



Unit 1 – Hwy 16
Commercial Centre
Skidegate, BC V0T 1S1

F 604 278 3120

REQUEST FOR PROPOSAL (RFP)
Ocean House Entranceway Project

Haida Enterprise Corporation (HaiCo)
PO Box 1384,
Unit 1 - Hwy 16 Commercial Centre,
Skidegate, Haida Gwaii V0T 1S1

11th March 2024

SUMMARY AND BACKGROUND

HaiCo and Haida Tourism are looking to engage the services of a Construction Manager (CM) to lead on the pre-construction and construction services for the Ocean House entranceway. The successful proponent would assist the design team with pre-construction services providing a construction budget, input on buildability, and scheduling, leading to the finalization of the design and preparation of construction documents.

The Construction Manager would lead on the project providing services during the construction of the entrance and exit structures.

The purpose of this RFP is to solicit proposals from various proponents, conduct a fair and extensive evaluation based on criteria listed herein, and select the proponent who provides the best overall proposal. HaiCo endeavours to award contracts to Haida first, where this does not conflict with timelines, costs and other project-level constraints.

PROPOSAL GUIDELINES

This RFP represents the requirements for an open and competitive process. Proposals will be accepted until 4 pm local time March 25, 2024. Any proposals received after this date and time will be returned to the sender. All proposals must be signed by an official agent or representative of the company submitting the proposal.

If the organization submitting a proposal must outsource or contract any work to meet the requirements contained herein, this must be clearly stated in the proposal. Additionally, all costs included in proposals must be all-inclusive to include any outsourced or contracted work. Any proposals which call for outsourcing or contracting work must include a name and description of the organizations being contracted.

All costs must be itemized to include a breakdown of all fees and costs.

Contract terms and conditions will be negotiated upon selection of the successful proponent for this RFP. All contractual terms and conditions will be subject to review by HaiCo legal department and will include scope, budget, schedule, and other necessary items pertaining to the project.

PROJECT PURPOSE AND DESCRIPTION

Project Purpose

HaiCo has decided to expand their accommodation capacity on Haida Gwaii. The company is creating additional accommodation facilities in Gaw Tlagée Old Masset to meet increased demand for accommodations in the North of Haida Gwaii. The hotel, named Ocean House, has been developed by repurposing a decommissioned floating fishing lodge that has been brought onshore. This structure requires an entranceway, extending from the road-level slope to the second-floor entrance. Designs for this entranceway have been finalized by a dedicated design team working in conjunction with a structural engineer.

Project Description

HaiCo / Haida Tourism wishes to retain the services of a Construction Manager with the capacity to work closely with HaiCo / Haida Tourism and design team on the construction of the Ocean House Entranceway structures located in Haida Gwaii B.C.

The successful proponent would assist the design team with Pre-construction services providing a construction budget, input on buildability, coordination and scheduling leading to the finalization of the design and preparation of construction documents. The CM would lead on the construction of the project.

An opening date of June 15th has been scheduled for Ocean House and expediency is weighted heavily in this proposal. Options for phasing the work to complete some elements in the Fall will be considered, however the property must be open to code by June 15th.

The successful proponent will be responsible for:

- Sourcing of materials (HaiCo / Haida Tourism has access to timber and the poles)
- Sourcing of equipment
- Sourcing of labour
- Construction of main entranceway structure.
- Re-installing fire-escape stairways on sidings.
- Ensuring constructed entranceway is to code.

Design Team

The architectural team is hcma architecture + design (**hcma**). The associate principal architect is Aiden Callison. The engineering consultant team comprises Miskimmin Structural Engineering Ltd (structural consultant) and Kontur Geotechnical Consultants Inc (geotechnical consultant).

Site

The chosen site is located in the North of Haida Gwaii, in the village of Gaw Tlagée Old Masset. The site has been found to have archaeological significance and adjustments have been made to the design to reflect this. All construction must be sensitive to the archaeology of the site.

Geotech survey and slope stabilisation has been completed.



Refer to Appendix for visuals of the proposed entrance and exit structures. The following illustrations presented are for information purposes to illustrate the design being proposed.

PROJECT SCOPE

Pre-Construction Design Stage Services

With a scheduled opening date of this year, this phase of work is anticipated to be relatively short.

- Prepare pre-tender construction cost estimate (Class A).
- Participate in meetings and review construction drawings and specifications as they relate to constructability and the construction budget.

- Prepare in consultation with the Design Team and the Owner, construction schedule(s), including schedules for alternative delivery or construction methods where applicable. Such construction schedule(s) should take into consideration construction tender process, on-site activities, participation in the virtual design coordination process, and all site constraints.
- Perform all other services reasonably ancillary to the above as considered appropriate by the Design Team and the Owner to improve the construction budget, scheduling and timing aspects of the Construction Stage of the Project; and,
- Perform all the “Requirements” during the Pre-Construction Stage, as that term is defined in the RFP, as supplemented and contractually agreed to by the Construction Manager.

Pre-Construction Stage Services

The Construction Manager is to provide pre-construction services, including the following:

- Pre-ordering of critical materials where necessitated by time constraint factors. Schedule and coordinate the pre-order of specialized equipment for incorporation into the project.
- Plan in detail the nature and extent of all necessary construction facilities and access requirements and services for the Project in order to avoid duplication of costs.
- Plan to provide in a way best suited to the needs of the Project and compatible with logical planning, economy and the avoidance of duplication, all of the construction facilities and services common to the requirements of more than one trade contractor, both temporary and permanent, as pre-planned and called for in the above item. Ensure that any trade bidders are informed of the facilities and services being provided.
- Pre-qualify sub-contractors.
- Prepare, based on the Design Team’s working drawings and specifications, bid documents for the purpose of calling tenders for various sub-contracts. Set up, co-ordinate and tender the individual sub-contracts.

Construction Stage Services

Following the pre-construction services, the Construction Manager will thereafter act as the general contractor to complete the project on a stipulated fixed price basis as set out in CCDC-2 (2020), to be entered into with the Owner, pursuant to which Construction Contract the Construction Manager/General Contractor will be solely and fully responsible for the industry standard services as set forth therein.

The Construction Manager will hold and administer all subcontracts and shall be responsible for all project administration including but not limited to; scheduling the work, verifying and approving all required shop drawings and submittals, ordering and

ensuring timely delivery of all required materials, enforcement of all safety regulations and approval of all material invoices and subcontractor pay requests.

Post-construction stage

If a Construction Contract is successfully concluded between the Owner and the Construction Manager, the Construction Manager's post-construction stage services will be the industry standard services, including following the BIM specifications, as set forth in the Construction Contract.

REQUEST FOR PROPOSAL AND PROJECT TIMELINE

Request for Proposal Timeline

All proposals in response to this RFP are due no later than 4 pm local time April 1, 2024.

Evaluation of proposals will be conducted from April 1, 2024, until April 5, 2024. If additional information or discussions are needed with any Proponents during this window.

The selection decision for the winning Proponent will be made no later than April 5, 2024.

Upon notification, the contract negotiation with the winning Proponent will begin immediately. Contract negotiations will be completed by April 7, 2024.

Notifications to proponents who were not selected will be completed by April 7, 2024.

Project Timeline

The Proponent's project planning phase must be completed by May 1, 2024 and approved by HaiCo. This project planning phase will determine the final timeline/schedule for the remaining phases of the project.

BUDGET

All proposals must include proposed costs for the pre-construction phase.

PROPONENT QUALIFICATIONS

Proponents should provide the following items as part of their proposal for consideration:

- Description of experience in planning and building similar projects
- Examples of previous work
- Human resources you will assign to this project (total number, role, title, experience, Haida/Non Haida, local/off-island)
- Proposed timeframe for completion of the project
- Breakdown of costs.

Note: Please indicate if you are a Haida owned company

PROPOSANTS' EXPENSES

Proponents are solely responsible for their own expenses in participating in the RFP process, including costs in preparing a proposal and for subsequent finalizations with HaiCo, if any. HaiCo will not be liable to any Proponent for any claims, whether for costs, expenses, damages or losses incurred by the Proponent in preparing its proposal, loss of anticipated profit in connection with any final Contract, or any other matter whatsoever.

PROPOSAL EVALUATION CRITERIA

HaiCo will evaluate all proposals based on the following criteria. To ensure consideration for this Request for Proposal, your proposal should be complete and include all of the following criteria:

1. Human Resources: please note if you are a Haida owned company, if you are hiring Haida and/or using local sub-contractors. These are key criteria.
2. Overall proposal suitability: proposal must meet the scope and needs included herein and be presented in a clear and organized manner.
3. Experience: Proponents will be evaluated on their experience as it pertains to the scope of this project.
4. Previous work: Proponents will be evaluated on examples of their work.
5. Value and cost: Proponents will be evaluated on the cost of their proposal.
6. Technical expertise and experience: Proponents must provide descriptions and documentation of staff technical expertise and experience.

NO COMMITMENT TO AWARD

The RFP should not be construed as an agreement to purchase goods or services. The lowest priced or any proposal will not necessarily be accepted. The RFP does not commit HaiCo in any way to award a Contract.

PROPOSAL OWNERSHIP

All proposals and other records submitted to HaiCo in relation to the RFP become the property of HaiCo and, subject to the provisions of this RFP, will be held in confidence.

NO IMPLIED APPROVALS

Neither acceptance of a proposal nor execution of a Contract will constitute approval of any activity or development contemplated in any proposal that requires any approval, permit or license pursuant to any federal, provincial, regional district or municipal statute, regulation or by-law.

