

Request for Proposals for Road Repairs: Woodlands Strata VR726

The Woodlands Strata, VR726 is seeking a qualified contractor to undertake surface road repairs.

Background:

During 2010 The Woodlands undertook the replacement of the main water line and installation of new street lighting. The existing internal asphalt roads were milled to a depth of 35mm, and trenching occurred for the installation of the new services. At the project completion, repaving of all internal roads was done to the same depth of 35mm.

Since this time, numerous surface cracks have occurred, mostly in the same locations as the old cracks in the previous road. The project Engineers have stated the recurrence of these cracks is due to the original road base not being rebuilt. The Engineers have also recommended that the cracks now be sealed, and that an asphalt sealer be applied to the affected roads.

Project Goal:

The goal of this project is to stop water from entering the cracks and moving into the road base, and to extend the life of the asphalt surface. Recommendations for the best solution are being sought from a short listed group of contractors.

Terms of Reference:

The Woodlands is located in the City of Vancouver and has five private roads accessed from Matheson Crescent, these are;

1. Raintree Court
2. Teakwood Place
3. Marchwood Place
4. Limewood Place, and
5. Jadetree Court.

All five roads are to be reviewed for **surface cracks, failing asphalt berms** and any **other anomalies** that would benefit from surface repairs. However, the most affected by surface cracking is the steeply sloped Marchwood Place, and therefore has the highest priority for repairs.

While it is anticipated that the scope of work will involve sealing the cracks and applying a seal coat across the entire roadway, an overall strategy and timing for repairs, or alternative solutions, should be described in the proposal. As well, each road should be listed separately outlining the repairs required and the cost for each road as a separate line item.

In light of recent articles about health concerns with asphalt sealants, the bidder is required to include product specifications and applicable standards for each product being considered for use on this project.

A copy of valid insurance and Workers Compensation should be included with the proposals. As well, a list of similar jobs completed in the last three years, and three references for past similar projects.

A guided walk around and a review of the site can be arranged with Michelle Castillo, Vice President of the Strata Council. Michelle can be reached at 778-998-5739 or michelle@castillomediagroup.com . Otherwise, the site is open and available for self guided review at any time.

Questions about contract management and specifics of this RFP should be directed to the Property Manager Chris Kasianchuk. Chris can be reached at 604-331-5264 or ckasianchuk@warringtonpci.com .

Review of the Proposals and Award of the Contract:

It is requested that the bid be submitted as a PDF document attention Chris Kasianchuk, emailed to ckasianchuk@warringtonpci.com by 2:00pm on June xx, 2011. If the proposal is submitted as a paper document, 8 copies should be delivered to;

Warrington PCI Management
1700 – 1030 West Georgia Street
Vancouver, BC
V6E 2Y3

Marked VR726 Road Repair Proposal, Attention Chris Kasianchuk

This project is a high priority for the Woodlands, and it is anticipated that review of the proposals and selection of a preferred contractor will happen in a short time frame.

Funding for this project has a maximum value as agreed to by the owners, therefore the scope of work may include only the higher priority repairs. The Woodlands reserves the right to choose the preferred contractor on criteria other than lowest bid.