



## **REQUEST FOR PROPOSALS**

FOR THE PROVISION OF:

**Popkum Fire Hall Addition Engineering and Consulting Service**

RFP TITLE: Popkum Fire Hall Addition Engineering and Consulting Service

RFP NUMBER: RFP-26005

DATE ISSUED: February 27, 2026

CLOSING DATE: March 16, 2026 1:00 pm PST

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## Part A – INTRODUCTION

### A.1 Project Overview

The Fraser Valley Regional District (“FVRD”) provides fire protection service throughout eight electoral areas including Electoral Area D, encompassing the Community of Popkum. As the community grows, so too do the needs of the fire hall located at 10570 Popkum Road, Rosedale, BC. The current, three-bay hall was renovated in the early 90’s to provide office and training space and the 40 year old building now requires significant expansion to allow for both operations and administration.

The FVRD plans to build a 5,000 square foot, two-storey, fire hall addition that will accommodate a twin bay, main floor and upper training room finished with the necessary office space, facilities and furnishing. In addition to new construction, the project will also provide for renovation of the current building’s adjoining space. Luteyn Architecture Ltd. was engaged in 2025 to provide architectural services and draft plans have been completed.

The FVRD is seeking Proposals from qualified proponents (“Proponents”) to provide geotechnical, civil, structural, electrical and mechanical engineering plans and as well as exterior envelope and energy consultant plans for permitting and construction.

#### **RFP Framework**

The purpose of this Request for Proposals (“RFP”) is to solicit submissions from Proponents with qualifications, expertise and experience in commercial construction, construction administration and the following professional disciplines:

- Geotechnical engineering;
- civil engineering;
- structural engineering;
- electrical engineering;
- mechanical engineering;
- exterior envelope consulting; and
- energy consulting.

Proponents are encouraged to submit Proposals that demonstrate technical expertise in construction design and the relevant portions of BC Building Code (BCBC). In addition, Proposals may be submitted for a single discipline, a combination thereof, or all of the required disciplines listed above. The successful Proponent, if any, will be responsible for coordinating services with the FVRD, the Coordinating Registered Professional and other professionals as well as submitting the necessary reports and schedules.

The FVRD is not obligated in any manner whatsoever to any Proponent under the terms of this RFP until a written agreement has been executed related to an approved Proposal. Furthermore, the FVRD reserves the right to cancel this RFP at any time for any reason whatsoever without any liability to any party for any claims of any kind whatsoever. All submissions received under this RFP will remain confidential, subject to any statutory requirements for disclosure in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

### **Best Overall Value to the FVRD**

This RFP is intended to invite Proposals offering the best value for money and the best overall approach to the Scope of Work. The FVRD expressly reserves the right to accept the Proposal, part of a Proposal, or multiple Proposals, deemed most favorable to the interests of the FVRD. Furthermore, the FVRD reserves the right to accept or reject any or all submissions at any time; to modify the Project schedule; or to cancel the RFP for any reason whatsoever without compensation to any Proponent. The FVRD will consider alternate Proposals and pricing in order to achieve Project objectives, other efficiencies, and cost savings consistent with the best value for money principles in the public sector procurement context.

## **Part B – PROJECT OBJECTIVES**

### **B.1 Scope of Work**

The construction design and consultation “**Services**” are framed on the the project’s following key attributes:

- Addition of new, two-storey structure south of existing building;
- interior renovations to existing building;
- installation of new exterior cladding on a portion of existing building;
- redevelopment of entire site as per site plan including new parking areas and pull outs;
- other details shown in Architectural Plans included in Schedule A below; and
- Luteyn Architecture Ltd. will act as the project’s Coordinating Registered Professional.

In addition to that above, the Scope of Work includes provision for the following:

#### **Geotechnical Engineering**

Provision for:

- Review of all existing services and schematic design to ensure project feasibility;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- geotechnical assessment report including, but not limited to:
  - description of site surface conditions;
  - site plan showing test hole locations;
  - summary of soil and groundwater conditions from test holes;
  - recommendations for site preparation for new addition;
  - discussions on Site Class designation for seismic considerations;
  - recommendations for concrete slabs, perimeter and foundations drainage, pavement structures;
  - recommendations for septic field and onsite infiltration locations;
- class C (+/- 15%) cost estimate for recommended site preparations;

- participation in a minimum of two design meetings prior to Building Permit application submission;
- signed and sealed report along with BCBC Schedule B;
- onsite field inspections to complete project; and
- submission of BCBC Schedule C-B upon project completion.

### Civil Engineering

Provision for:

- Review of schematic design and all existing services associated with site;
- assessment of MoTT (highways) interface;
- review of site grading, site storm drainage, sanitary sewer (septic) and water;
- review of offsite roadworks and services;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- coordination for other underground and above ground services coming into site;
- class C (+/- 15%) civil works cost estimate;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- signed and seal drawings along with BCBC Schedule B;
- onsite field inspections to complete the project; and
- submission of BCBC Schedule C-B upon project completion.

### Structural Engineering

Provision for:

- Review of schematic design and all existing services to ensure project feasibility;
- review of geotechnical report for comment on structural impacts;
- structural design of new addition;
- review of existing building for loading from new addition and interior renovations;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- coordination with consultants as required for Building Permit application submission;
- class C (+/- 15%) cost estimate for proposed structure;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- signed and sealed drawings along with BCBC Schedule B;
- onsite field inspections to complete project; and

- submission of BCBC Schedule C-B upon project completion.

### Electrical Engineering

Provision for:

- Review of schematic design and all existing services in building and on site;
- review of FVRD, code, and other development requirements;
- review of building heating, power, lighting, technical design and other requirements;
- review of existing building in conjunction with new addition;
- review of site exterior lighting;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- coordination with other consultants and other onsite services;
- class C (+/- 15%) electrical cost estimate;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- signed and sealed drawings along with BCBC Schedule B;
- onsite field inspections to complete project; and
- submission of BCBC Schedule C-B upon project completion.

### Mechanical Engineering

Provision for:

- Review of schematic design and all existing services in building and on site;
- review of FVRD, code, and other development requirements;
- full heating, venting and cooling and plumbing design for new addition;
- review of existing building in conjunction with new addition relative to mechanical items;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- design of all plumbing and drainage to all fixtures;
- coordination with other consultants and other onsite services;
- class C (+/- 15%) mechanical cost estimate;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- signed and sealed drawings along with BCBC Schedule B;
- onsite field inspections to complete project; and
- submission of BCBC Schedule C-B upon project completion.

### Exterior Envelope Consulting

Provision for:

- Review of schematic design;
- design details, materials and construction methods for window and door systems, exterior cladding, roofing, waterproofing membranes for below grade assemblies and intersections and podium decks;
- review of relevant shop drawings, change orders, site reports and commissioning documents;
- design details for new and existing buildings (re-cladding);
- class C (+/- 15%) exterior envelop cost estimate;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- coordination with architect as required;
- submission of schedules at beginning of project;
- onsite field inspections to complete project; and
- submission of schedules upon project completion.

### Energy Consulting

Provision for:

- Review and comments on proposed building assemblies for new and existing buildings;
- modelling proposed building as described on architectural, mechanical, and electrical drawings;
- participation in a minimum of two design meetings prior to Building Permit application submission;
- coordination and consultation with consultants and FVRD;
- Step 2 (Part 3 building) energy modelling report for Building Permit application submission; and
- Airtightness Testing Services at beginning and end of project to confirm design meets energy model projections.

FVRD anticipates that consulting and engineering reports referenced above will be completed and submitted to the Coordinating Registered Professional within three months of the initial schematic design review.

## **Part C – INSTRUCTIONS AND INFORMATION FOR PROPONENTS**

### **C.1 Closing Date and Location**

Proposals must be received by 1:00 pm (Pacific time) on March 16, 2026 (“Closing”) at the following address:

Fraser Valley Regional District  
Attn: Deanne Bozek, Protective Services Specialist  
1 - 45950 Cheam Avenue  
Chilliwack, BC V2P 1N6  
Email: [fireservices@fvrld.ca](mailto:fireservices@fvrld.ca)

The time for Closing will be conclusively deemed to be the time shown on the clock used by the FVRD for this purpose.

## C.2 Form of Proposal

Proponents are requested to submit the following copy/ies of their Proposal:

1. One electronic copy in Adobe PDF format. The size of the PDF document shall not exceed 9.8 MB to ensure successful transmittal by email; or
2. one printed copy.

Proponents are requested to deliver Proposals by email to [fireservices@fvrld.ca](mailto:fireservices@fvrld.ca). The FVRD is not liable for any proposal not received due to technical details including failure to send, or delivery to a mailbox other than an inbox. Please include the RFP number and RFP title in the subject line. If delivered by hand, please ensure the proposal is enclosed in a sealed envelope with the RFP number and title and Proponent's name and address. In order to be considered, Proponents must submit Proposals in response to this RFP by email or in person as outlined above.

