

City of Coquitlam

Request for Proposals RFP No. 25-115

Town Centre Park - Park Services Hub Seacan Storage Containers

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## **PROPOSAL SUBMISSION FORM**

#### 1. KEY DATES

RFP Issue Date	Tuesday, December 9, 2025
Deadline for Questions	2:00 PM (local time)
Send questions to: bid@coquitlam.ca	Wednesday, January 7, 2026
referencing the RFP name and number.	
Submission Dondling	2:00 PM (local time)
Submission Deadline	Monday, January 12, 2026

**Please Note:** The Procurement Department at City Hall will be closed at 12:00 PM on Wednesday, December 24, 2025 and reopen at 08:00 AM on Friday, January 02, 2026. Inquiries will not be reviewed until January 02, 2026. City service operations will remain in full service.

### 2 PROCUREMENT REQUIREMENTS, GUIDELINES, AND TERMS & CONDITIONS

All applicable requirements, guidelines, and terms and conditions for City procurement processes including, but not limited to, RFPs, RFIQs, and RFIs etc. are available on the City's website under <u>City Purchasing Information</u>.

To be eligible for the award, the City requires <u>only</u> the successful Proponent to agree to and have the following in place before providing any Goods or Services. The applicable requirements to this process are:

- a) Instructions to Proponents
- b) City Standard Terms and Conditions Purchase of Goods and Services

Do Not Submit – The items below are not required as part of this RFP Proposal. The City will request this documentation from the successful Proponent prior to entering into an agreement for Services.

- c) Commercial General Liability (CGL) insurance \$5M coverage provided on the City's Certificate of Insurance Contractor Form
- d) Prime Contractor Designation Form and be responsible for all the Work at the site in accordance with WCB regulations
- e) Be registered and provide WorkSafeBC clearance; upon request, the City may request an employer report
- f) A City of Coquitlam or Tri Cities Intermunicipal Business License is required for any Contractor performing Work within the City or if their office is located within the City, excluding delivery-only services.

#### 3 **DEFINITIONS**

"Agreement" "Contract" means the City Purchase Order that will be issued to formalize the Contract with the successful Proponent through negotiation process with the City based on the Proposal submitted and will incorporate by reference the Request for Proposals, the Terms and Conditions of Contract included in this RFP, any additional subsequent information, any addenda issued, the Proponent's response and acceptance by the City.

"City" "Owner" means City of Coquitlam;

"Contractor" means the person(s) firm(s) or corporation(s) appointed by the City to carry out all duties, obligations, work and services described in the Request for Proposal and all associated documentation, which may also include mutually agreed revisions subsequent to submission of a Proposal. Both "Contractor" and "Proponent" are complementary in terms of duties, obligations and responsibilities contemplated at the Request for Proposals stage, through evaluation process, execution and performance of the services and Works.

**"Price"** means the amount that will be paid by the City to the Contractor for delivery and acceptance of goods and Services;

"Project Manager" means the City staff member appointed to coordinate the Work;

"Proponent" means responder to this Request for Proposals;

"Proposal" means the submission by the Proponent;

"Request for Proposals" "RFP" shall mean and include the complete set of documents, specifications and addenda incorporated herein, and included in this Request for Proposals;

"Services" "Work" "Works" means and includes the provision by the successful Proponent of all services, duties, and expectations as further described in this RFP. This will also mean the whole of the Work, tools, materials, labour, equipment, travel, and all that is required to be done, furnished and performed by the Contractor;

"Shall" "Must" "Will" "Mandatory" means a requirement that must be met;

"Supply" "Provide" shall mean supply and pay for and provide and pay for.

#### 4 INSTRUCTIONS TO PROPONENTS

#### 4.1 <u>Acknowledgement</u>

The City acknowledges with gratitude and respect that the name Coquitlam was derived from the həṅqəmiṅəṁ (HUN-kuh-MEE-num) word kʷikʷəẋəm (kwee-KWET-lum) meaning "Red Fish Up the River". The City is honoured to be located on the kʷikʷəẋəm traditional and ancestral lands, including those parts that were historically shared with the qićəý (kat-zee), and other Coast Salish Peoples.