PROPOSAL SUBMISSION

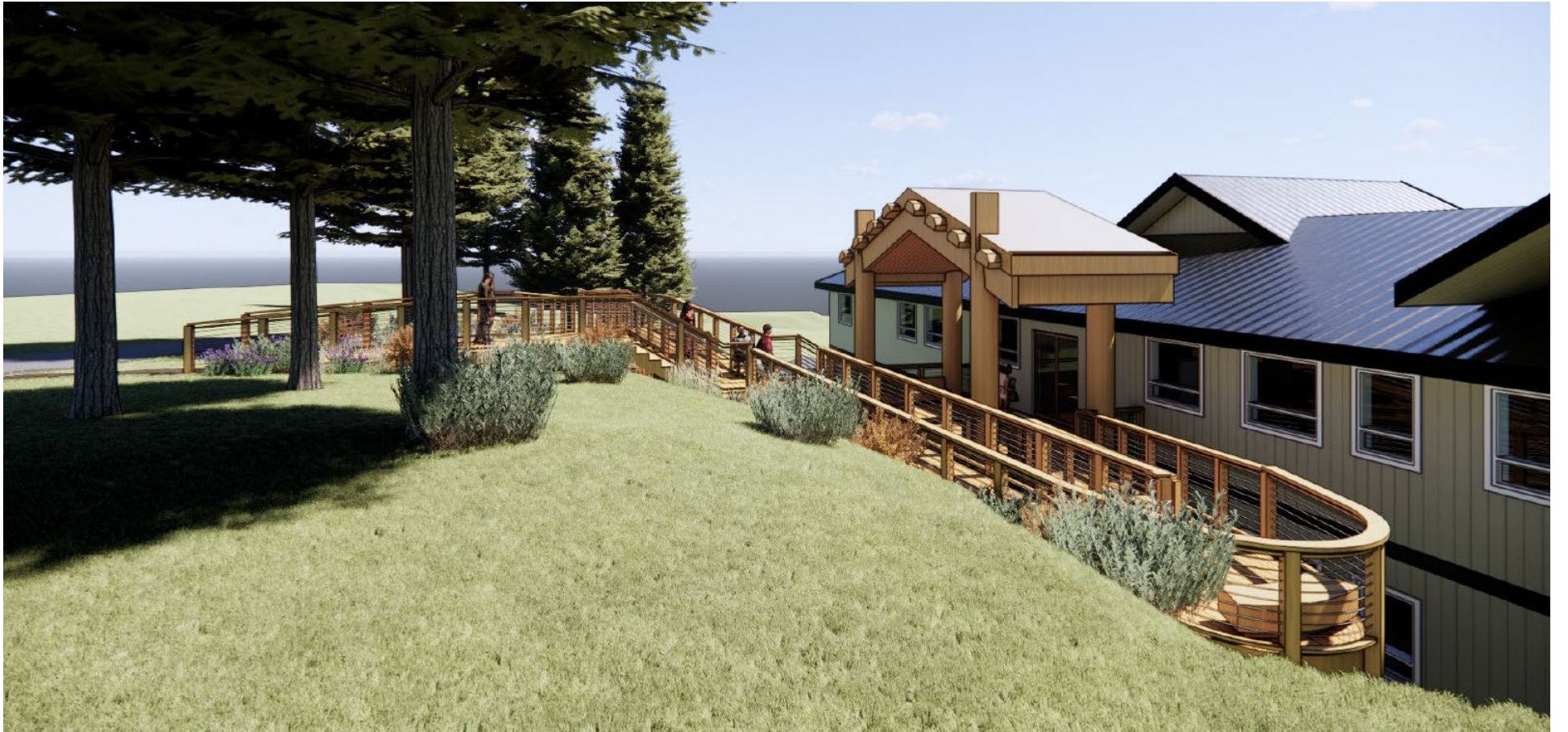
Each Proponent must ensure a copy of their proposal has been received by email or as a hard copy to the HaiCo address below **on or before 4 pm local time, April 1, 2024**.

HaiCo, Unit 1 - Hwy 16 Commercial Centre, Skidegate, V0T 1S1

Proposals can be emailed to: rfp@haico.ca

APPENDIX I – RENDERINGS





APPENDIX 2 –ARCHITECTURAL PLANS



22005_OHHG_Issued
to Surveyor_2024.02.:



3	2023/11/06	ISSUED FOR COORDINATION - SE EXIT
4	2023/12/02	ISSUED FOR DRAFT TENDER
5	2024/02/20	ISSUED TO SURVEYOR

OCEAN HOUSE - EXTERIOR DESIGN

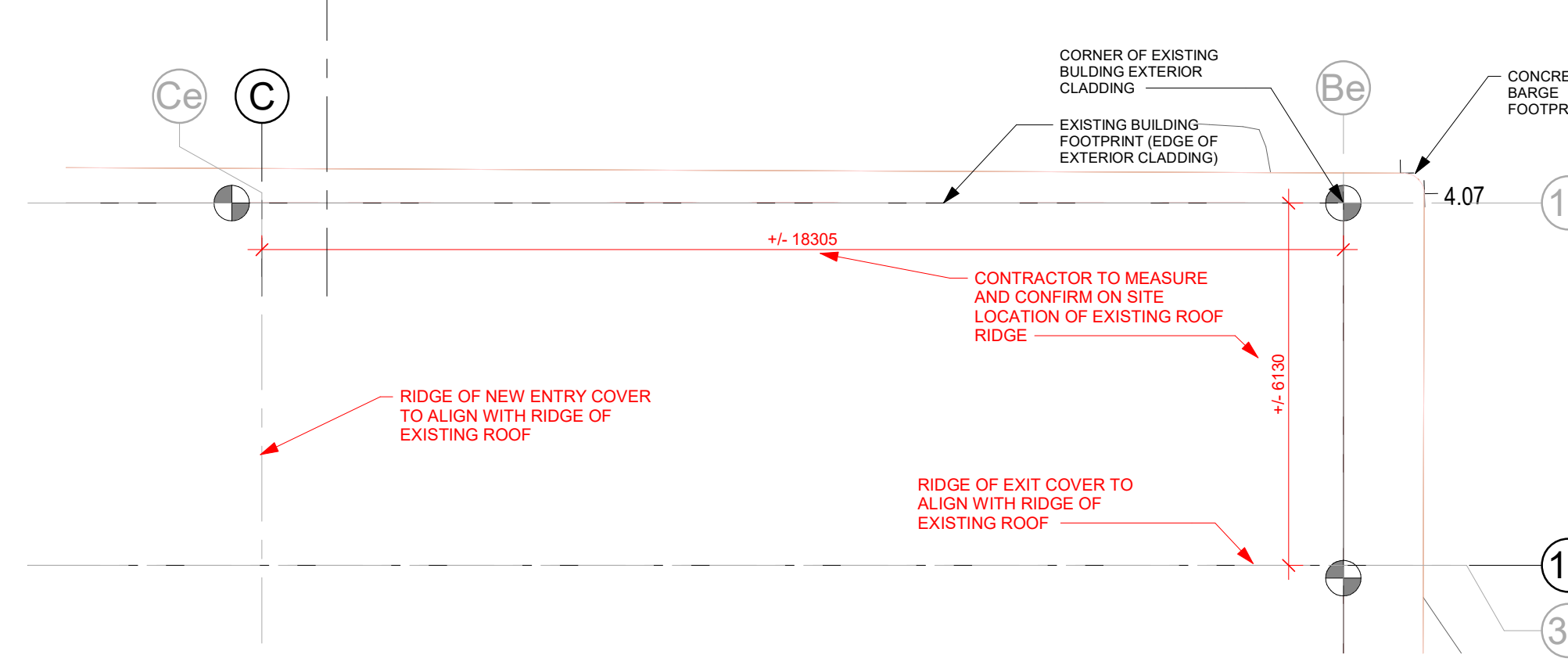
HAICO
Old Massett Village Council, PO Box 189, 345, Massett, Haida Gwaii

