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Tikinagan
Child & Family Services

Modular Housing Request for Proposals No. 2023-2

ADDENDUM #2

Date: November 10, 2023

Questions and Responses No. 2

Q1: With respect to the set-up package, will the water, sewer and electrical services be in place ready for connection? With respect to service connections, we will set up connections provided the services are run under the building.

A1: Tikinagan expects that the proponent will provide base pricing to deliver the modular units to the First Nations. The proponent should also provide optional pricing to return and assist the Nations with installation of the units. Level of services required at the time of installation may vary depending on the First Nation.

Q2: What type of foundation will the buildings be placed on? I.e., Cribbing, screw piles, or club footing with pony walls? Who will be building the foundations?

A2: The type of foundation may vary by First Nation. For some, the modular unit may not be installed on a concrete foundation, rather a level gravel pad. Please propose options that are self supportive and may be utilized in different circumstances.

Q3: With respect to durable, solid construction with structural panels, are you looking for completed buildings or assemble on site panel buildings?

A3: Tikinagan would like complete modular buildings.

Q4: With respect to steel skid frames, is this a firm requirement? Our buildings are constructed on a 2" x 12" floor joist system with a triple joist on the outside walls and a double joist on the two end walls. They are rigid and respond well to travel, even on ice roads. If steel skid framing is required what dimension of steel frame is recommended?

A4: Please refer to Answer 2 above. Steel skid frames are not mandatory, but units must be self supportive.

Q5: With respect to fire resistance with a fire suppression system. Are you looking for a built-in sprinkler system tied into a fire detection system or would wall mounted fire extinguishers suffice?

A5: Tikinagan is comfortable with mounted fire extinguishers.

Q6: Heat source for the buildings. What type of heat source would you desire? Forced air electric, PTAC unit, baseboard heat or other?

A6: Tikinagan would prefer electric heating and cooling systems as most of the First Nations will be on the electrical grid by next year and propane services are inconsistent.

Q7: With respect to optional services. Is it anticipated that sites will be ready for placement of the buildings, or will a “staging area” be necessary with buildings being placed onto permanent foundations later after sites are prepared?

A7: Please refer to Answer 1.

Q8: With respect to 13. Termination, is there concession for an extension if the delivery is not possible due to ice road closure or poor conditions?

A8: Yes, this can be negotiated with the Successful Proponent.

All questions submitted by November 8, 2023, are included in this document.

END of Addendum #2