#### 4.2 Purpose

The City of Coquitlam ("City") requests Proposals from qualified, experienced companies to provide **Town Centre Park - Park Services Hub Seacan Storage Containers** as further described in **Scope of Work.** 

## 4.3 Proposal Submission

Proponents should complete and submit the information requested in this RFP document on the Proposal Submission.

#### 4.4 Prices

Prices shall be all-inclusive and stated in (Canadian Funds). Prices shall remain FIRM for the completion of the Services.

Prices shall include the provision of all tools, materials, equipment, labour, transportation, fuel, supervision, management, overhead, materials, traffic control, services, all necessary packing and crating (where applicable), Canadian Customs import and export duties, freight, handling, insurance, all other associated or related charges, foreign, federal, provincial and municipal taxes, bonding costs, all licences, permits, inspections and all other requirements necessary for the commencement, performance and completion of Services as described.

Taxes are to be shown separately at time of invoicing.

The lowest price of any Proposal will not necessarily be accepted but will be analyzed to determine best overall value.

#### 4.5 Requested Departures

The Proponent acknowledges that the departures requested in the Proposal Submission Form will not form part of the Contract unless and until the City specifically consents in writing to any of them. The City may not consider any departures not stated in the Proponent's Proposal Submission.

#### 4.6 Evaluation Criteria

a) Instructions for Proposal Submission and Attachment Referencing
The City uses Microsoft Word to streamline the transfer of Proponent information into an evaluation document. Responses on the Proposal

Submission Form should provide direct answers or concise summaries of any referenced attachments. Where attachments are necessary, each response should summarize the relevant information and clearly indicate where the City can find the corresponding details within the attachments, specifying precisely, for example, "see Section X, subsection Y, paragraph Z, on page N."

b) Submission Format and Content Authenticity

Lower scores may be assigned if Proposal Submission Forms:

- I. Non-conforming
  - Are not submitted in Microsoft Word format.
  - Rely solely on references such as "see section X in the attached document" without providing summaries.
- II. Authenticity and AI Generated Content
  - The City preference is for Proposals to be original and directly aligned with the requirements outlined in this RFP. Proposals containing boilerplate, non-specific, or AI-generated content may receive a lower score.
  - Proponents must demonstrate a clear understanding of the City's needs by providing detailed, tailored responses, including methodologies. Proposals lacking sufficient detail and originality may result in a lower evaluation score.
- c) Evaluation Criteria and Points Allocation

Each proposal will be evaluated based on the following criteria:

Proposal Evaluation Summary	Maximum Points to be Awarded
<u>Corporate</u>	30
Sustainable Benefits and Social Responsibility	10
<u>Technical</u>	30
<u>Financial</u>	30
Total	100

d) The criteria for evaluation of the Proposals may include, but is not limited to:

#### **Corporate Experience, Capacity and Resources**

- Business and technical reputation and capabilities; experience, financial stability, capacity and resources
- Value added benefits
- References
- Sub-contractors
- Health and Safety

### **Sustainable Benefits and Social Responsibility**

- Sustainable benefits
- Reconciliation
- Social Responsibility

#### **Technical**

- Methodology, set-up and execution of the Work
- Quality Assurance and Safety
- Risk factors
- Ability to comply with the stated specifications and requirements
- Schedule

#### **Financial**

Price

#### e) Proposal Comparison

These criteria will be used to determine best overall value to the City. Proposals will be compared to select one or more that are most advantageous.

f) Reference Checks and Interviews

Upon selection of one or more lead Proponent(s):

- References may be contacted
- Interviews may be conducted
  - As part of the evaluation of Corporate Experience

The City reserves the right to check references on other projects even if they are not specifically listed. Information obtained from references will be confidential and will not be disclosed to any Proponents.

g) Additional Evaluation Considerations

These criteria will be used to determine best overall value to the City as well as any other criteria that may become evident during the evaluation process.

The City may, at its discretion, request clarification or additional information from a Proponent with respect to any Proposal and the City may make such requests to only selected Proponents. The City may consider such clarifications or additional information in evaluating a Proposal.

h) Proposal Compliance and Rejection

Incomplete Proposals or Proposals submitted on forms other than the Proposal Submission Form may be rejected.

The City reserves the right to reject without further consideration any Proposal which in its opinion does not meet the criteria it considers essential for the Work outlined in this RFP.

