



REQUEST FOR QUOTATION (RFQ)

Construction of Timber Storage Structure

RFQ No.: 2026-01

Issued by: Village of New Denver

Issue Date: Friday, October 16, 2026

Closing Date: Thursday, October 29, 2026 at 4:00 p.m.

Closing Location: Village of New Denver, PO Box 40, New Denver, BC V0G 1S0

Submission Email: office@newdenver.ca

1. INVITATION TO QUOTE

The Village of New Denver (the “Village”) invites qualified contractors to submit a quotation for the construction of a timber-frame storage structure located at 1045 Vancouver Street in New Denver, British Columbia.

The proposed structure consists primarily of a timber-frame structure supporting a roof system. The Village has obtained preliminary structural drawings for the proposed structure, which are included with this Request for Quotation. The Village will purchase the roof trusses and arrange for their delivery to the site; the contractor’s quotation must include their installation, but not their supply or their delivery.

2. PURPOSE OF THE RFQ

The purpose of this RFQ is to obtain preliminary construction pricing to help the Village determine whether the proposed storage structure can be delivered within the available budget. The drawings provided with this RFQ are preliminary and may be revised before they are issued for construction.

If the Village proceeds with the project, the successful contractor will be responsible for construction of the structure in accordance with the final issued-for-construction drawings and specifications, including any revisions made after this RFQ closes.

The Village intends to identify a preferred bidder based on the evaluation criteria outlined in this RFQ and may work with that bidder to review costs and explore adjustments to the design or scope of work to align the project with the available budget. Any revisions will be subject to the necessary engineering review and approval.

Issuing this RFQ does not commit the Village to awarding a construction contract. A final award will be subject to confirmation of the scope and price, available funding, completion of the required design and engineering review, and execution of a construction agreement acceptable to the Village.



3. PROJECT INFORMATION

The proposed storage structure is generally comprised of:

- Timber-frame posts, beams, and associated structural members;
- Structural footings, including associated excavation and backfilling;
- Manufactured roof trusses, to be purchased and supplied by the Village;
- A complete roof system, including metal roofing and associated materials and components;
- Structural connections, fasteners, and hardware; and
- All other work reasonably required to complete the structure in accordance with the drawings and project requirements.

The preliminary structural drawings have been prepared by Wainwright Engineering and are provided with this RFQ for the purpose of obtaining preliminary construction pricing.

Important Note – Preliminary Drawings

The drawings provided with this RFQ are preliminary structural drawings and have not yet been issued for construction.

The Engineer has advised that the drawings are sufficiently developed to obtain preliminary pricing; however, minor revisions may be made during the final engineering review before the drawings are issued for construction.

For example, the **1" NOTCH OPTION** shown in Details 5–7 on drawing S4 may be revised to **REQUIRED** following the Engineer’s final review.

Quotations must therefore be based on the preliminary drawings provided, while recognizing that minor revisions may be incorporated into the final issued-for-construction drawings.

4. SCOPE OF WORK

The successful contractor will be responsible for providing all labour, materials (except the roof trusses supplied by the Village), equipment, supervision, and coordination necessary to construct the storage structure in accordance with the final issued-for-construction drawings and project requirements.

The anticipated scope includes:

1. Review of the preliminary drawings and project requirements;
2. Coordination with the Village and the project Engineer as required;
3. Coordination of the Building Permit process as the Village’s authorized agent, including responding to permit review comments, coordinating required inspections, and completing any deficiencies or corrections required to obtain final approval;



4. Supply and construction of the timber-frame structure, including all associated structural connections, fasteners, and hardware;
5. Coordination with the Village regarding roof truss delivery and installation;
6. Excavation, preparation, backfilling, and construction of structural footings;
7. Installation of the roof trusses supplied by the Village;
8. Supply and installation of the complete roof system, including metal roofing and all associated materials, components, and labour required to provide a complete, weather-tight roof, in accordance with the final drawings and specifications;
9. Site cleanup and removal of construction debris; and
10. All incidental work necessary to complete the project.