## C.3 Mandatory Requirements

Proponents must include in their Proposal, the following information:

1. Completed and signed Form of Proposal for each relevant professional discipline set out in Schedule B;
2. Proponent's Experience – a list of completed or current work requiring services comparable to the Services sought in this RFP, including a brief description of the work, approximate contract value and references for each service provided as set out in Schedule C;
3. costs – detailed costs for the Proponent's provision of the Services in Canadian dollars, inclusive of all costs, expenses and charges and applicable taxes; and
4. sufficient detail to allow the FVRD to determine the Proponent's position from the documents received, such as, details of the Proponent's team, including their roles and responsibilities and reporting relationships, understanding of the Project and proposed work plan for carrying out the Services.

## C.4 Mandatory Site Viewing

A Proponent's meeting will not be held. However, Proponents who wish to submit a proposal must attend the site viewing at Popkum Fire Hall between 12:00 pm and 2:00 pm on March 9, 2026. Individuals who choose to visit the site are requested to park at the side of the building and not in front of the main bay doors.

## C.5 Inquiries

All inquiries and notices related to this RFP, including any requests for information and clarification, are to be directed in writing to the contact person ("**Contact Person**") indicated below:

Contact Person: Dave Driediger, Manager of Regional Facilities  
Address: 1 - 45950 Cheam Avenue  
Chilliwack, BC V2P 1N6  
Email: [ddriediger@fvrd.ca](mailto:ddriediger@fvrd.ca)

Inquiries and responses will be recorded and may be distributed to all Proponents at the discretion of the FVRD. Clarifications, comments, revisions or any other information regarding this RFP obtained by a Proponent from any source other than from the Contact Person is not authorized and should not be relied upon.

## Part D – TERMS AND CONDITIONS OF RFP

### D.1 General

The terms and conditions in this Part D will apply to this RFP. Submission of a Proposal in response to this RFP indicates acceptance of all the terms and conditions contained herein and included in any addenda issued by the FVRD for this RFP. Proposals that contain provisos which contradict or alter any of the terms and conditions of this RFP will be disregarded and deemed to have not been written in the Proposal.

### D.2 Proposal Validity

Proposals will be open for acceptance by the FVRD for at least 90 days after the date of Closing.

### D.3 Addendum

All subsequent information regarding this RFP including changes made to this document will be posted on BC Bid for Proponents to access. It is solely the responsibility of the Proponents to check BC Bid from time to time to ensure that they have all amendments to this RFP in the form of addenda and to ensure that they have obtained, read, and understood the entire RFP including all addenda that may have been issued prior to Closing.

### D.4 Requests for Clarification

Proponents may seek clarification in writing from the FVRD Contact Person regarding Project requirements, deliverables and the RFP process. A written addenda will be issued as to issues of materiality which may arise from a request for clarification. The deadline for making a written request for clarification is 11:00 am on March 12, 2026.

## **D.5 Evaluation and Selection Method**

The evaluation of the RFP will be conducted by a committee formed by the FVRD and may include, at the FVRD's sole discretion, employees, consultants and contractors. Proposals will be evaluated on the basis of the overall best value to the FVRD based on quality, service, past performance, price and any other criteria set out herein including, but not limited to:

1. Financial terms including but not limited to hourly and weekly rates and payment terms;
2. financial capabilities of the Proponent;
3. corporate and technical capability of the Proponent to provide the Services;
4. experience and performance of similar projects;
5. history of past performance and dealings with the FVRD; and
6. references.

## **D.6 Acceptance and Rejection of Proposals**

This RFP shall not be construed as an agreement to purchase goods or services. The FVRD is not obligated to enter into an Agreement with the Proponent who submits the lowest priced Proposal or with any Proponent.

## **D.7 Late Proposals**

Proposals will be marked with their receipt time at the Closing location. Only complete Proposals received and marked by the Closing time will be considered to have been received on time. Late Proposals will not be considered or evaluated and may be returned to the Proponent.

## **D.8 Amendment or Withdrawal of Proposals**

Proponents may amend or withdraw their Proposal in writing any time prior to Closing. Upon Closing, all Proposals become irrevocable in accordance with Section D.2. The FVRD will be under no obligation to receive further information after Closing, whether written or verbal, from any Proponent.

## **D.9 FVRD's Rights and Reservations**

The FVRD reserves the right to:

1. Reject any or all Proposals;
2. reject any Proposal that is incomplete, that contains erasures or corrections that are not signed by an authorized signatory of the Proponent or that fails to comply with the mandatory requirements of this RFP;
3. return the Proposal unopened, in the event that only one Proposal is submitted;
4. modify the terms of this RFP at any time in the FVRD's sole discretion;
5. require clarification of the information set out by one or more of the Proponents in respect of the Proposals submitted;
6. communicate with, meet with or negotiate with any one or more of the Proponents respecting their Proposals or any aspect of the proposed work; and
7. award to one, or multiple Proponents, or accept part, or all of a Proposal.

#### **D.10 Cancellation of RFP**

The FVRD may cancel this RFP at any time prior to or after Closing. In the event the FVRD cancels this RFP, the FVRD shall have the right to seek to procure the same services or similar services at any time through any means the FVRD deems appropriate. No Proponent shall acquire any rights or interests in any subsequent procurement process undertaken by the FVRD.

#### **D.11 Waiver of Non Compliance**

The FVRD may waive any non-compliance with the RFP and may elect to retain for consideration Proposals which are non-conforming, which do not contain the content or form requested by this RFP or which have not strictly complied with the process for submission set out herein.

#### **D.12 Proponent's Costs**

Each Proponent is solely responsible for their own costs and expenses associated with their participation in this RFP, including but not limited to, conducting investigations, attending briefings, preparing and delivering their Proposal, communicating with the Contact Person prior to Closing and during Proposal evaluation and for any subsequent processes or negotiations with the FVRD that may occur.

#### **D.13 Limitation of Liability**

By submitting a Proposal, each Proponent irrevocably agrees that the FVRD shall not be liable to any Proponent or any person whatsoever, for any claims of any nature (in contract, in tort, or otherwise), for any costs, expenses, compensation, damages, or anything whatsoever, including without limitation, costs and expenses associated with the Proponent's preparation and submission of their Proposal, their participation in this RFP, for loss of revenue, opportunity or anticipated profit, arising in connection with their Proposal, this RFP, any subsequent processes or opportunity, any contract or any matter whatsoever.

#### **D.14 Negotiation**

The FVRD reserves the right to negotiate with the preferred Proponent, or any Proponent, on any details, including changes to specifications and price. If specifications require significant modification, all Proponents shall have the opportunity to adjust their Proposals or re-submit altogether, as determined by the FVRD in its sole discretion.

#### **D.15 Errors and Omissions**

While the FVRD has made considerable efforts to ensure information in this RFP and otherwise provided directly in association with this RFP is accurate, the information is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the FVRD, nor is it necessarily comprehensive or exhaustive. Nothing in this RFP is intended to relieve Proponents from the

responsibility for conducting their own investigation and forming their own opinions with respect to the subject matter of this RFP.

#### **D.16 Conflict of Interest**

Proponents shall disclose any potential conflict of interest and existing business relationship they may have with the FVRD, its elected or appointed officials or employees.

#### **D.17 Confidentiality**

All Proposals become the property of the FVRD and will not be returned to the Proponents, except as expressly provided for herein. All Proposals will be held in confidence by the FVRD unless disclosure is otherwise required by law.

#### **D.18 No Lobbying**

Proponents and their agents are not permitted to contact any member of the FVRD Council or staff with respect to this RFP, except as expressly provided for herein. Proponents will not offer entertainment, gifts, gratuities, discounts, or special services, regardless of value, to any employee or elected official of the FVRD. The FVRD reserves the right to disqualify any Proponent from participation in this RFP that acts in contravention of this requirement.

#### **D.19 Contract Award**

This RFP should not be construed as an agreement to purchase goods or services. By submitting a Proposal, the Proponent agrees that should they be identified as the preferred Proponent, they will enter into negotiations, if required, for the purpose of concluding a Contract.

If a written Contract cannot be negotiated and executed by both parties within 90 days of notification of the successful Proponent, or such longer period as the parties may mutually agree, the FVRD may, at its sole discretion at any time thereafter, terminate negotiations with that Proponent, enter into negotiations with any other Proponent or terminate the RFP process and not enter into a Contract with any of the Proponents. At its sole discretion, the FVRD may divide any Contract for goods or services between two or more proponents.

#### **D.20 Definition of Contract**

Notice in writing to a Proponent that it has been identified as the preferred Proponent and the subsequent full execution of a written contract will constitute a contract for the goods and/or services contemplated by this RFP and no Proponent will acquire any legal or equitable rights or privileges relative to the goods or services until the preferred Proponent and the FVRD have both executed a written Contract.