Where only one Proposal is received, the City may reject such and re-issue the RFP on a selected basis.

#### i) Disclosure of Information

Proponents agree the City may disclose names of Proponents and total award amount, however, unevaluated results, unit prices, rates or scores will not be provided to any Proponents.

## 4.7 <u>Delivery</u>

Delivery is to be made with **minimum 48 hours' notice**, at a scheduled time that is mutually acceptable to the City, freight prepaid F.O.B to:

City of Coquitlam 1250 Pipeline Road Coquitlam, BC

#### 4.8 Delivery Dates

**Delivery Date** - The Work shall be delivered no later than **April 6, 2026.** 

#### 5 SCOPE OF SERVICES

### 5.1 General Requirements

The Successful Proponent will be responsible for:

- Supply of two (2) new 40 feet (L) seacan storage container units
- All required labour, materials, equipment, transportation, and supervision
- Compliance with all applicable codes, regulations, and standards
- Obtaining and providing all engineering documents required for modifications
- Ensuring Work is completed safely and in accordance with the WCB / City's Site Safety Requirements
- Providing all warranties for materials, workmanship, and finishes
- Coordinating delivery and placement with the City.

#### 5.2 <u>Technical Specifications</u>

- a) Architectural and Structural Requirements:
  - Overall exterior dimensions: 8'(W) x 40'(L) x 9'-6"(H)
  - Container exterior to receive an Acrylic Enamel painted finish (colour TBD)
  - One (1) 3068 personnel door with standard locking lever style entry set
  - Insulation: wood framed interior with R14 batt insulation and ½" plywood.
  - Structural reinforcement at any cut-outs or installed components.
  - Structural reinforcement and engineering to accommodate for roof structure supplied by Others. P.Eng stamped shop drawings and sign-offs are required. Roof structure size: 40'Wx40'L

• Minimum of four (4) – anchoring points welded to each container (Qty. to be determined by supplier engineer)

## b) Mechanical Requirements

Each container to be provided with:

- Two (2) 12" x 12" fixed louvre c/w rodent and bug screen (1 high on the bulkhead / 1 low on one cargo door) for passive venting
- One (1) 4800W ceiling-mounted fan-forced heater c/w thermostat
- One (1) shutter mounted exhaust fan c/w weather hood
- One (1) baseboard heaters
- One (1) rough-in provision for a future sink (one location only)
- One (1) hose-bibb at exterior (one location only)

#### c) Electrical Requirements

Each container to be provided with:

- One (1) 100A electrical panel c/w LB for site power infeed (120/240V-1 ph-12/24cct)
- Four (4) 4' LED strip light c/w motion detection switch
- Six (6) 15A duplex receptacles c/w dedicated breaker
- Two (2) 15A GFCI exterior duplex receptacles c/w weather proof cover and dedicated breaker
- All electrical to be surface mounted in conduit
- Distribution to exterior chargers for EV stalls Qty 3. 110V @ 10amps. Separate breakers for each.
- All electrical Work to meet BC Electrical Code and be inspected by a certified authority