SITE PLAN + SETTING OUT PLAN

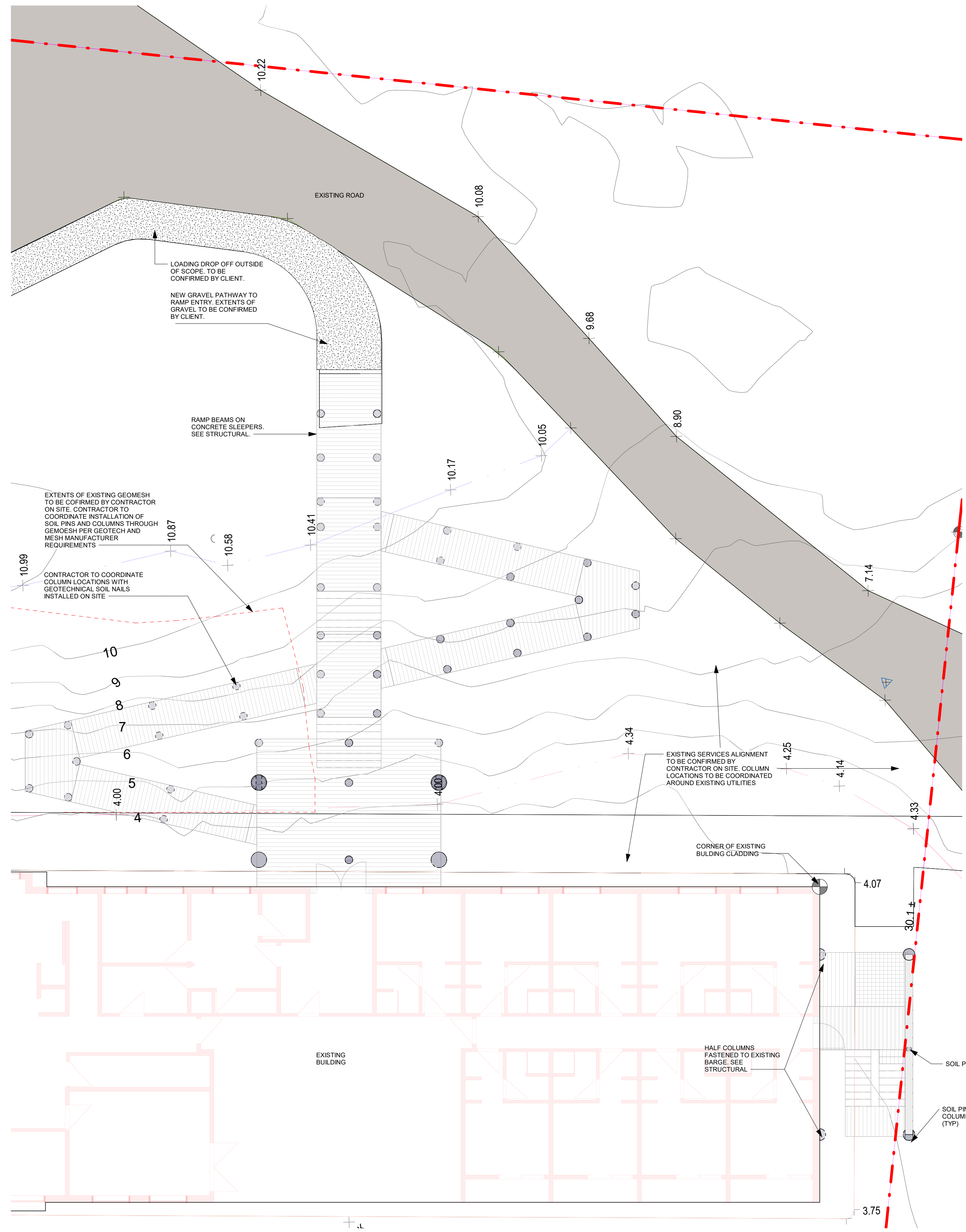
NOT FOR CONSTRUCTION

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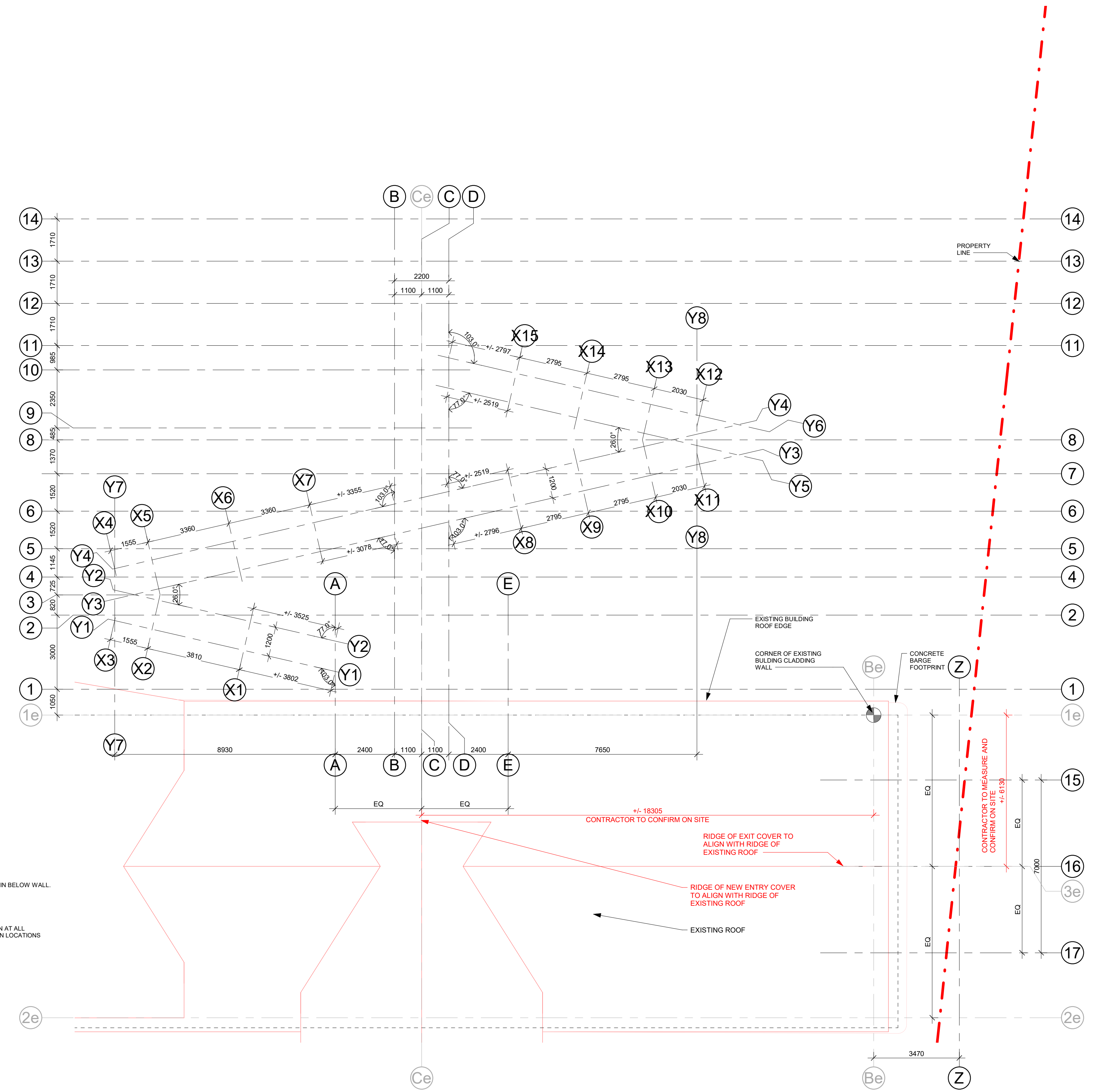
EXISTING PROPERTY LINES	
SETTING OUT POINT MARKER	
WATER LINE - APPROX. ALIGNMENT	
SANITARY LINE - APPROX. ALIGNMENT	
ELECT. LINE - APPROX. ALIGNMENT	



3 SETTING OUT DIAGRAM
1:100



1 SITE PLAN ENTRY AND EXIT
1:100



2 GRID LINE PLAN
1:100

Seal

Consultants

Key plan



Issued for

1	2022/07/14	ISSUED FOR CONCEPT DESIGN
3	2023/11/06	ISSUED FOR COORDINATION - SE EXIT
4	2023/12/02	ISSUED FOR DRAFT TENDER
5	2024/02/20	ISSUED TO SURVEYOR