## **D.21 Form of Contract**

The Contract will comprise a form of written agreement based on the FVRD's standard form agreement document, as may be amended by mutually agreed supplementary conditions, and incorporate the FVRD's general conditions and specifications, if any.

### Schedule A – \*Architectural Plans



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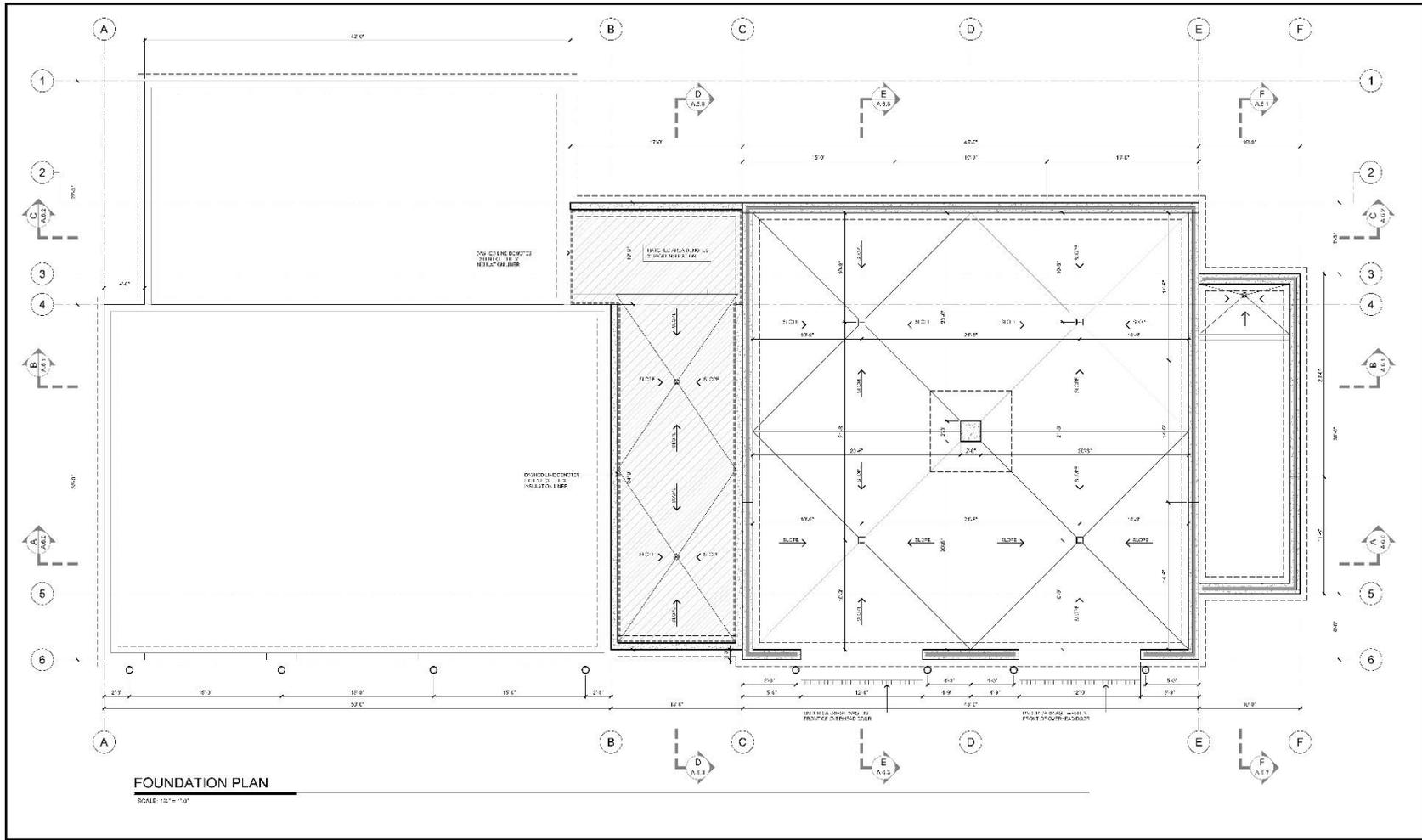
PROJECT REVISIONS AND DATES:	DATE:
1. LAYOUT REVISIONS	1. 01/20/2020
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PROJECT A TRAILER TITLE:		
<b>POPKUM FIRE DEPARTMENT PLANS</b>		
<b>10570 POPKUM RD N, ROSEDALE, BC</b>		
<b>COVER SHEET</b>		
DATE: FEB. 2020	SCALE: N/A	LIBRARY: PT2020









**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

ARCHITECT :

1100 WILSON AVENUE, SUITE 100  
VANCOUVER, BC V6P 3K1  
TEL: 604-273-2332  
WWW.LUTEYNT.COM

OWNER :

Fraser Valley Regional District  
2000 100th Street, Suite 100  
New Westminster, BC V3M 2G8  
TEL: 604-273-2332

PROJECT :

POPKUM Fire Hall  
10570 Popkum Rd.  
Poulsbo, British Columbia



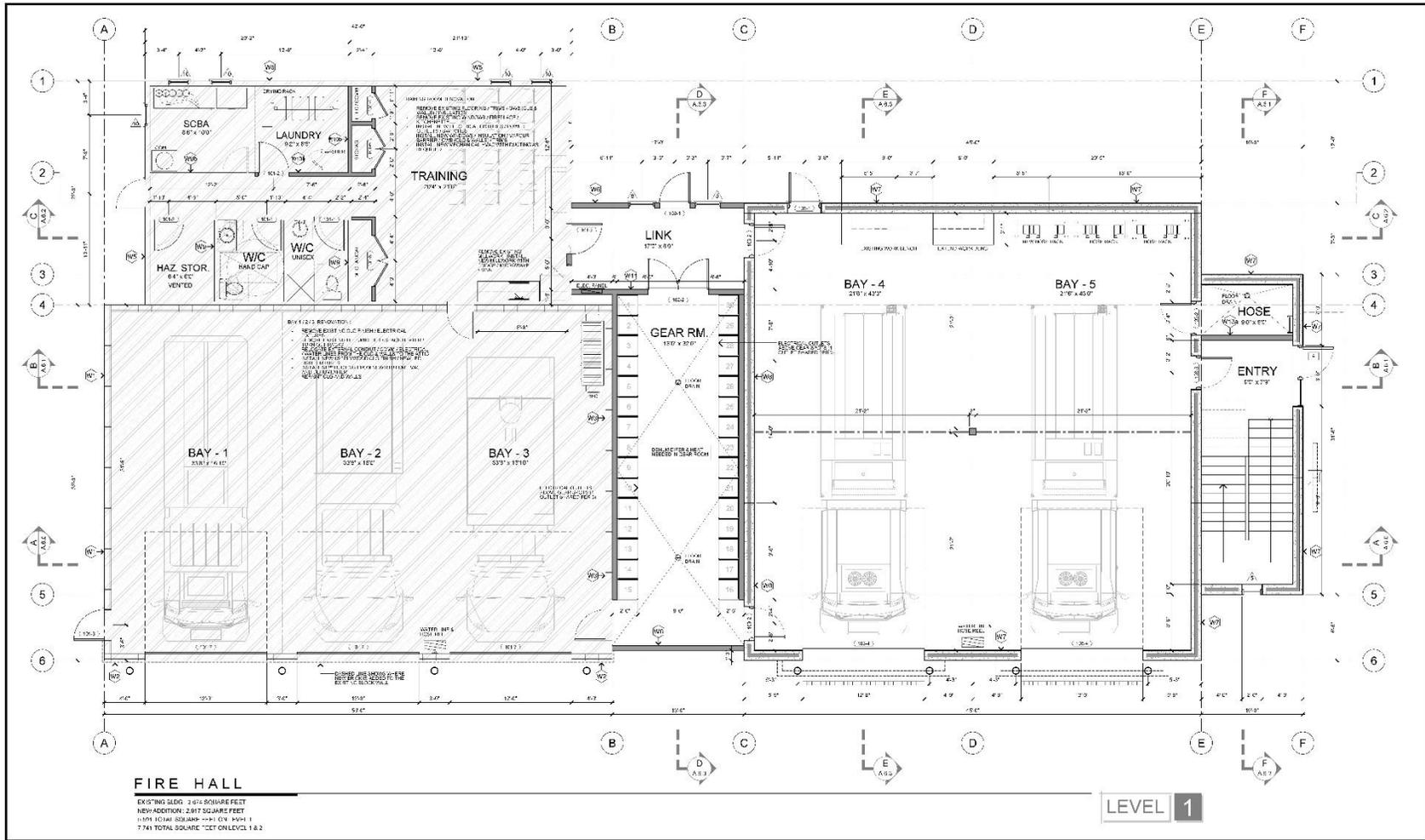
PROJECT REVISIONS / COMMENTS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	FOR OWNER REVIEW AND APPROVAL
3	FOR PERMITTING OFFICE REVIEW