Figure 1

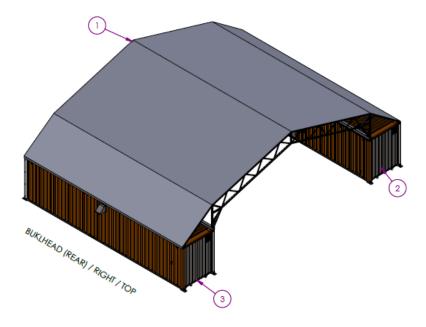


Figure 2

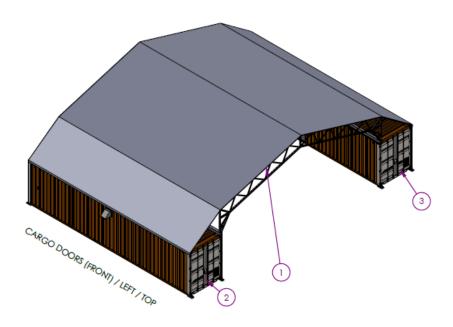
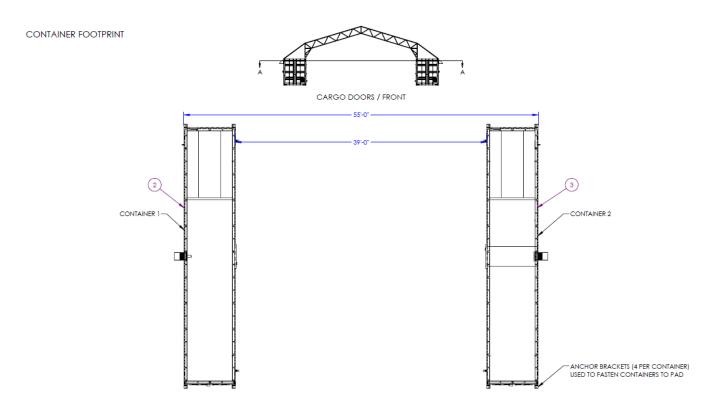
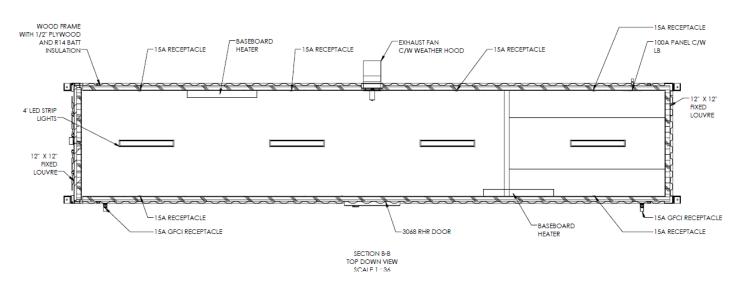


Figure 3

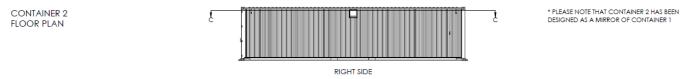


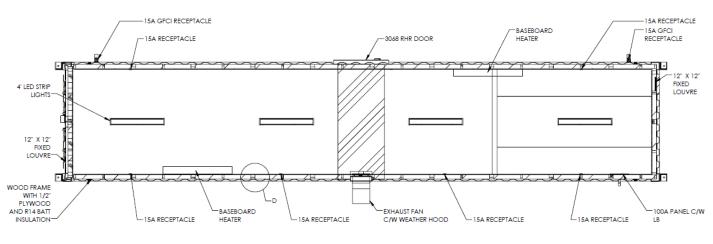
## Figure 4



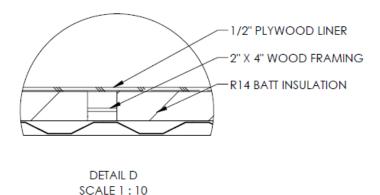


## Figure 5





#### Figure 6



### Delivery & Installation

The Proponent is responsible for:

- Transport to Town Centre Park
- Using appropriate crane/HIAB/tilt-deck equipment
- Placement at the exact location identified by the City
- Coordinating timing with City staff
- Ensuring overhead and ground clearance is adequate
- Protecting landscaped areas and hard surfaces during delivery. Any required restoration due to damage will be the Contractor's responsibility.
- Exclusions (Provided by Others)
  - Foundations or footings
  - Roof structures
  - Site-run power connection to the container's panel
  - Final plumbing tie-ins

#### 5.3 Site Control and Organization

The Contractor shall at all times be responsible for maintaining safety zones around the worksite with safety barricades and signage to protect workers, City Staff and Public.

The Contractor shall at all times keep the site secure, safe, clean and orderly as the Work allows, with the removal of trash and debris daily.

#### 5.4 Protection of Public

The Contractor shall take adequate measures to protect the public, City staff, and all others on site from injury, damage, or other loss resulting from maintenance operations and related activities.

The Contractor shall promptly report to the City any safety incidents as they occur.



## **City of Coquitlam**

## PROPOSAL SUBMISSION FORM

RFP No. 25-115

# **Town Centre Park - Park Services Hub Seacan Storage Containers**

Proposals will be received as per the date and time specified in the Key Dates Section of the RFP.