The contractor is responsible for confirming dimensions, quantities, and construction requirements from the drawings and for identifying any apparent discrepancies or omissions before commencing construction. The contractor must construct the structure in accordance with the final issued-for-construction drawings and specifications, including any revisions made after this RFQ closes.

5. BUILDING PERMIT

The Village will apply for and pay the Building Permit and will remain the permit applicant.

The successful contractor will act as the Village's authorized agent for purposes of coordinating the Building Permit process and will be responsible for responding to permit review comments, coordinating required inspections, and addressing construction deficiencies or corrections identified through the inspection process.

The contractor will be responsible for ensuring that the work is completed in accordance with the Building Permit, approved drawings, applicable building code requirements, and the requirements of the Building Official.

6. ROOF TRUSSES

The roof trusses will be a manufactured component designed by a qualified truss manufacturer. The Village will coordinate the truss design with the project Engineer and manufacturer, arrange for the truss design package to be reviewed by the project Engineer before authorizing fabrication, purchase the trusses, and arrange for delivery to the construction site.

The contractor will be responsible for:

- Coordinating with the Village on truss delivery timing and installation requirements;
- Reviewing the final issued-for-construction drawings and the truss installation requirements;
- Installing the Village-supplied trusses in accordance with the final issued-for-construction drawings, the manufacturer's requirements, and applicable safety requirements; and



- Inspecting the delivered trusses before installation, identifying any apparent discrepancies, damage, or missing components, and promptly notifying the Village of any issues.

The contractor's quotation must include installation of the Village-supplied trusses as part of the overall construction price. The cost of purchasing and delivering the trusses will be paid by the Village and must not be included in the contractor's quotation.

The contractor must not alter the Village-supplied trusses or depart from the final issued-for-construction drawings or manufacturer's installation requirements without prior written authorization from the Village and any required engineering review.

7. PRICING

Bidders are requested to provide a lump-sum quotation for completion of the work described in this RFQ and the accompanying drawings. The quotation must include installation of the Village-supplied roof trusses, but exclude the cost of purchasing and delivering the trusses.

For clarity, the quotation must separately identify:

Item	Description	Price
1	Excavation, preparation, backfilling, and construction of structural footings	\$ _____
2	Timber-frame structure, including installation of Village-supplied roof trusses and associated structural connections, fasteners, and hardware	\$ _____
3	Other work / incidental items	\$ _____
Subtotal		\$ _____
Applicable taxes		\$ _____
Total Quotation		\$ _____

Any assumptions, exclusions or allowances must be clearly identified.

The Village may request clarification of quotations following the closing date.

Optional Unit/Allowance Pricing

Where a bidder believes that an item cannot reasonably be priced on a lump-sum basis based on the preliminary drawings, the bidder should identify the item and provide a clear allowance or unit price.

8. CHANGES TO PRELIMINARY DRAWINGS

The preliminary structural drawings may be revised following the Engineer's final review. The Village may also need to adjust the design, scale, or scope of the project to align with the available budget.



The purpose of this RFQ is to obtain preliminary construction pricing to help the Village determine whether the proposed project is affordable. If the preliminary pricing exceeds the available budget, the Village may work with a preferred bidder to explore design or scope adjustments before making a final construction award. Any design revisions will be subject to the necessary engineering review and approval.

If a construction contract is awarded, the contractor must complete the work in accordance with the final issued-for-construction drawings and specifications. If revisions materially affect the quoted price or construction schedule, the contractor must provide the associated cost and schedule implications in writing for the Village’s review and obtain the Village’s written approval before proceeding with any affected work that would result in additional costs or changes to the agreed schedule.

9. PROJECT SCHEDULE

The anticipated project schedule is as follows:

Milestone	Date
RFQ issued	Friday, October 16, 2026
RFQ closes	Thursday, October 29, 2026 at 4:00 p.m.
Target date to identify preferred bidder	Friday, November 6, 2026
Required completion	Friday April 16, 2027

Bidders should identify their anticipated construction duration and any factors that may affect their ability to meet the anticipated schedule.