PROJECT'S OWNER / CLIENT :

**POPKUM FIRE DEPARTMENT PLANS**  
10570 POPKUM RD N, ROSEDALE, BC  
**FOUNDATION PLAN**

DATE: FEB 2025    SCALE: 1/4" = 1'-0"    11-109-FTD460





ARCHITECT :  
  
 LUTEYNT ARCHITECTURE LTD  
 1100 WESTERN AVENUE  
 VANCOUVER, BC V6E 2E6  
 TEL: 604.271.1111  
 WWW.LUTEYNTARCHITECTURE.COM

OWNER :  
  
 Fraser Valley Regional District  
 4500 GLENVIEW AVENUE  
 FREDERICTON, BC V2Y 1A1  
 TEL: 250.734.2200  
 WWW.FRASERVLDIST.COM

PROJECT :  
  
**POPKUM Fire Hall**  
 10570 Popkum Rd.  
 Popkum, British Columbia

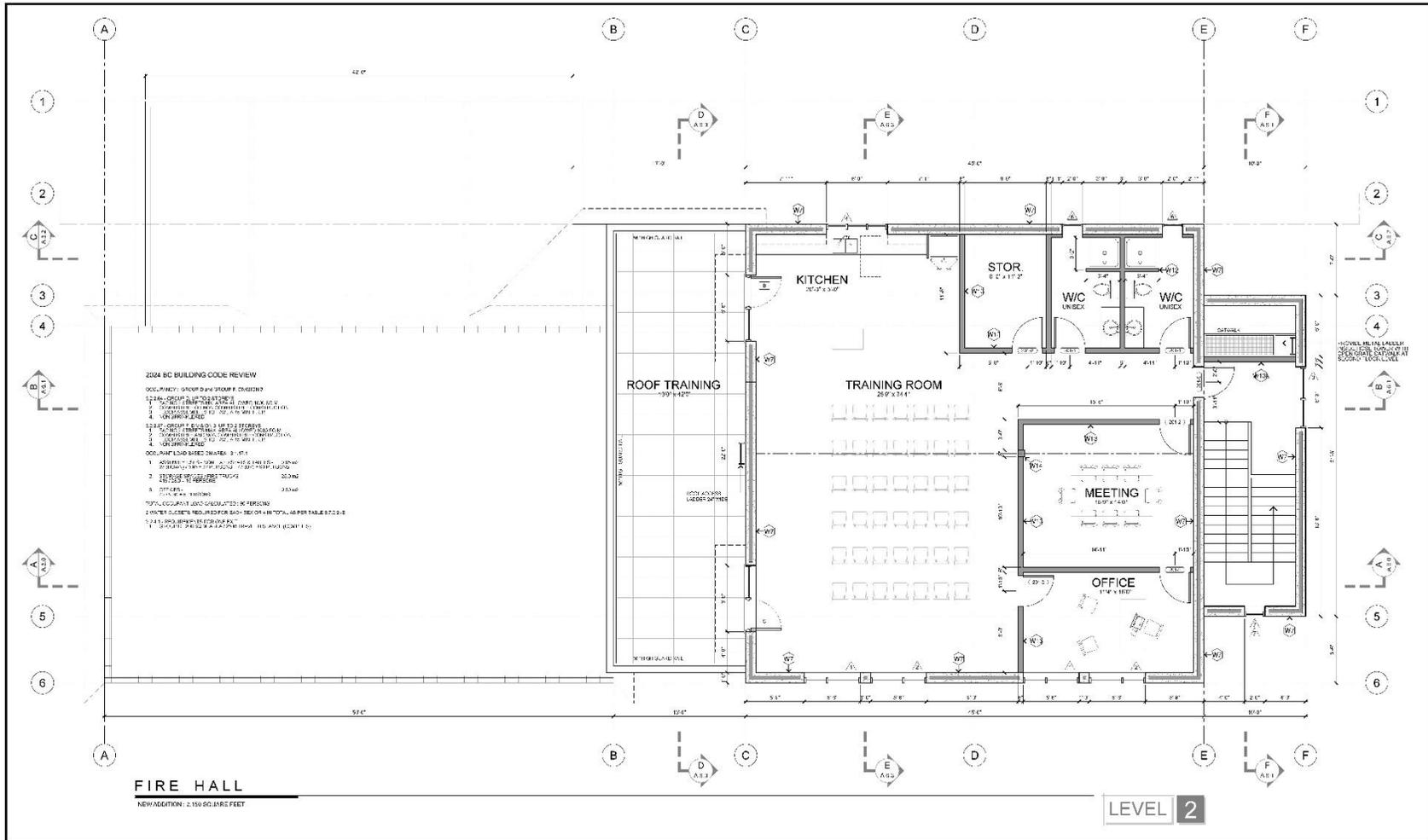
DATE :  
 01/14/2025

PROJECT REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	FOR CONSTRUCTION
3	FOR CONSTRUCTION
4	FOR CONSTRUCTION
5	FOR CONSTRUCTION

PROJECT & DRAWING TITLE :  
**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**FLOOR PLAN - LEVEL 1**

DATE: FEB. 2025    NORTH: 1/4"=1' 0"    11-1/2" X 16"    PTD450





ARCHITECT:

10570 POPKUM RD. POPEM, BC V2C 2G8  
 TEL: 250.733.2332  
 WWW.LUTEYNT.COM

OWNER:

Fraser Valley Regional District  
 10570 POPKUM RD. POPEM, BC V2C 2G8  
 TEL: 250.733.2332  
 WWW.FRASERVLDIST.COM

PROJECT:

POPKUM Fire Hall  
 10570 Popkum Rd.  
 Popkam, British Columbia

DATE:

--

PROJECT REVISIONS LOG SHEET

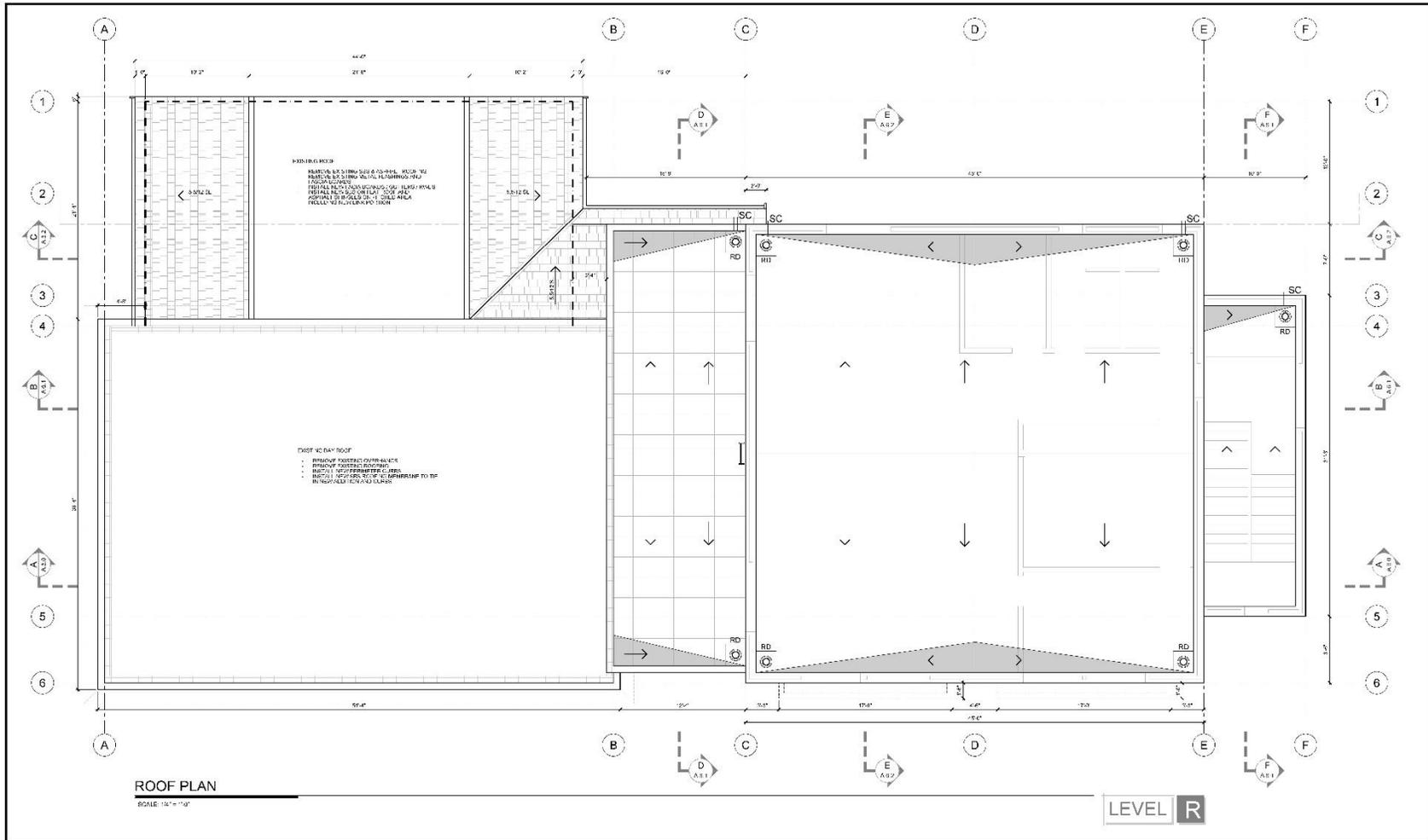
NO.	REVISION/DESCRIPTION	DATE

PROJECT'S OWNER'S TITLE:

**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**FLOOR PLAN - LEVEL 2**

DATE: FEB 2025    SCALE: 1/4"=1'-0"    DRAWN: FTD/MS





ARCHITECT :

LUTEYNT ARCHITECTURE LTD  
1000 WESTERN AVENUE, SUITE 100  
VANCOUVER, BC V6E 2E6  
TEL: 604.273.2122  
WWW.LUTEYNTARCHITECTURE.COM

OWNER :

Fraser Valley Regional District  
2000 BURNABY AVENUE  
VANCOUVER, BC V5A 1S6  
TEL: 604.273.2122  
WWW.FRASERVAlLEYREGIONALDISTRICT.COM

PROJECT :

POPKUM Fire Hall  
10570 Popkum Rd.  
POPKUM, BRITISH COLUMBIA



PROJECT REVISIONS TO DATE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	FOR OWNER REVIEW AND APPROVAL
3	FOR PERMIT REVIEW AND APPROVAL
4	FOR PERMIT REVIEW AND APPROVAL
5	FOR PERMIT REVIEW AND APPROVAL
6	FOR PERMIT REVIEW AND APPROVAL

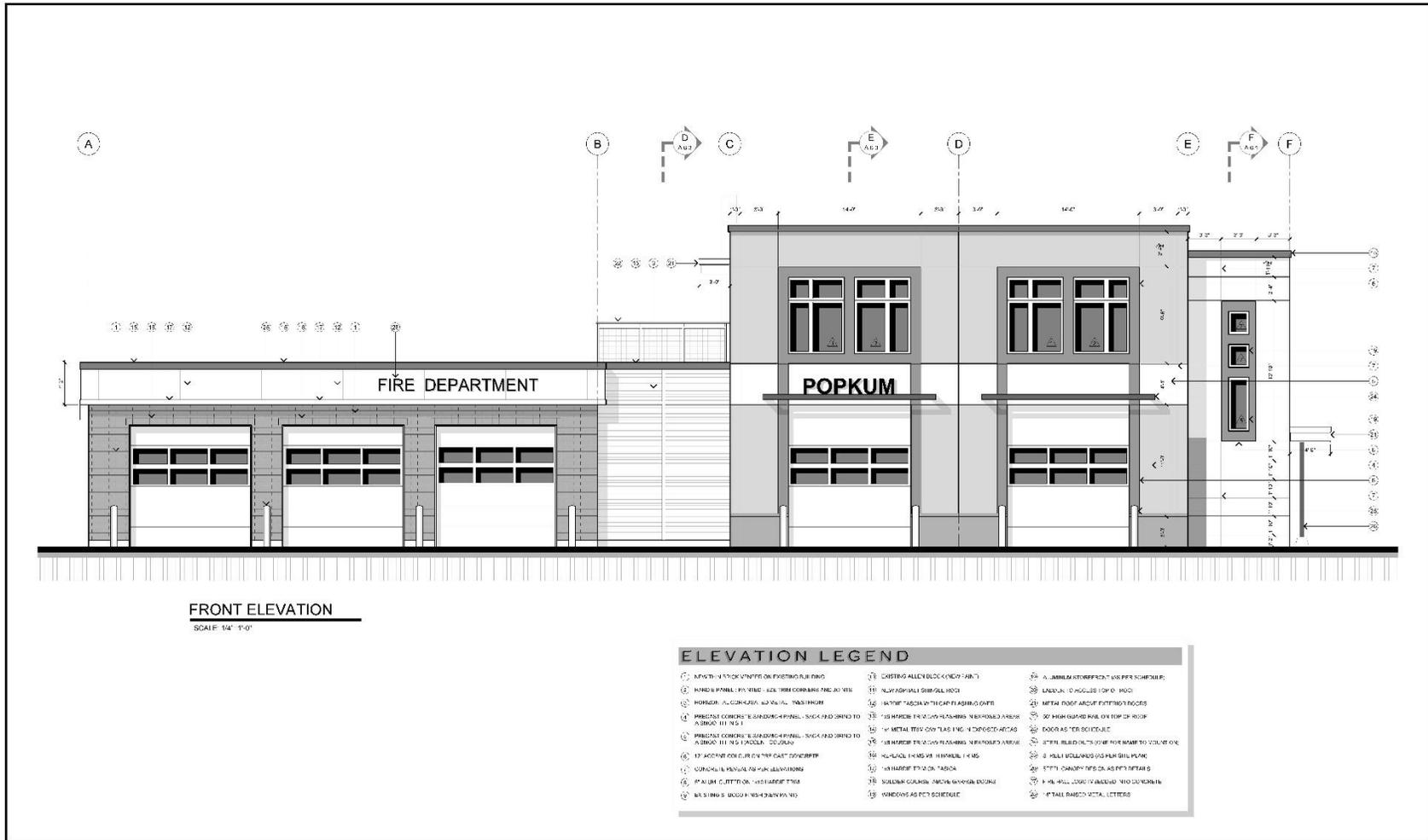
PROJECT'S OWNER USE ONLY:

**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**ROOF PLAN**

DATE: FEB 2025    SCALE: 1/4" = 1'-0"    DRAWING: FFD460

PROJECT ENGINEER: [Signature]  
DATE: [Date]





**ELEVATION LEGEND**

① ASPHALT FINISH ON EXTERIOR SURFING	⑩ CRISTING ALLEY BLOCK (NEW) (A87)	⑳ ALUMINUM STOREFRONT (SEE PER NUMBER)
② BRICK & BROWN PLY BRICK - SEE PER COMMENTS AND A01 1/16"	⑪ CLAY TILE (SEE PER SPEC)	㉑ LINENAL (15" HIGHER) TOP OF FINISH
③ HORIZONTAL CORRUGATED GALVALUM - 1/2" MINIMUM	⑫ METAL FLASHING AT TOP OF GARAGE DOORS	㉒ METAL ROOF FLASHING (SEE PER SPEC)
④ PRECAST CONCRETE BRICKWORK PANEL - SEE A01 AND BRIND TO A3000 (11/15/1)	⑬ SEE NUMBER FOR TOP FLASHING - SEE PER SPEC AREA	㉓ 2" HIGH GUTTER GROUND ON TOP OF ROOF
⑤ PRECAST CONCRETE BRICKWORK PANEL - SEE A01 AND BRIND TO A3000 (11/15/1) (2000) (11/15/1)	⑭ METAL FLASHING OVER TOP OF GARAGE DOORS	㉔ FLASH AS PER SPECIFIED
⑥ 1/2" JOINTS CONCRETE BRICKWORK PANEL - SEE A01 AND BRIND TO A3000 (11/15/1) (2000) (11/15/1)	⑮ SEE NUMBER FOR TOP FLASHING - SEE PER SPEC AREA	㉕ STEEL FLASHING TO JOINT FOR ROOF TO COLLECTOR ONE
⑦ 1/2" JOINTS CONCRETE BRICKWORK PANEL - SEE A01 AND BRIND TO A3000 (11/15/1) (2000) (11/15/1)	⑯ SEE NUMBER FOR TOP FLASHING - SEE PER SPEC AREA	㉖ 4" WALL COLLARS FOR FLASHING SHEET PILING
⑧ CORRUGATED METAL FLASHING AT GARAGE DOORS	⑰ 1/2" JOINTS CONCRETE BRICKWORK PANEL - SEE A01 AND BRIND TO A3000 (11/15/1) (2000) (11/15/1)	㉗ STEEL FLASHING TO JOINT FOR ROOF TO COLLECTOR ONE
⑨ PLASTER (SEE PER SPEC) AT GARAGE DOORS	⑱ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㉘ 4" WALL COLLARS FOR FLASHING SHEET PILING
	⑳ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㉙ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㉑ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㉚ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㉒ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㉛ 4" WALL COLLARS FOR FLASHING SHEET PILING
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	㉔ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㉝ 4" WALL COLLARS FOR FLASHING SHEET PILING
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	㊞ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊟ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㊠ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊡ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㊢ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊣ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㊤ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊥ 4" WALL COLLARS FOR FLASHING SHEET PILING
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	㊬ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊭ 4" WALL COLLARS FOR FLASHING SHEET PILING
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	㊼ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊽ 4" WALL COLLARS FOR FLASHING SHEET PILING
	㊾ BRICKWORK (SEE PER SPEC) AT GARAGE DOORS	㊿ 4" WALL COLLARS FOR FLASHING SHEET PILING