#### **INSTRUCTIONS FOR PROPOSAL SUBMISSION**

Proposal submissions are to be returned in Microsoft Word and any other supporting documents to be consolidated into one PDF file and uploaded through QFile, the City's file transfer service accessed at website: <a href="mailto:qfile.coquitlam.ca/bid">qfile.coquitlam.ca/bid</a>

- 1. In the "Subject Field" enter: RFP Number and Name
- 2. Add files and "Send Files"

(Ensure your web browser remains open until you receive 2 emails from QFile to confirm upload is complete.)

Proponents are responsible to allow ample time to complete the Proposal Submission process. If assistance is required phone 604-927-3037.

Legal Name of Company	
Contact Person and Title	
Business Address	
Telephone	
Email Address	

## 1. **DEPARTURES**

**a) CONTRACT -** I/We have reviewed the City's **Standard Terms and Conditions - Purchase of Goods and Services** (per Section 2 of the RFP) and would be prepared to enter into an agreement that incorporates the City's Standard Terms and Conditions, amended by the following departures (list, if any):

J = J = J = J = J = J = J = J = J = J =			
Section	Requested Departure(s) / Alternative(s)		

b)	<b>) SERVICES -</b> I/We have reviewed the Scope of Services as descibed in this RFP and are
	prepared to meet those requirements, amended by the following departures and
	additions (list, if any):

Requirements - Requested Departure(s) / Alternate(s) / Addition(s)

ORF	PORATE
J	ואי

a) CAPABILITIES, CAPACITY AND RESOURCES - Proponents to provide information on the following (use the spaces provided and/or attach additional pages, if necessary):			
•	Provide an overview of the Proponent's organizational background, including history, mission, vision, corporate structure, and years in business:		
Thission, vision, corporate structure, and	years in business.		
ii. Provide a detailed narrative as to the Pro outcomes and vision:	pponent's understanding of the project objectives,		
iii. Proponent is to state any value added be the Services. Provide details:	enefits and activities they can provide in delivering		
iv. Describe the Proponent's current capabilities and capacity to perform the Services, including relevant resources, staffing levels, and the ability to manage this project alongside existing workloads:			
<b>b) REFERENCES</b> – Proponent shall be competent and capable of performing the Services requested and successfully delivered service contracts of similar size, scope and complexity. The City reserves the right to contact any person(s), agency(ies) or firm(s) not listed as part of an independent review (use the spaces provided and/or attach additional pages, if necessary):			
	rence No. 1		
Project Title and Description of Contract			
Size and Scope			
Work Performed			
Start Date and End Date			
Contract Value			
Completed on budget and schedule			
Project completed on schedule			
Reference Information	Company:		
	Contact Name:		
	Phone Number and Email:		

Reference No. 2		
<b>Project Title and Description of Contract</b>		
Size and Scope		
Work Performed		
Start Date and End Date		
Contract Value		
Completed on budget and schedule		
Project completed on schedule		
Reference Information	Company:	
	Contact Name:	
	Phone Number and Email:	
Reference No. 3		
Project Title and Description of Contract		
Size and Scope		
Work Performed		
Start Date and End Date		
Contract Value		
Completed on budget and schedule		
Project completed on schedule		
Reference Information	Company:	
	Contact Name:	
	Phone Number and Email:	

c) **KEY PERSONNEL** – Proponent proposes the following key personnel for the Services stated in the RFP. No changes, additions or deletions are to be made to these Key Personnel without the City's written approval. (use the spaces provided and/or attach additional pages, if necessary)

LINE ITEM	NAME	TITLE/POSITION	EXPERIENCE AND QUALIFICATIONS	YEARS WITH YOUR ORGANIZATION
i.				
ii.				
iii.				
iv.				

**d) SUB-CONTRACTORS** - The following Sub-contractors will be utilized in provision of the Services and will comply with all the terms and conditions of this RFP. No changes, additions or deletions are to be made to these subcontractors without the City's written approval:

Sub-Contractor No. 1		
Legal Name		
Trade/Services Performed		
Background and Experience		

Contact Information	Name:	
	Phone Number:	
	Email Address:	
Sub-Contractor No. 2		
Legal Name		
Trade/Services Performed		
Background and Experience		
Contact Information	Name:	
	Phone Number:	
	Email Address:	