Project title
OCEAN HOUSE - EXTERIOR DESIGN

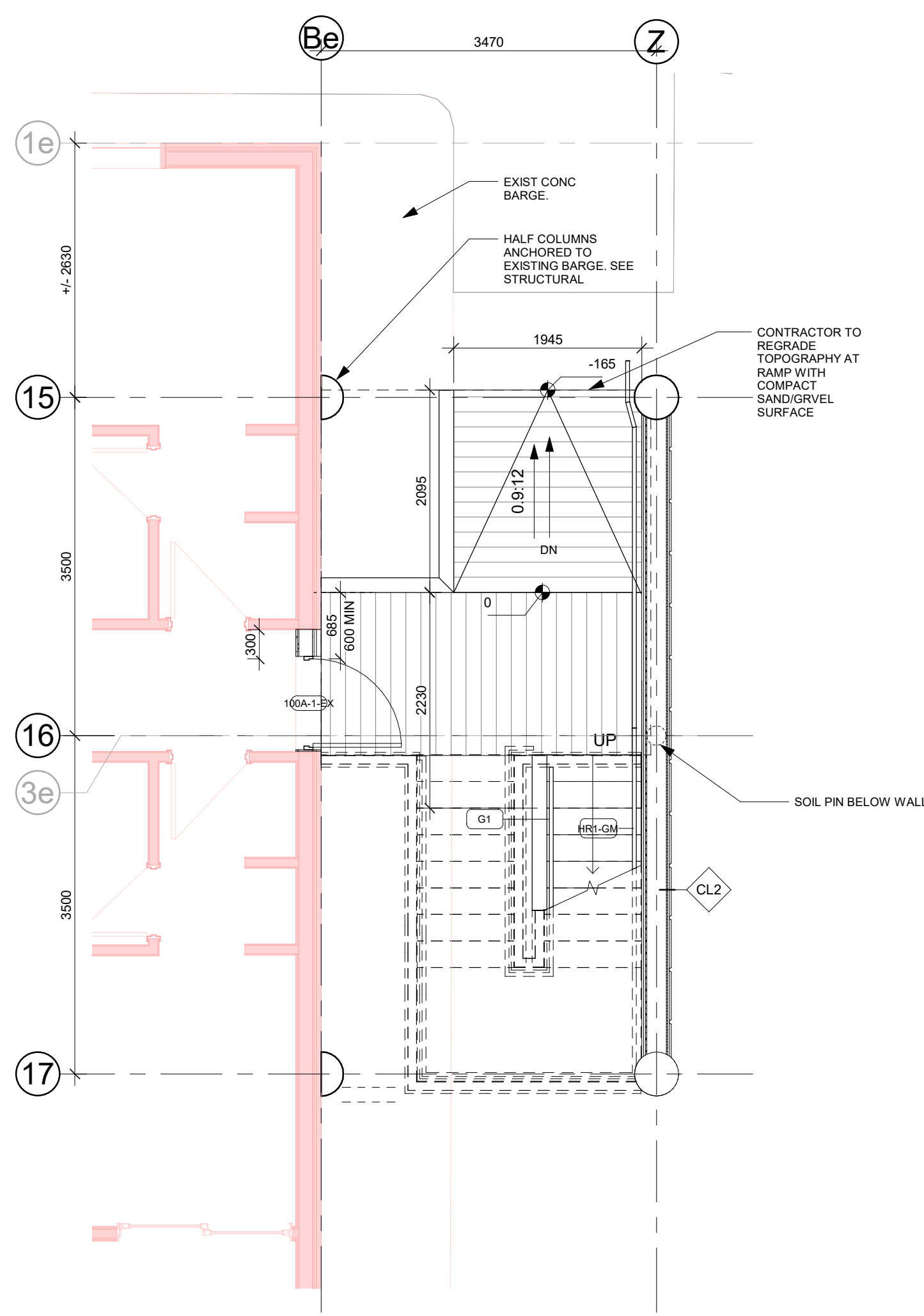
Client
HAICO

Site address
Old Massett Village Council, PO Box 189,
345, Massett, Haida Gwaii

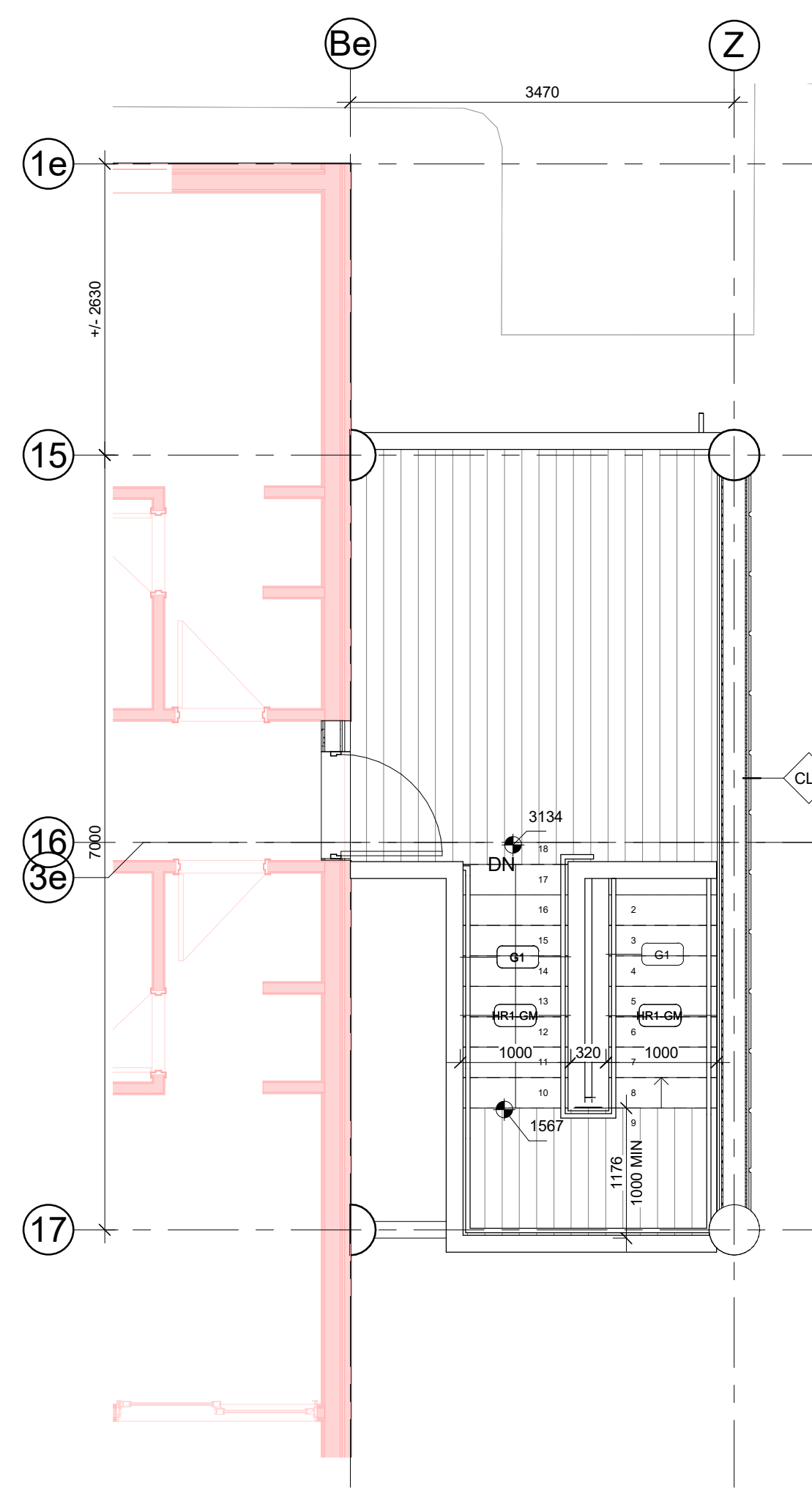
Sheet title
SE EXIT SCREEN & STAIRS

Date Printed 2024-02-20 3:02:19 PM
Sheet number Current issue 5

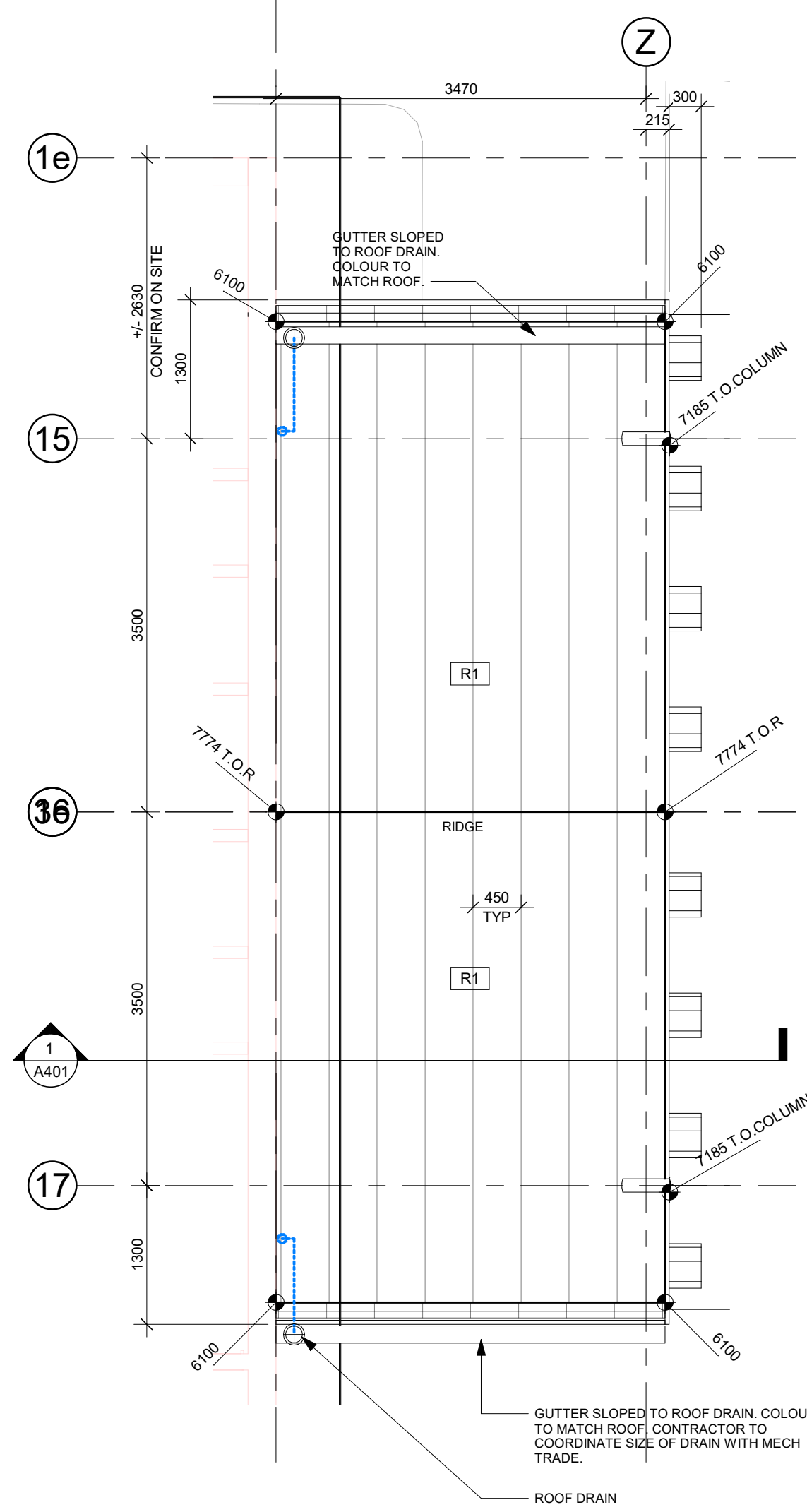
A210



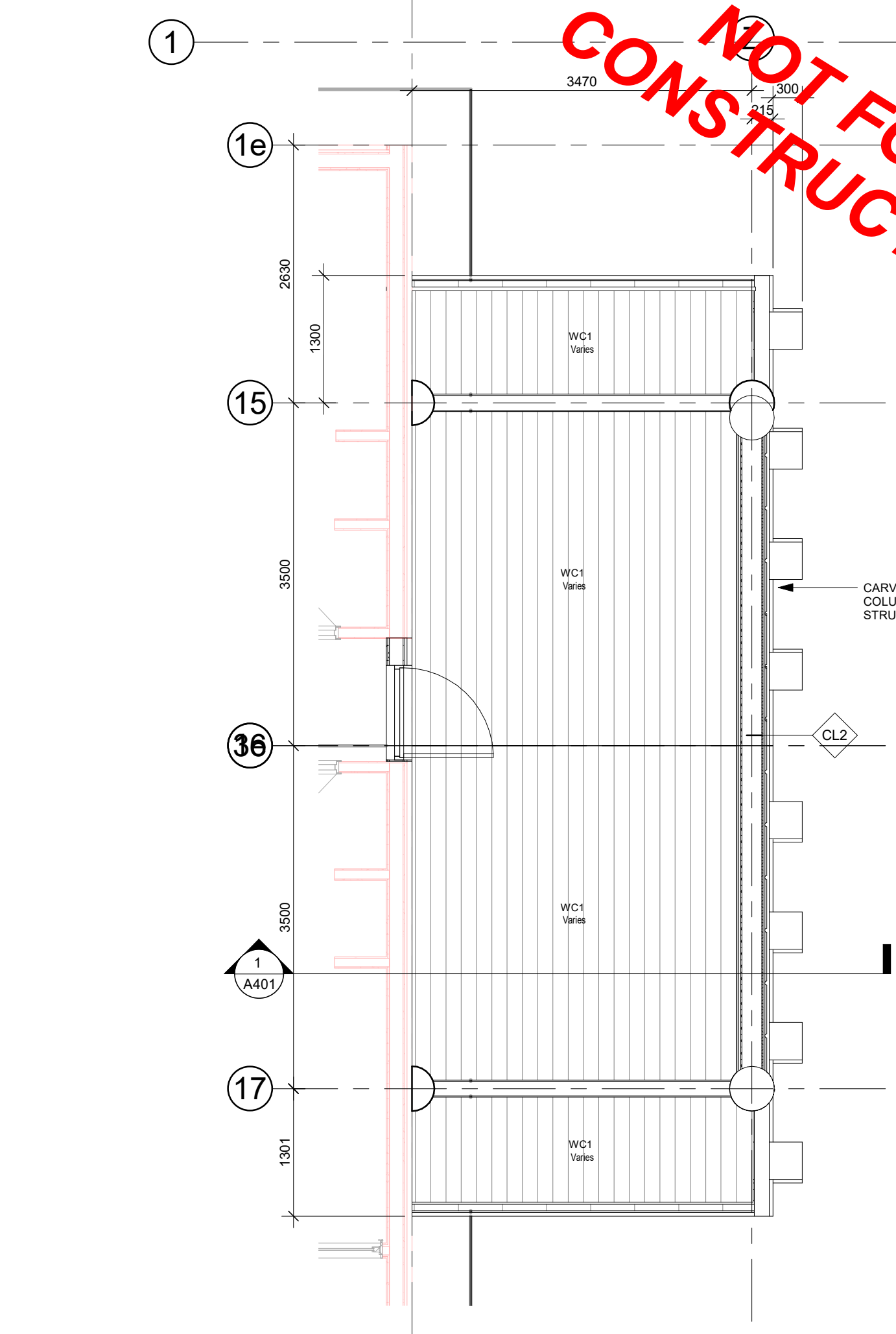
1 ENLARGED FLOOR PLAN - LEVEL 1-EX - SE EXIT
1:50



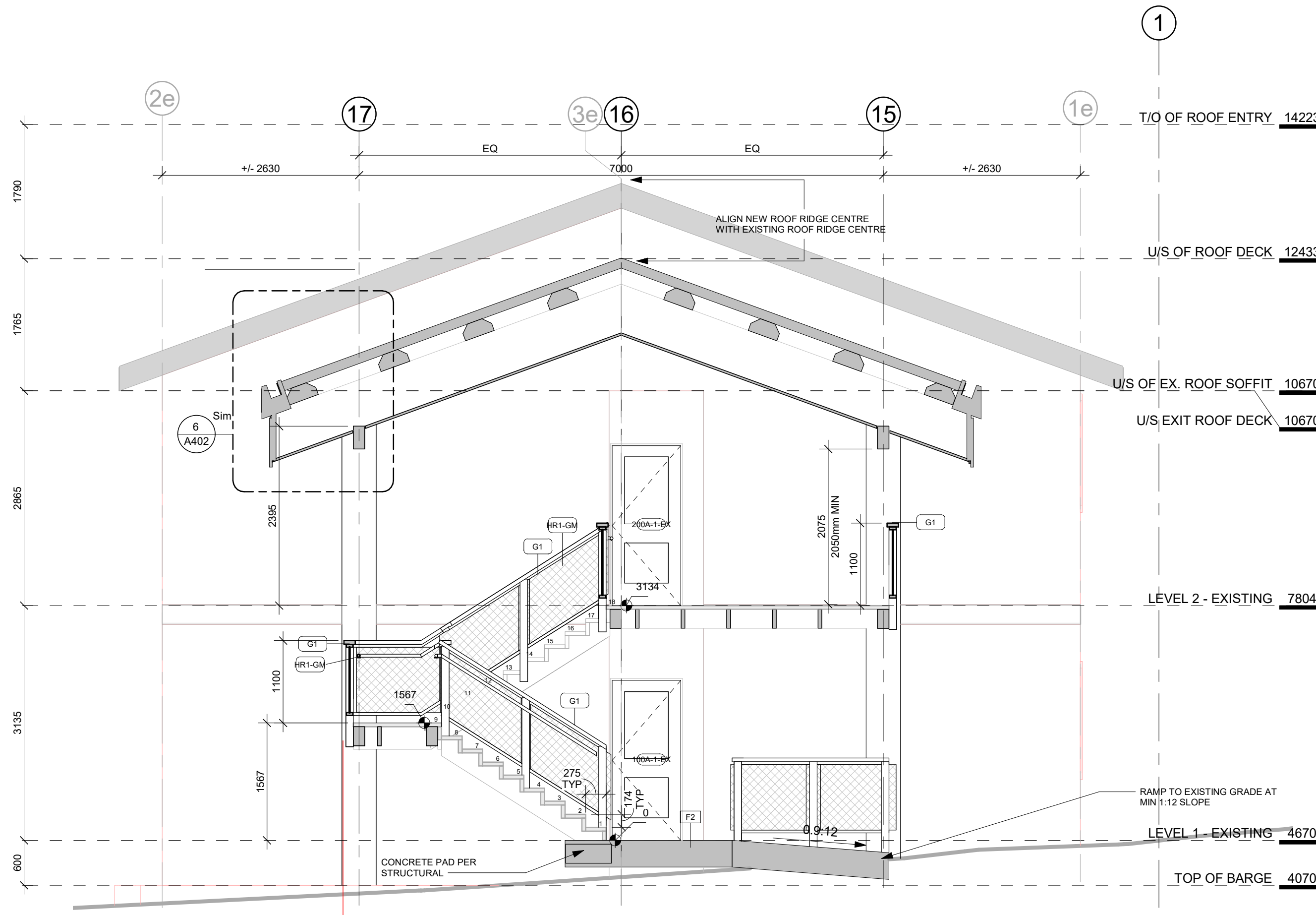
4 ENLARGED FLOOR PLAN - LEVEL 2-EX - SE EXIT
1:50