ARCHITECT : **LUTEYNT ARCHITECTURE LTD**  
 1100 WESTERN AVENUE, SUITE 200  
 VANCOUVER, BC V6E 3K7  
 TEL: 604.275.2222  
 WWW.LUTEYNT.COM

OWNER : **Fraser Valley Regional District**  
 4500 BURNABY ROAD, SUITE 100  
 BURNABY, BC V5A 4P6  
 TEL: 604.291.2222  
 WWW.FRASERVLDISTRICT.CA

PROJECT : **POPKUM Fire Hall**  
 10570 Popkum Rd.  
 Popkum, British Columbia



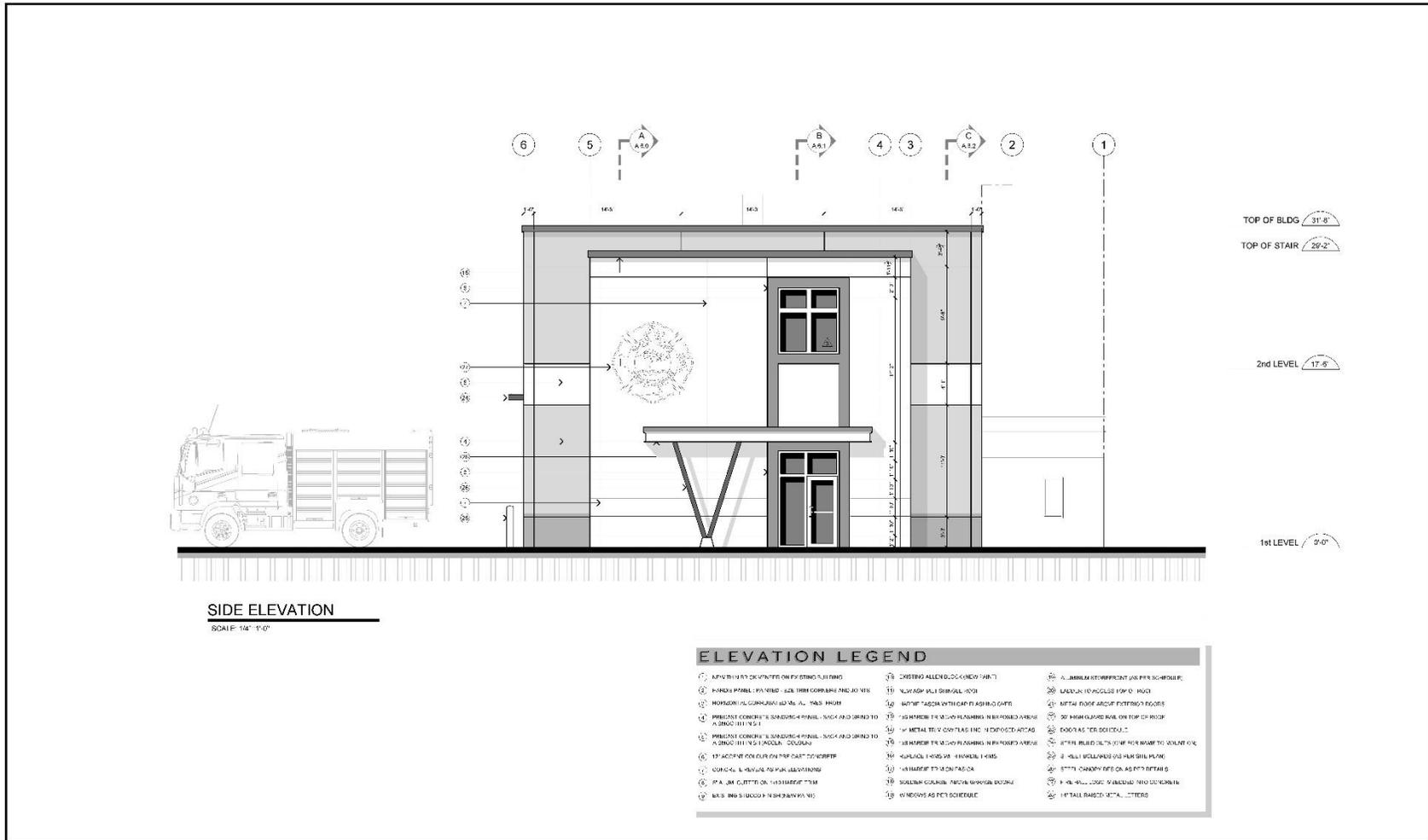
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PROJECT REVISIONS	
NO.	DESCRIPTION

PROJECT & DRAWING TITLE:  
**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**EXTERIOR ELEVATIONS**

DATE: FEB. 2025    DRAWN: 1/24/25    CHECKED: PTD/MS

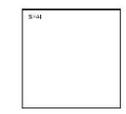




**ARCHITECT :**  
  
 LUTEYNT ARCHITECTURE LTD  
 10570 POPKUM RD N, ROSEDALE, BC V7A 1A1  
 TEL: 604-273-2332  
 WWW.LUTEYNTARCHITECTURE.COM

**OWNER :**  
  
 Fraser Valley Regional District  
 10570 POPKUM RD N, ROSEDALE, BC V7A 1A1  
 TEL: 604-273-2332  
 WWW.FRASERVAlLEYREGIONALDISTRICT.COM