## 3. SUSTAINABLE BENEFITS AND SOCIAL RESPONSIBILITY

I.	Describe all initiatives, policies, programs and product choices that illustrate your firm's efforts towards sustainable practices and environment responsibility in providing the services that would benefit the City
II.	What policies does your organization have for hiring apprentices, indigenous peoples, recent immigrants, veterans, young people, women, people with disabilities and any other groups:
III.	What policies does your organization have for the procurement of goods and services from local small and medium sized business or social enterprises or Indigenous owned businesses:
IV.	What policies does your organization have to support reconciliation with indigenous peoples:

a)	APPROACH and METHODOLOGY - Summarize the key features of your Proposal and outline		
	the Technical Approach to be used. Provide a brief description of the components required for the successful completion of the Work.		
I.	<b>Delivery, Set-Up and Execution -</b> Proposals should outline the plan for the delivery, set		
	up, and execution of the Work.		
II.	<b>Quality Assurance -</b> Provide the measures the Proponent will use to maintain quality control for the Services being performed.		
III	. <b>Risk Factors -</b> Describe the risk factors anticipated and how the Proponent intends to mitigate these.		
IV.	Safety - Proponent is to state how they will address safety on the Work site.		
b)	COMPLETION DATE		
I.	The Proponent states that they are available and ready to don or before <b>April 6, 2026</b> . This date will be an important consideration in the evaluation.		
	☐ Yes ☐ No		
II.	If Proponent has stated NO, please state date and explanation as to proposed completion date:		

## 5. FINANCIAL

**a) PRICE -** Prices proposed are to be all inclusive; therefore, include all labour, material, tools, equipment, transportation, fuel, supervision, disposal fees, permit fees and any other items required for provision of the services (exclude GST):

ITEM	SCOPE OF WORK	Quantity	Unit PRICE	Total PRICE
			(exclude GST)	(exclude GST)
i.	Supply/Installation of 40' High Cube	2	\$	\$
	Container			
ii.	Structural Reinforcement and Anchoring	2	\$	\$
iii.	Electrical: (Panel, receptacles, lighting,	2	\$	\$
	sensors, exterior GFCI outlets, etc.)			
iv.	Interior Insulation & Finishing	2	\$	\$
V.	Mechanical: (Baseboard heater, hose	2	\$	\$
	bibb, louvres, fans, etc.)			
vi.	Delivery & Placement at Town Centre Park	2	\$	\$
vii.	Shop Drawings / Engineering	1	\$	\$
viii.	O&M Manuals / As-built Drawings	1	\$	\$
ix.	Other not Listed:		\$	\$
			Total	\$

#### **Attention Purchasing Manager:**

- **6. I/We, the undersigned duly authorized representative of the Proponent**, having received and carefully reviewed all of the Proposal documents, including the RFP and any issued addenda posted on the City's website <a href="www.coquitlam.ca/Bid-Opportunities">www.coquitlam.ca/Bid-Opportunities</a>, and having full knowledge of the Site, and having fully informed ourselves as to the intent, difficulties, facilities and local conditions connected to performing the Services, submit this Proposal in response to the RFP.
- 7. I/We agree to the rules of participation outlined in the Instructions to Proponents (per section 2 of RFP) and should our Proposal be selected, agree to the City's Standard Terms and Conditions Purchase of Goods and Services (per Section 2 of RFP) and will accept the City's Contract as defined within this RFP document.
- **8. I/We confirm** that, if I/we am/are awarded the Agreement, I/we will at all times be the "Prime Contractor" as provided by the Worker's Compensation Act (British Columbia) with respect to the Services. I/we further confirm that if I/we become aware that another contractor at the place(s) of the Services has been designated as the "Prime Contractor", I/we will notify the City immediately, and I/we will indemnify and hold the City harmless against any claims, demands, losses, damages, costs, liabilities or expenses suffered by the City in connection with any failure to so notify the City.
- **9. I/We acknowledge** receipt of the following Addenda related to this Request for Proposals and have incorporated the information received in preparing this Proposal.

Addendum No.	Date Issued

This Proposal is submitted this	day of	, 20
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#### I/We have the authority to sign on behalf of the Proponent and have duly read all documents.

Legal Name of Company	
Signature(s) of Authorized	1.
Signatory(ies)	2.
Print Name(s) and Position(s) of	1.
Authorized Signatory(ies)	2.