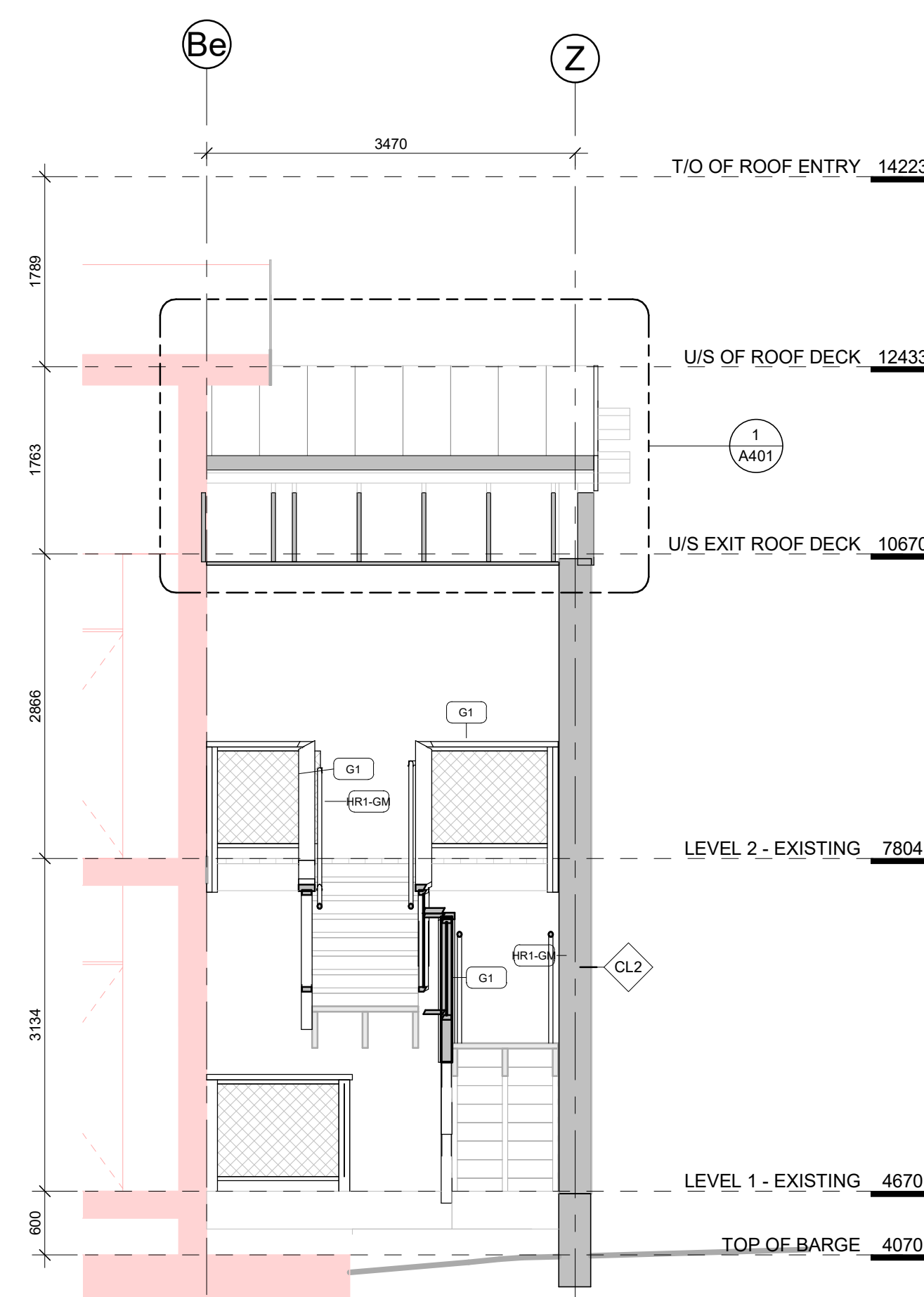
5 ROOF PLAN - ROOF SE EXIT
1:50



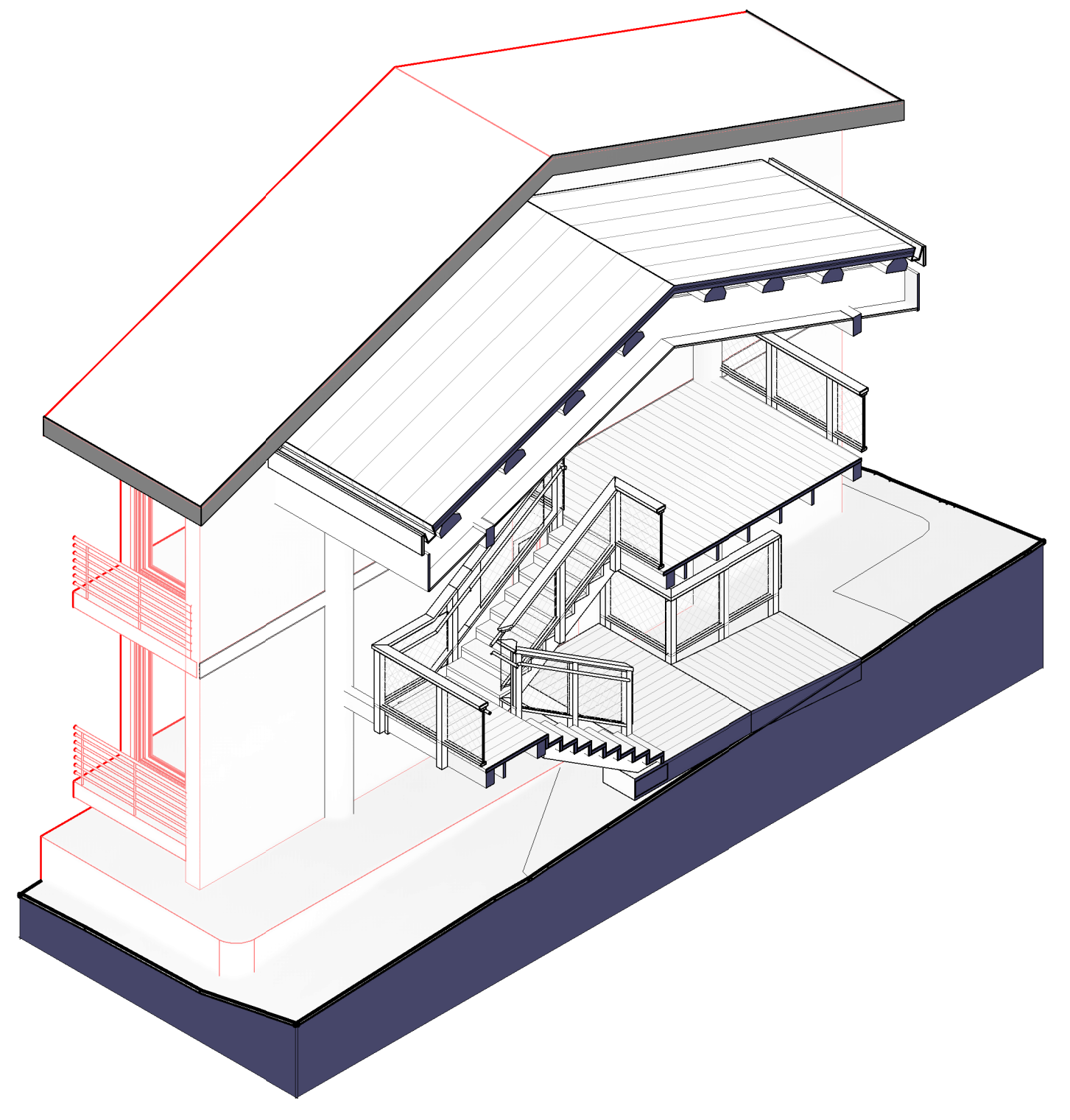
6 REFLECTING CEILING PLAN LEVEL 2 - EXISTING - SE EXIT
1:50



2 SE STAIRS - SECTION 1
1:50



3 SE STAIRS - SECTION 2
1:50



7 SE EXIT STAIR - 3D VIEW FROM SE

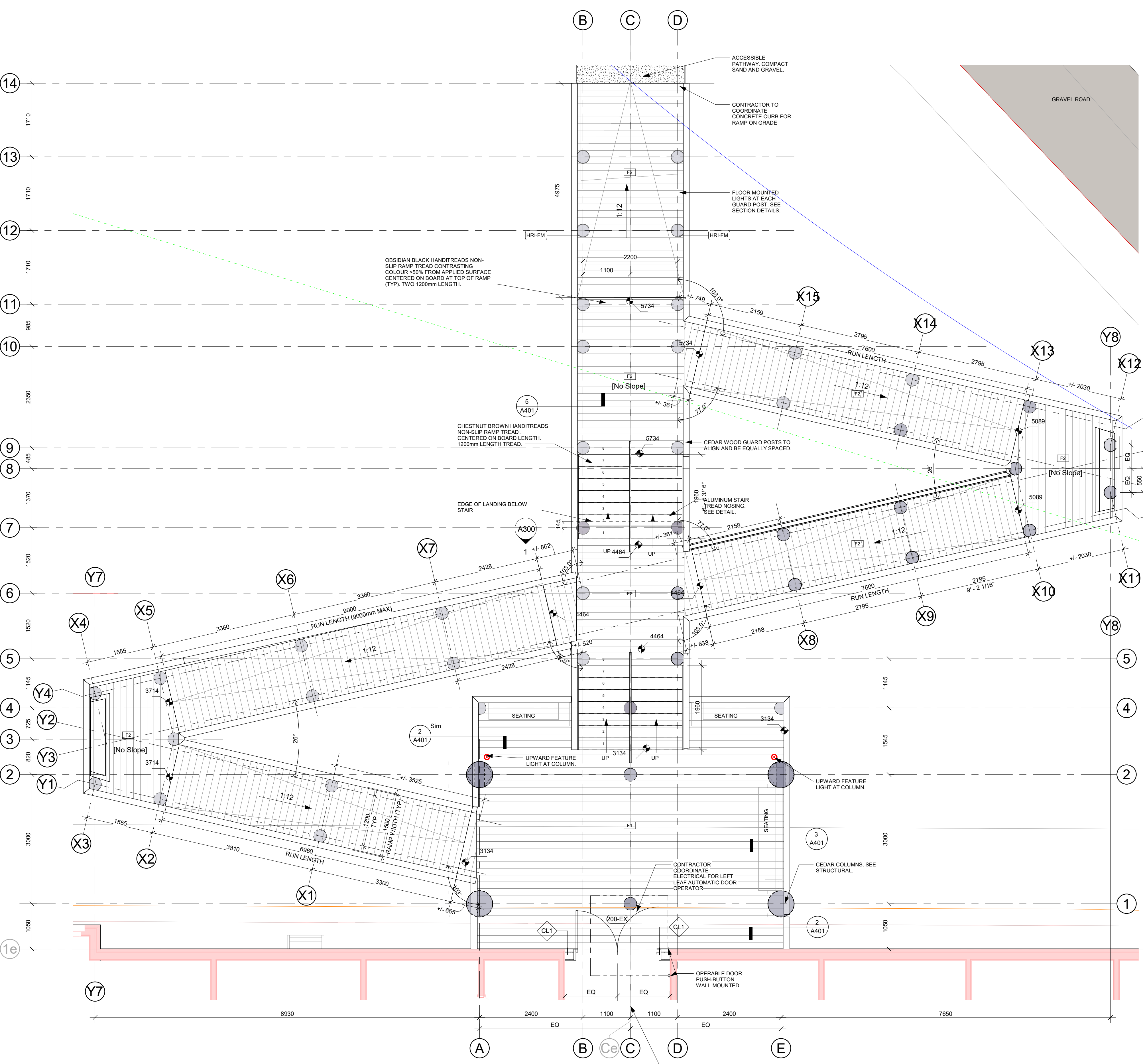
AXONOMETRIC DRAWING FOR REFERENCE ONLY. REFER TO PLANS, SECTIONS, ELEVATIONS, AND DETAILS

