, and equipment required to remove and dispose off-site all existing metal siding and wood sheathing. Supply and install new exterior grade plywood sheathing wrapped with blue-skin. Install new 24 gauge corrugated metal sheet, color to be chosen by the Owner. This item includes metal cap flashings and removal and reinstatement of any M&E services.				
		Lump Sum	N/A	N/A	\$



Roof Section # 300

2.0 Proponent's Questions and Answers.

Q1. Is it Allowed to use 2-1 Soprasmart Board Sanded and self adhering membrane from Soprema?

A1. Yes, on All wood decks it is preferred to install self adhering membrane.

Q2. For the roof parapet cap flashing, do we replace both flashing top and bottom sections or only the top section?

A2. Yes, the base scope is to replace ONLY the top part highlighted in yellow in the photo below, we have added an optional item (item # 11) to spray paint the bottom section highlighted in blue.






CANADIAN APARTMENT
PROPERTIES • REIT

11 CHURCH STREET, SUITE 401
TORONTO ON, CANADA M5E 1W1
TEL: 416 861 9404 FAX: 416 861 9209

End of Addendum #3

Bidder's Signature  Date: June 9, 2023

Company: Tectra Group Inc.