The contractor must complete all work, including required inspections and correction of deficiencies, by April 16, 2027.

10. SITE VISIT

Bidders are encouraged to review the proposed construction site before submitting a quotation.

Site visits may be arranged by contacting:

Keith Macaulay
Public Works Foreman
Village of New Denver
utility3@newdenver.ca
250-551-0625

11. BIDDER QUESTIONS

Questions regarding this RFQ may be submitted in writing to the Village at the email address identified above. The Village may provide clarification at its discretion.



12. SUBMISSION REQUIREMENTS

Quotations must include:

1. Completed quotation form;
2. Lump-sum construction price;
3. Anticipated construction schedule;
4. Description of any assumptions, exclusions, or allowances;
5. Confirmation that the bidder has reviewed the preliminary structural drawings; and
6. Contact information for the bidder.

Quotations must be submitted electronically in PDF format to office@newdenver.ca by Thursday, October 29, 2026 at 4:00 p.m.

The email subject line should read: RFQ 2026-01 – Timber Storage Structure

13. EVALUATION AND AWARD

The Village intends to evaluate quotations based on the following considerations:

- Total quoted price and anticipated overall project cost;
- Completeness of the quotation and understanding of the scope of work;
- Proposed construction schedule and ability to meet the required completion date;
- Relevant experience and demonstrated ability to complete similar work; and
- Willingness and ability to work collaboratively with the Village to refine the project scope, as required, to align with the available budget.

The Village may request clarification or additional information from bidders and may engage in discussions regarding proposed pricing, scope of work, construction methods, materials, and potential adjustments to the preliminary design.

The Village may identify a preferred bidder with whom to undertake further discussions to confirm project costs and explore potential revisions to the design or scope of work. Any revisions to the design will be subject to review and approval by the project Engineer, as applicable.

The Village is not obligated to accept the lowest quotation or any quotation and reserves the right to reject any or all quotations, negotiate with one or more bidders, or discontinue the process.

Any final construction award will be subject to confirmation of the project scope and pricing, availability of funding, completion of the required design and engineering review, and execution of a construction agreement acceptable to the Village.



14. INSURANCE, WCB, AND LICENSING

The successful contractor will be required to provide evidence of appropriate insurance coverage, WorkSafeBC registration and any applicable business or contractor licensing prior to commencement of construction.

The contractor must hold a current Village of New Denver business licence or a valid West Kootenay Inter-Community Business Licence (ICBL), as applicable, before commencing work.

Specific insurance requirements will be confirmed by the Village prior to execution of the construction agreement.

15. CONSTRUCTION AGREEMENT

The successful contractor will be required to enter into a construction agreement with the Village prior to commencing work.

The final construction agreement and issued-for-construction drawings will govern the construction work.

16. DRAWINGS AND ATTACHMENTS

The following documents form part of this RFQ:

- Preliminary Structural Drawings prepared by Wainwright Engineering;
- Site plan; and
- Quotation Form.

Bidders are responsible for reviewing all documents provided with this RFQ and should identify any discrepancies or questions before submitting their quotation.



QUOTATION FORM

RFQ No.: 2026-01

Project: Construction of Timber Storage Structure

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____

Email: _____

Quotation

I/We hereby submit the following quotation for the work described in this RFQ and the accompanying documents:

Total Quotation, excluding taxes: \$ _____

Applicable taxes: \$ _____

Total Quotation, including taxes: \$ _____

Construction Schedule

Anticipated construction duration: _____

Earliest anticipated construction start date: _____

Assumptions / Exclusions



Confirmation

I/We confirm that I/we have reviewed the preliminary structural drawings and that the quotation is based on these drawings. I/We understand that the drawings may be revised during the Engineer’s final review before they are issued for construction.

I/We confirm that the quotation includes all labour, materials, equipment, and incidental work required to complete the scope identified in this RFQ, including the installation of the Village-supplied roof trusses, but excluding the purchase and delivery of the roof trusses and any other items specifically identified above as exclusions.

Authorized Signatory: _____

Name: _____

Title: _____

Date: _____