Legend:

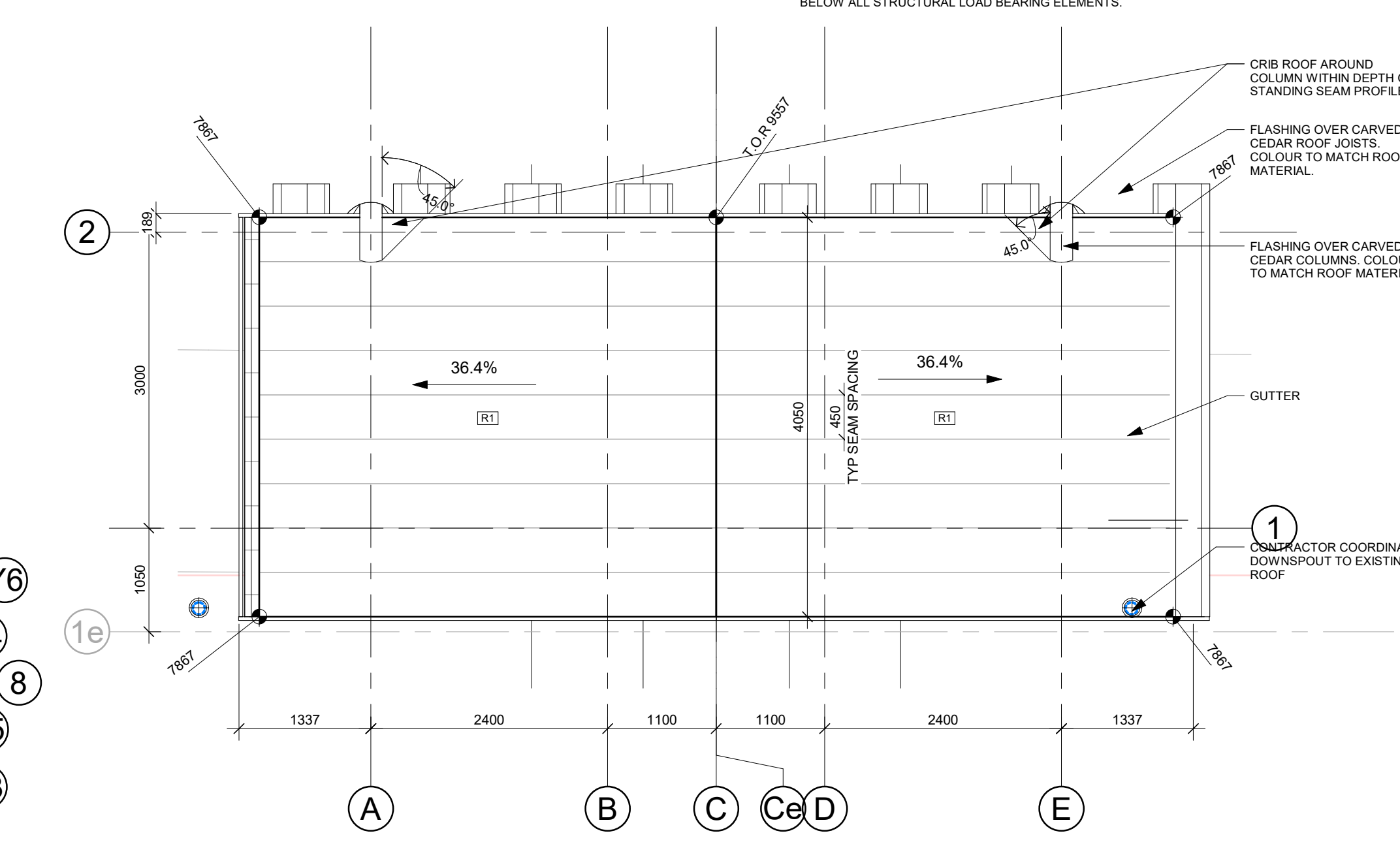
EXISTING PROPERTY LINES	
SETTING OUT POINT MARKER	
WATER LINE - APPROX. ALIGNMENT	
SANITARY LINE - APPROX. ALIGNMENT	
ELECT. LINE - APPROX. ALIGNMENT	

GENERAL NOTE:
1. EXISTING SERVICES ALIGNMENT TO BE CONFIRMED BY CONTRACTOR ON SITE.
COLUMN LOCATIONS TO BE COORDINATED WITH ARCHITECT AROUND EXISTING UTILITIES.
2. GEOTECHNICAL SOIL PINS TO BE COORDINATED WITH GEOTECHNICAL ENGINEER BELOW ALL STRUCTURAL LOAD BEARING ELEMENTS.

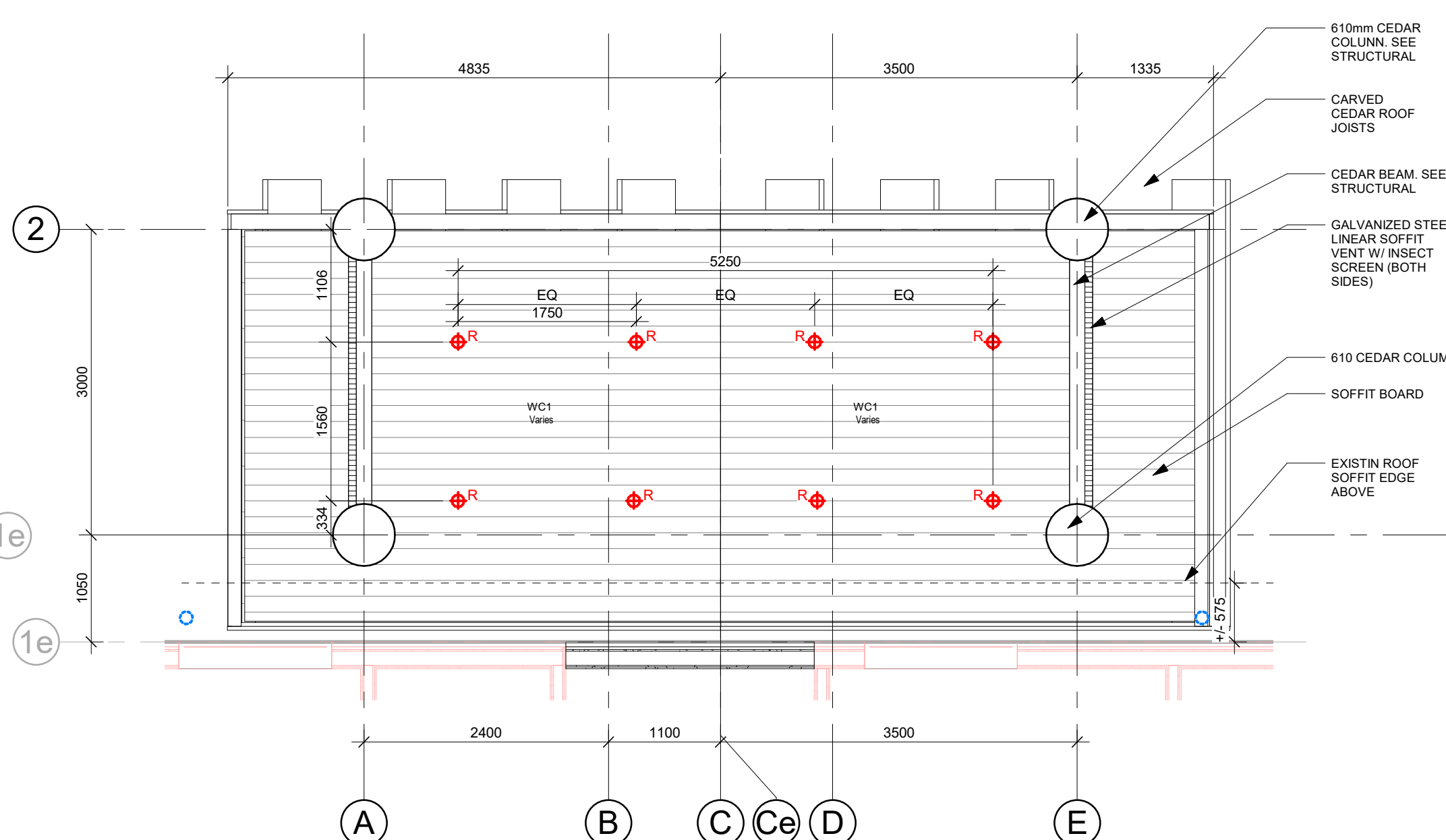
NOT FOR CONSTRUCTION



1 ENLARGED FLOOR PLAN - LEVEL 2-EX - ENTRY AND EXIT
1: 50



4 ROOF PLAN - ROOF
1: 50

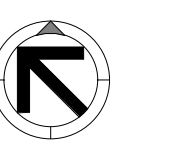


8 REFLECTED CEILING PLAN - LEVEL 2
1: 50

Seal

Consultants

Key plan



Issued for

1	2022/07/14	ISSUED FOR CONCEPT DESIGN
2	2023/10/19	ISSUED FOR COORDINATION
4	2023/12/02	ISSUED FOR DRAFT TENDER
5	2024/02/20	ISSUED TO SURVEYOR

Project title
OCEAN HOUSE - EXTERIOR DESIGN

Client
HAICO

Site address
Old Massett Village Council, PO Box 189,
345, Massett, Haida Gwaii

Sheet title
MAIN ENTRY AND ARRIVAL FLOOR PLAN AND ROOF PLAN

APPENDIX 3 –CAD FOLDERS



22005_OHHG_Issued
to Surveyor_2024.02.:

APPENDIX 4 –ARCHITECTURAL DESIGN UPDATE



2024.02.02 Ocean
House Design Update



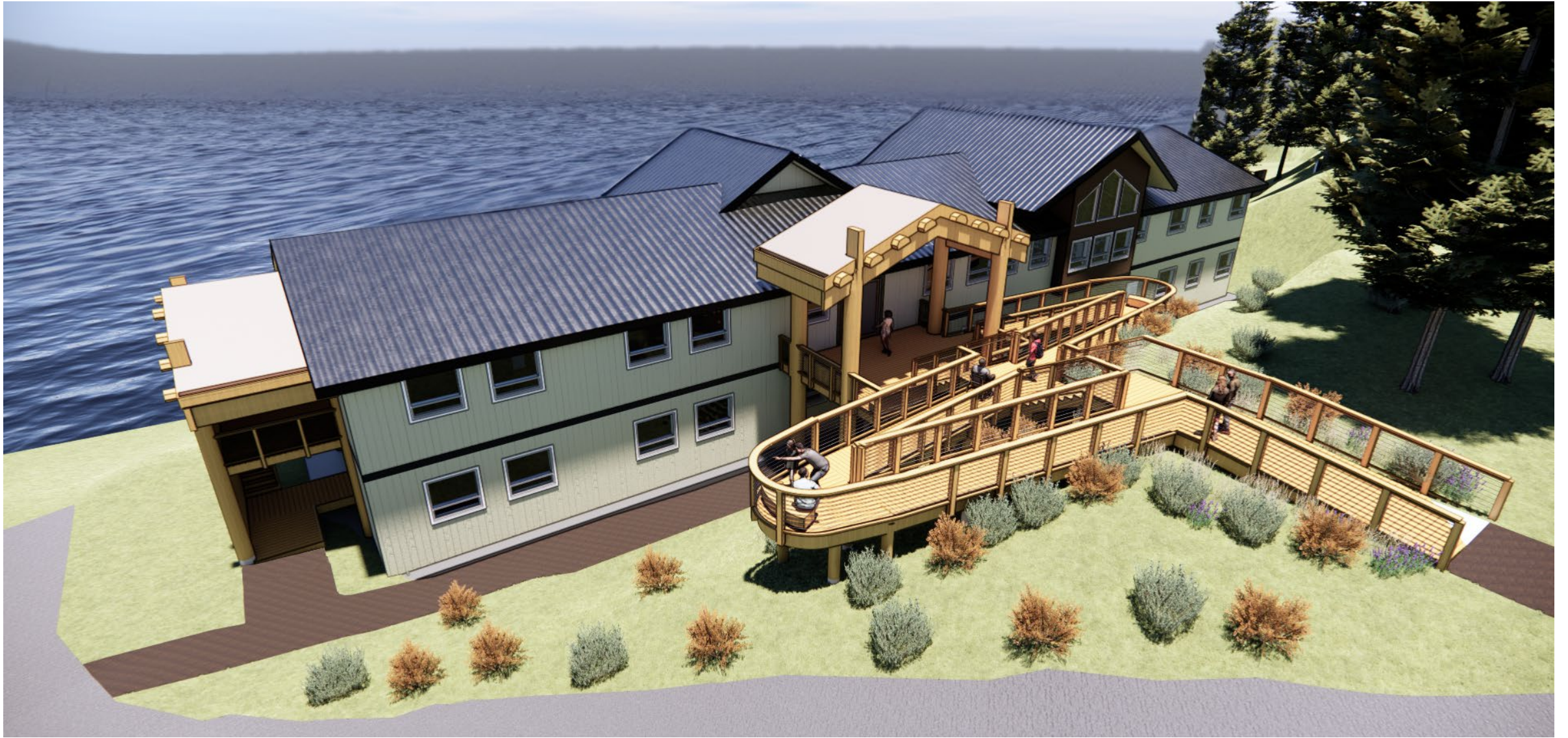
Ocean House - Haico

Design Update

Date
February 2, 2024

Meeting
Design Update





AERIAL PERSPECTIVE

Date
February 2, 2024

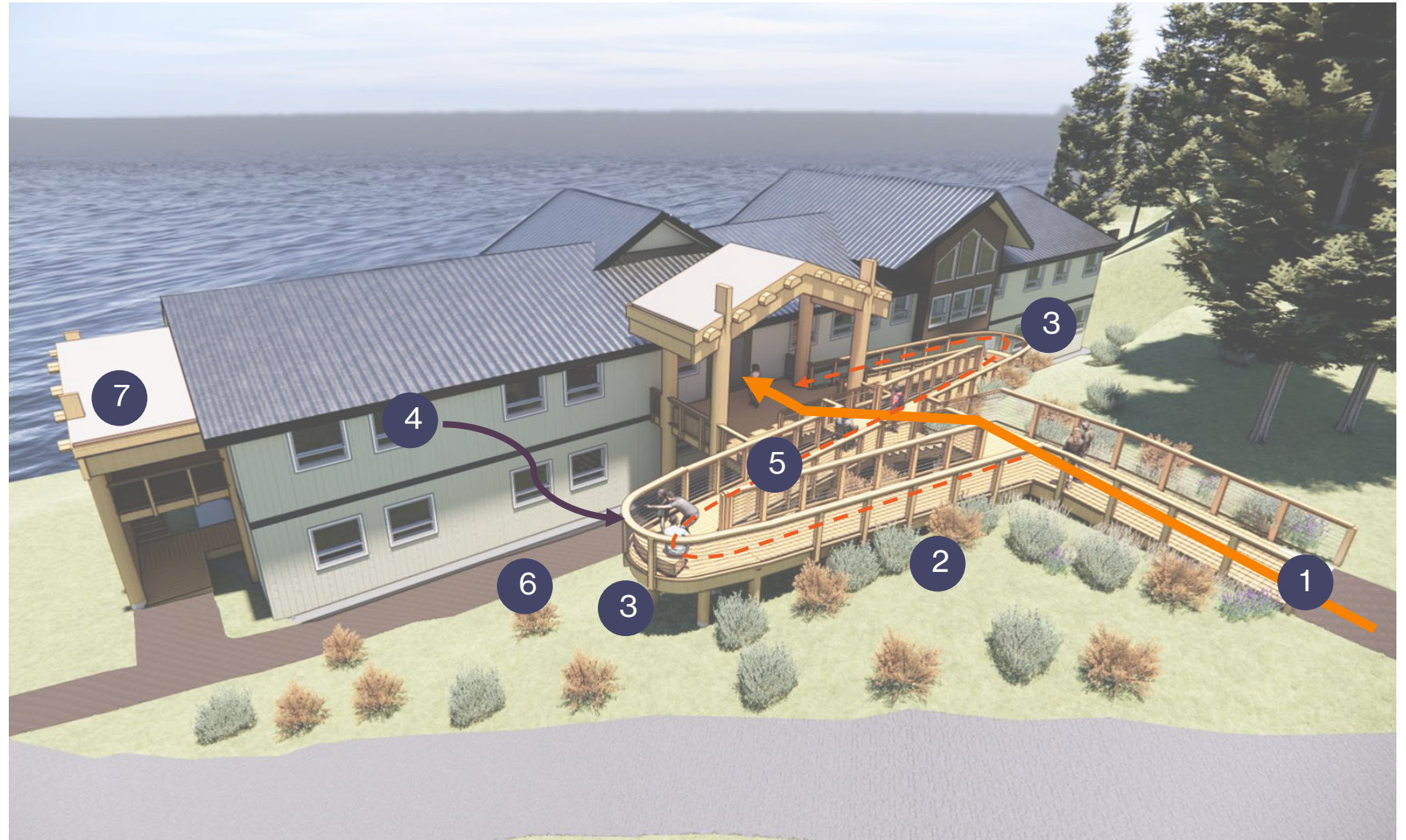
Meeting
Design Update

Project title
Ocean House - Haico



AERIAL PERSPECTIVE

- 1 Raised boardwalk from drop-off with direct route to entrance
- 2 Planting native to the area to soften the ramp edges
- 3 Moments of pause along the ramp
- 4 Pull ramp away from building for privacy to all units
- 5 Ramp slopes downward naturally with landscape (minimizes post heights and materials required)
- 6 5 ft Gravel pathway for cart access around building
- 7 Exit stair structure





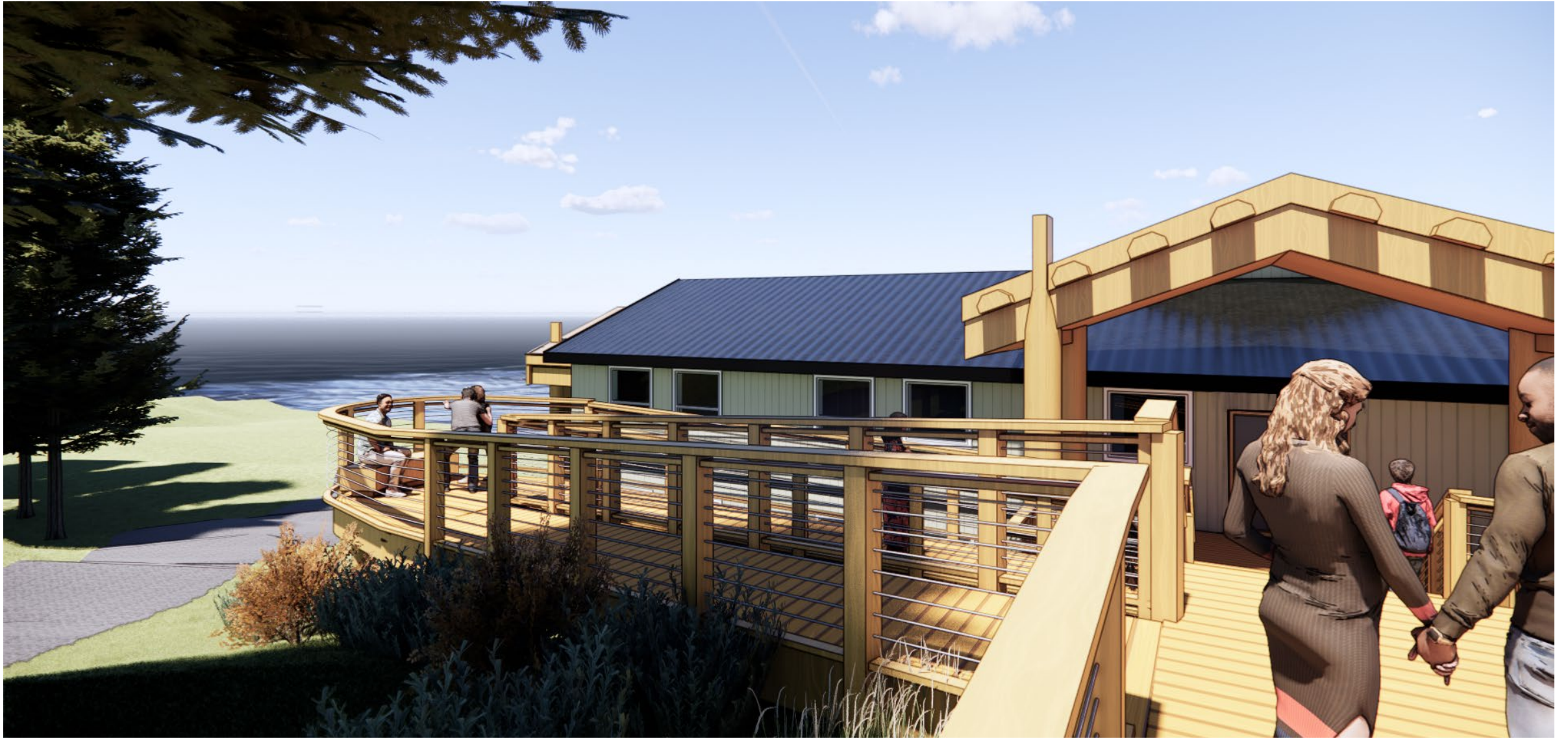
VIEW FROM DROP OFF

Date
February 2, 2024

Meeting
Design Update

Project title
Ocean House - Haico





VIEWS TO OCEAN ALONG MAIN ENTRANCE PATH

Date
February 2, 2024

Meeting
Design Update

Project title
Ocean House - Haico





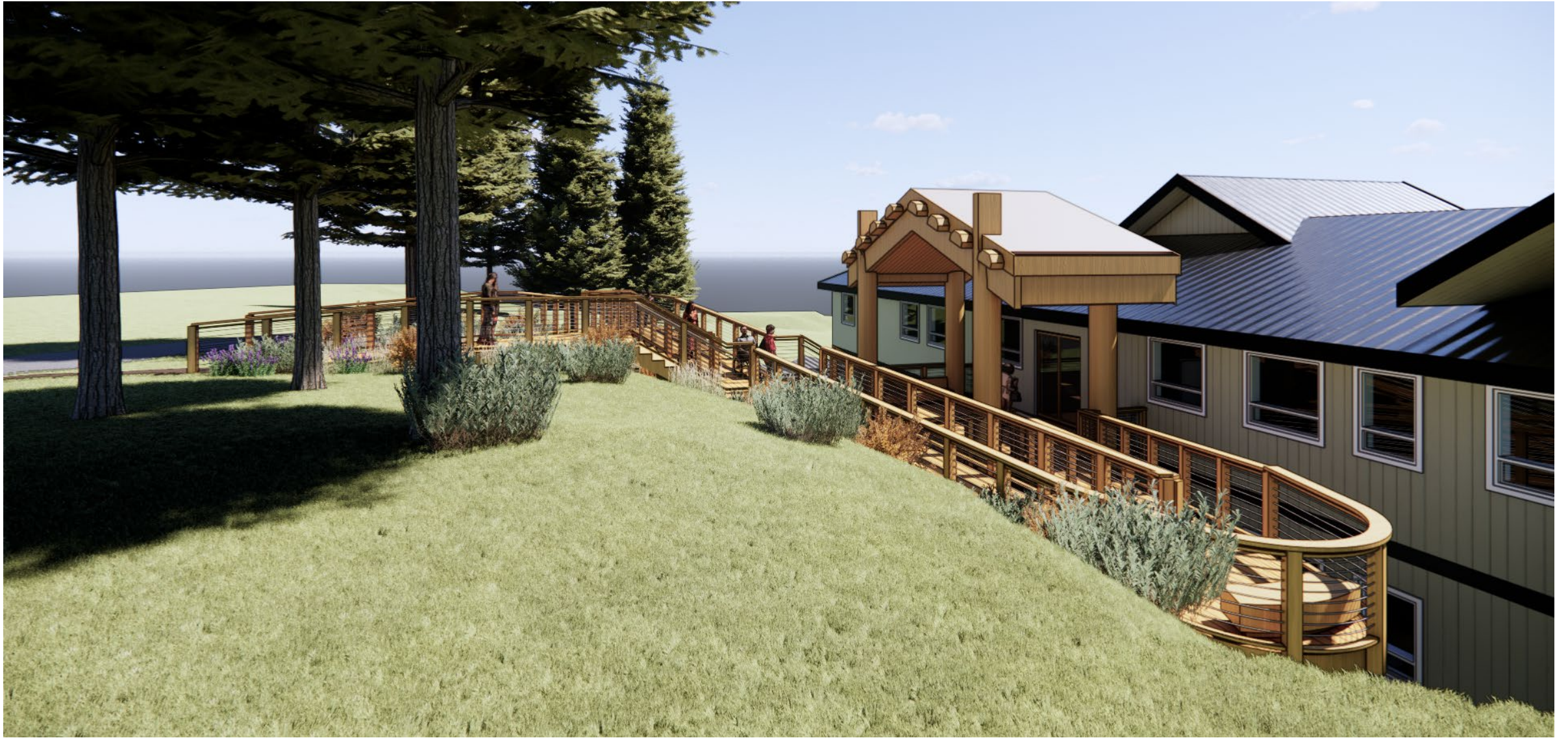
GRAND ENTRANCE AND STAIRCASE

Date
February 2, 2024

Meeting
Design Update

Project title
Ocean House - Haico





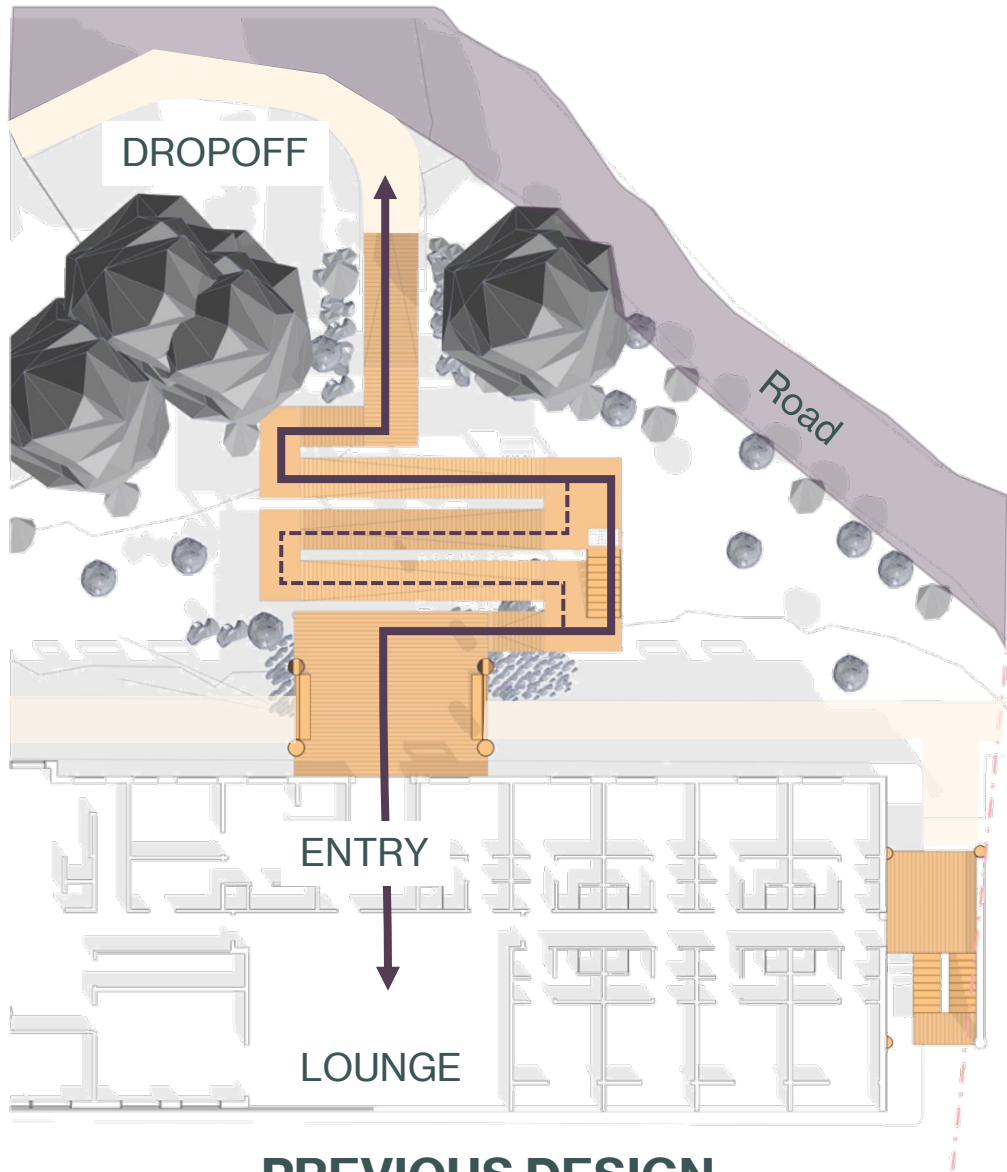
RAMP SETTLES WITH LANDSCAPE

Date
February 2, 2024

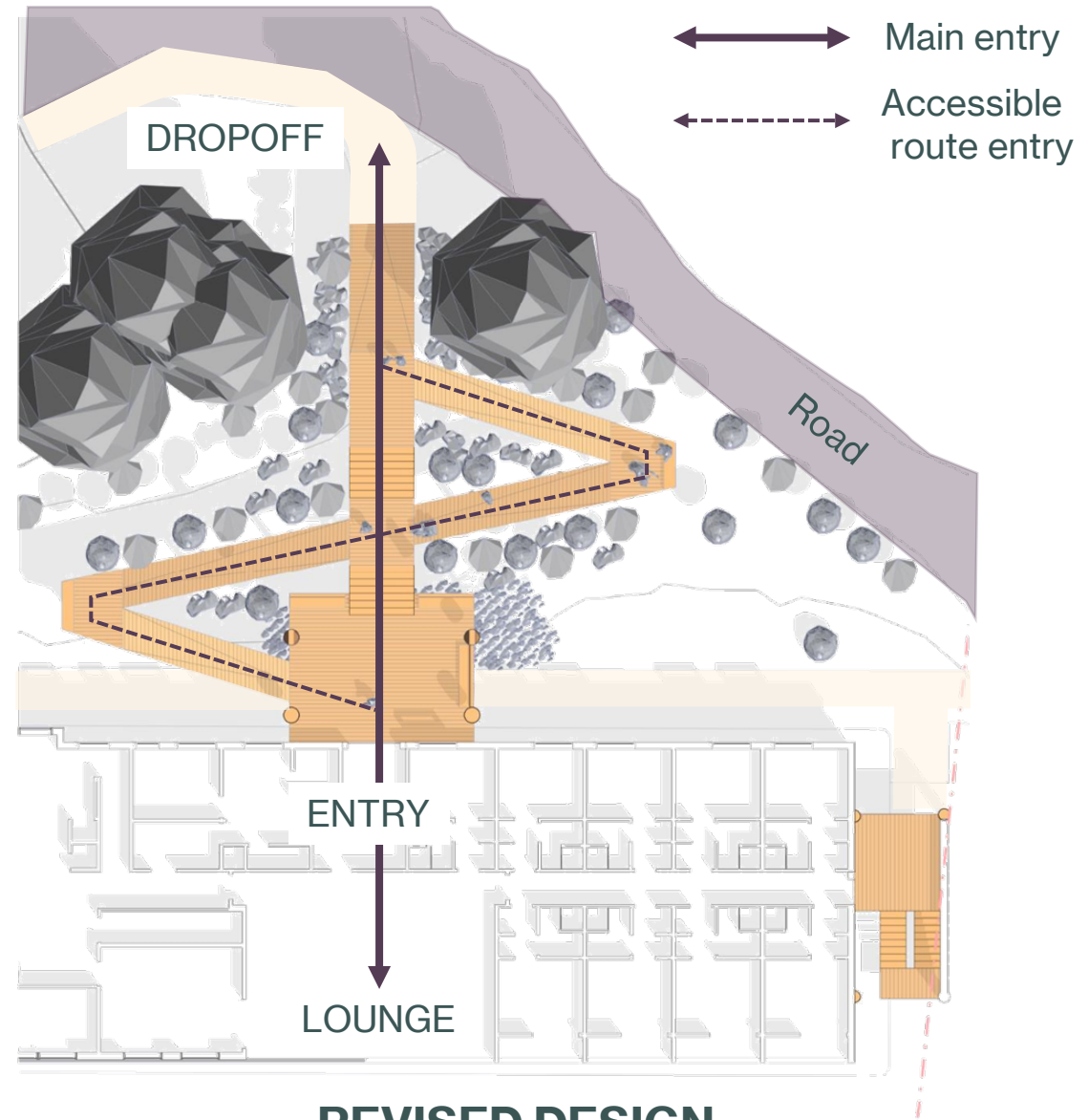
Meeting
Design Update

Project title
Ocean House - Haico





PREVIOUS DESIGN



REVISED DESIGN



PREVIOUS DESIGN



REVISED DESIGN