**PROJECT :**  
  
 POPKUM Fire Hall  
 10570 Popkum Rd.  
 Popkum, British Columbia

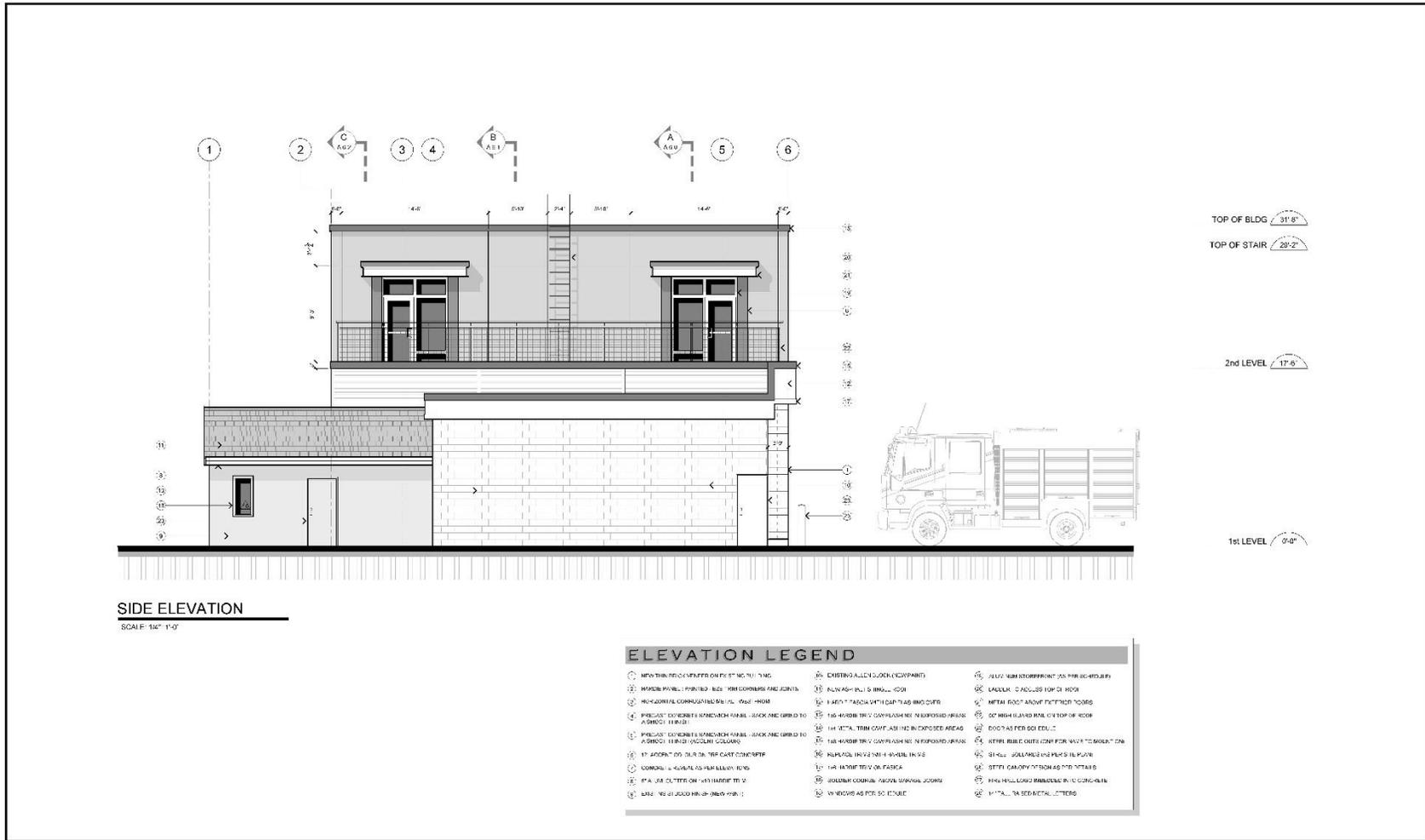


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2	FOR OWNER REVIEW AND APPROVAL	2024-01-20
3	FOR PERMITTING	2024-02-01
4	FOR PERMITTING	2024-02-15
5	FOR PERMITTING	2024-02-20
6	FOR PERMITTING	2024-03-01
7	FOR PERMITTING	2024-03-15
8	FOR PERMITTING	2024-03-20
9	FOR PERMITTING	2024-04-01
10	FOR PERMITTING	2024-04-15
11	FOR PERMITTING	2024-04-20
12	FOR PERMITTING	2024-05-01
13	FOR PERMITTING	2024-05-15
14	FOR PERMITTING	2024-05-20
15	FOR PERMITTING	2024-06-01
16	FOR PERMITTING	2024-06-15
17	FOR PERMITTING	2024-06-20
18	FOR PERMITTING	2024-07-01
19	FOR PERMITTING	2024-07-15
20	FOR PERMITTING	2024-07-20

**PROJECT'S DRAWING TITLE:**  
 POPKUM FIRE DEPARTMENT PLANS  
 10570 POPKUM RD N, ROSEDALE, BC  
 EXTERIOR ELEVATIONS

DATE: FEB 2024 SCALE: 1/4" = 1'-0" DRAWN: FTD/MS





ARCHITECT: **LUTEYNT ARCHITECTURE LTD**  
 1111 1111 1111 1111 1111 1111  
 1111 1111 1111 1111 1111 1111

OWNER: **Fraser Valley Regional District**  
 1111 1111 1111 1111 1111 1111  
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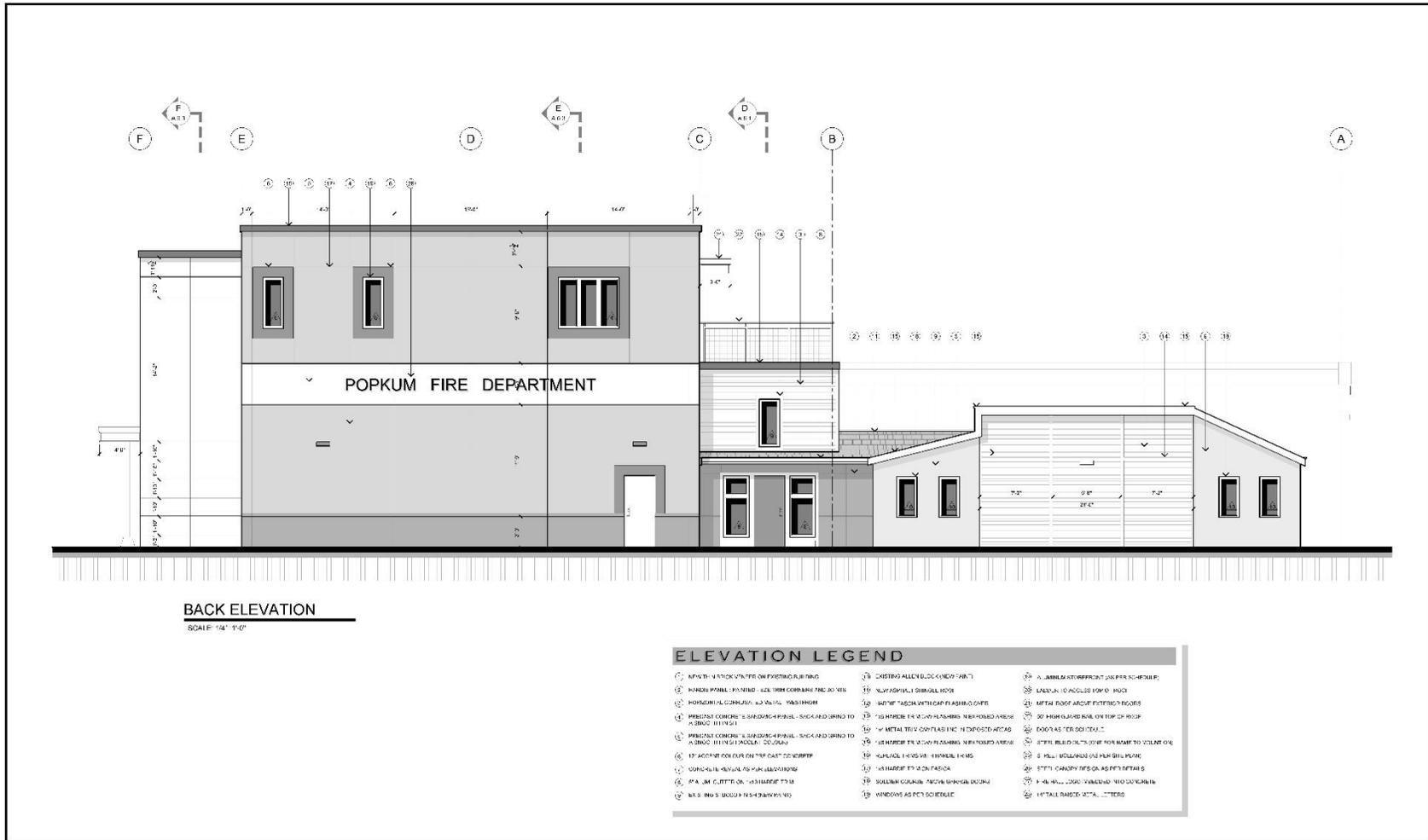
PROJECT: **POPKUM Fire Hall**  
 10570 Popkum Rd.  
 Popkum, British Columbia

DATE: [ ]

PROJECT REVISIONS	
NO.	DESCRIPTION

PROJECT'S DRAWING TITLE: **POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**EXTERIOR ELEVATIONS**  
 DATE: FEB 2023    SCALE: 1/4"=1'-0"    FILE NO: FTD450





**ELEVATION LEGEND**

1. ASPHALT FINISH ON EXTERIOR WALLS	13. CHESTNUT ALLEN BLOCK (NEW PART)	21. ALUMINUM STOREFRONT AS PER SCHEDULE
2. BRICK PANEL FINISH - SEE TRIM CONDITIONS PER ARCH	14. NEW ASPHALT DRIVEWAY PAVEMENT	22. LAMINATE GLASS FOR 10' HIGH
3. BRICK PANEL FINISH - 22' HIGH - VERTICAL FINISH	15. METAL ROOF AS PER TRIM CONDITIONS	23. METAL ROOF AS PER TRIM CONDITIONS
4. PRECAST CONCRETE GARAGE PANEL - SCHEDULED BRIND TO FABRIC (SEE PLAN)	16. METAL TRIM CONTROLS INC. IN EXPOSED AREAS	24. 30' HIGH GLASS DOOR WITH 10' HIGH ROOF
5. PRECAST CONCRETE GARAGE PANEL - SCHEDULED BRIND TO FABRIC (SEE PLAN) - 20' HIGH	17. 1/2\"/>	

ARCHITECT :

10570 POPKUM RD. N. ROSEDALE, BC V7E 1L1  
 TEL: 604.271.1111  
 WWW.LUTEYNT.COM

OWNER :

Fraser Valley Regional District  
 10570 POPKUM RD. N. ROSEDALE, BC V7E 1L1  
 TEL: 604.271.1111  
 WWW.FRASERVALLEYBC.CA

PROJECT :

POPKUM Fire Hall  
 10570 Popkum Rd.  
 Popkum, British Columbia

DATE :

--

PROJECT REVISIONS:

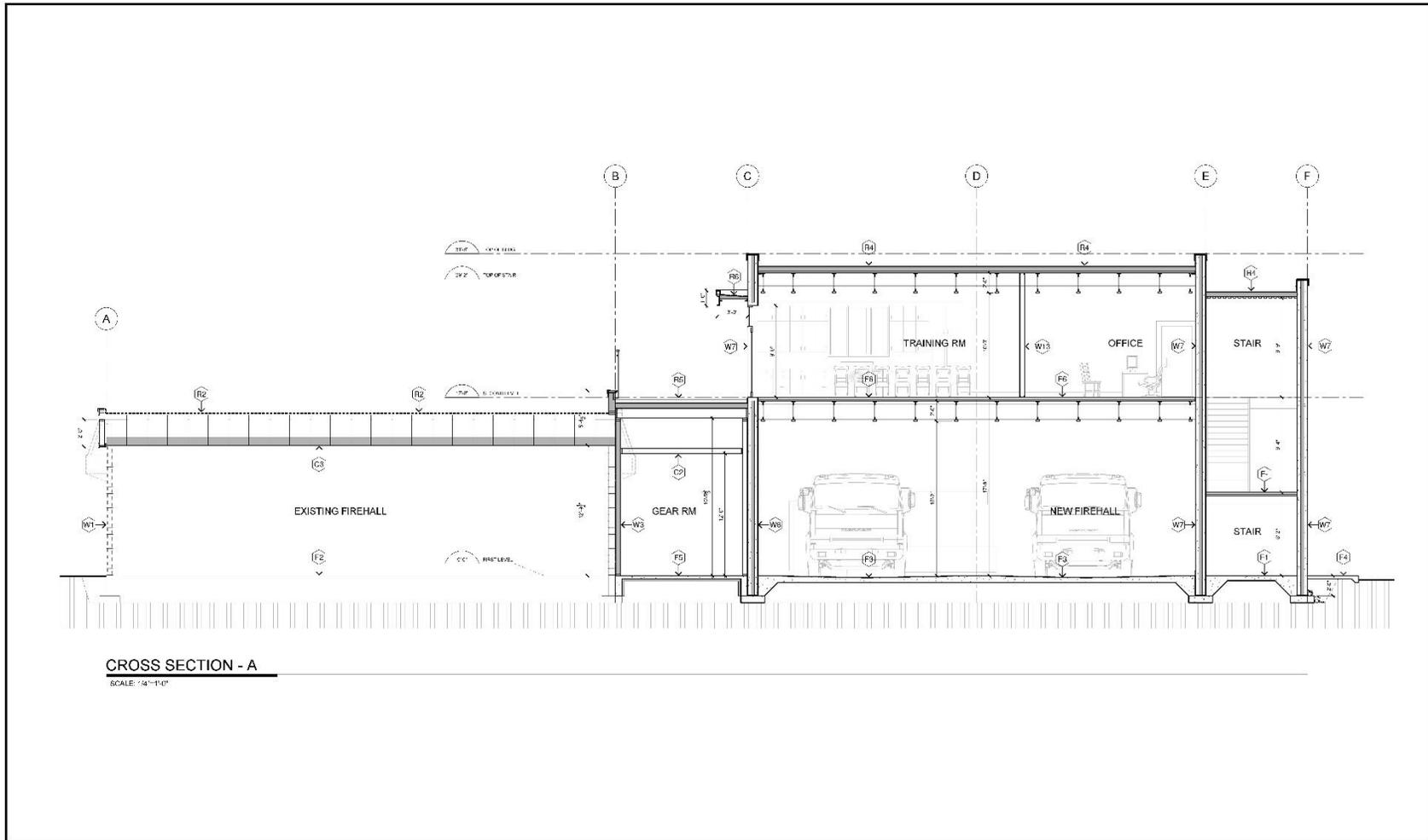
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2	FOR OWNER REVIEW AND APPROVAL	2024-11-15
3	FOR OWNER REVIEW AND APPROVAL	2024-11-15

PROJECT & DRAWING TITLE :

**POPKUM FIRE DEPARTMENT PLANS  
 10570 POPKUM RD N, ROSEDALE, BC  
 EXTERIOR ELEVATIONS**

DATE: FEB. 2025    SCALE: 1/4" = 1'-0"    DRAWING: FT045





**CROSS SECTION - A**  
SCALE: 1/4"=1'-0"

ARCHITECT :

11011 150th Street, Suite 101  
Surrey, BC V3R 4G2  
Tel: 604.593.2222  
www.luteynt.com

OWNER :

Fraser Valley Regional District  
10000 200th Street, Suite 100  
Langley, BC V3A 9Z6  
www.fvrd.ca

PROJECT :

POPKUM Fire Hall  
10570 Popkum Rd.  
Popkum, British Columbia



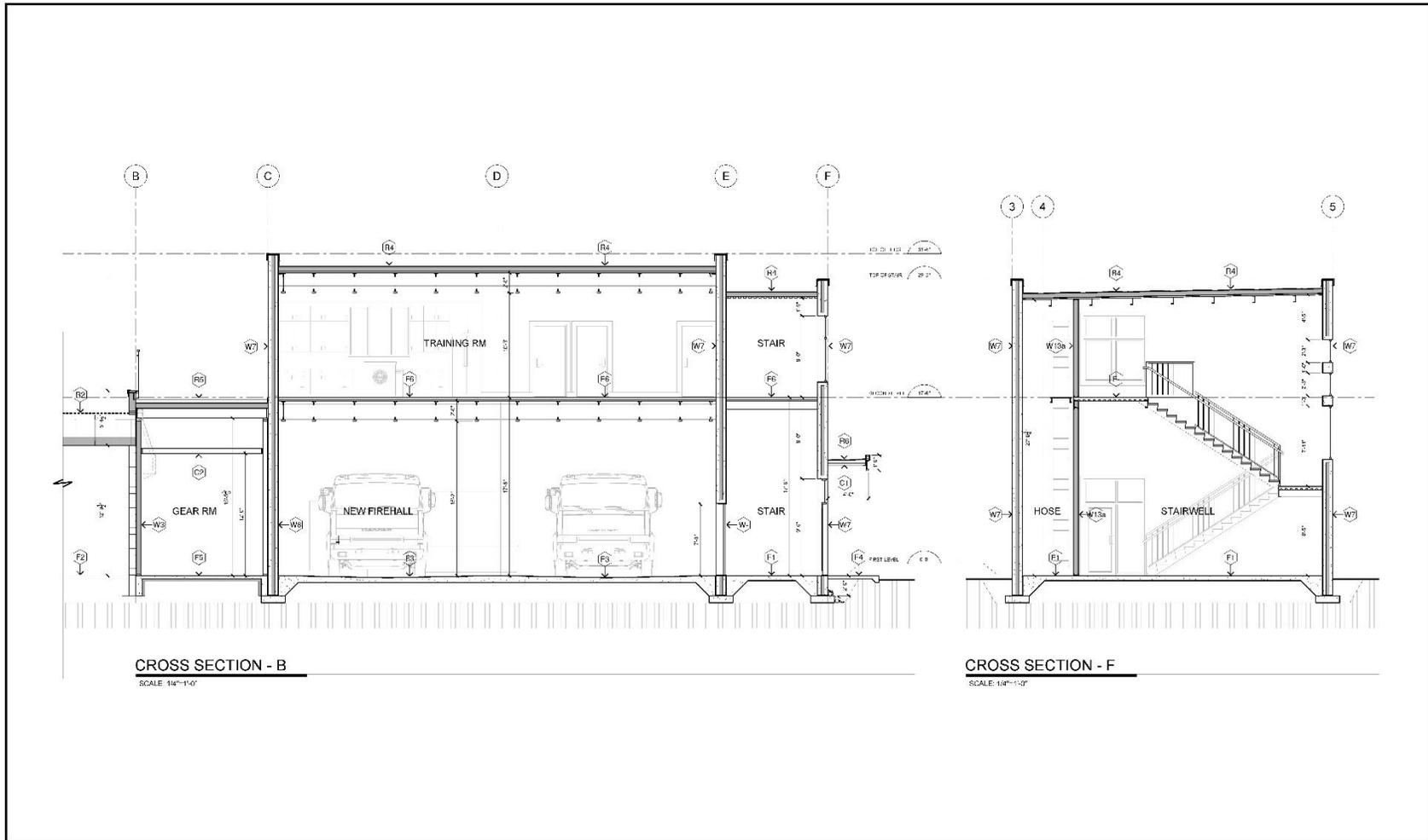
PROJECT REVISIONS	
NO.	DESCRIPTION

PROJECT & DRAWING TITLE :

**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**CROSS SECTION - A**

DATE: FEB. 2025    DRAWN: 1/4/25    CHECKED: FT/MS





ARCHITECT :

LUTEYNT ARCHITECTURE LTD  
100-11111 101ST AVE S.W.  
SUITE 100, RICHMOND, BC V6V 2G9  
TEL: 604-273-8888  
WWW.LUTEYNTARCHITECTURE.COM

OWNER :

Fraser Valley Regional District  
4500 BRUSH AVE S.W.  
SUITE 100, RICHMOND, BC V6V 2G9  
TEL: 604-273-8888  
WWW.FRASERVALLEYREGIONALDISTRICT.CA

PROJECT :

POPKUM Fire Hall  
10570 Popkum Rd.  
Popkum, B.C. V2X 3A5

DATE :

2024

PROJECT REVISIONS:

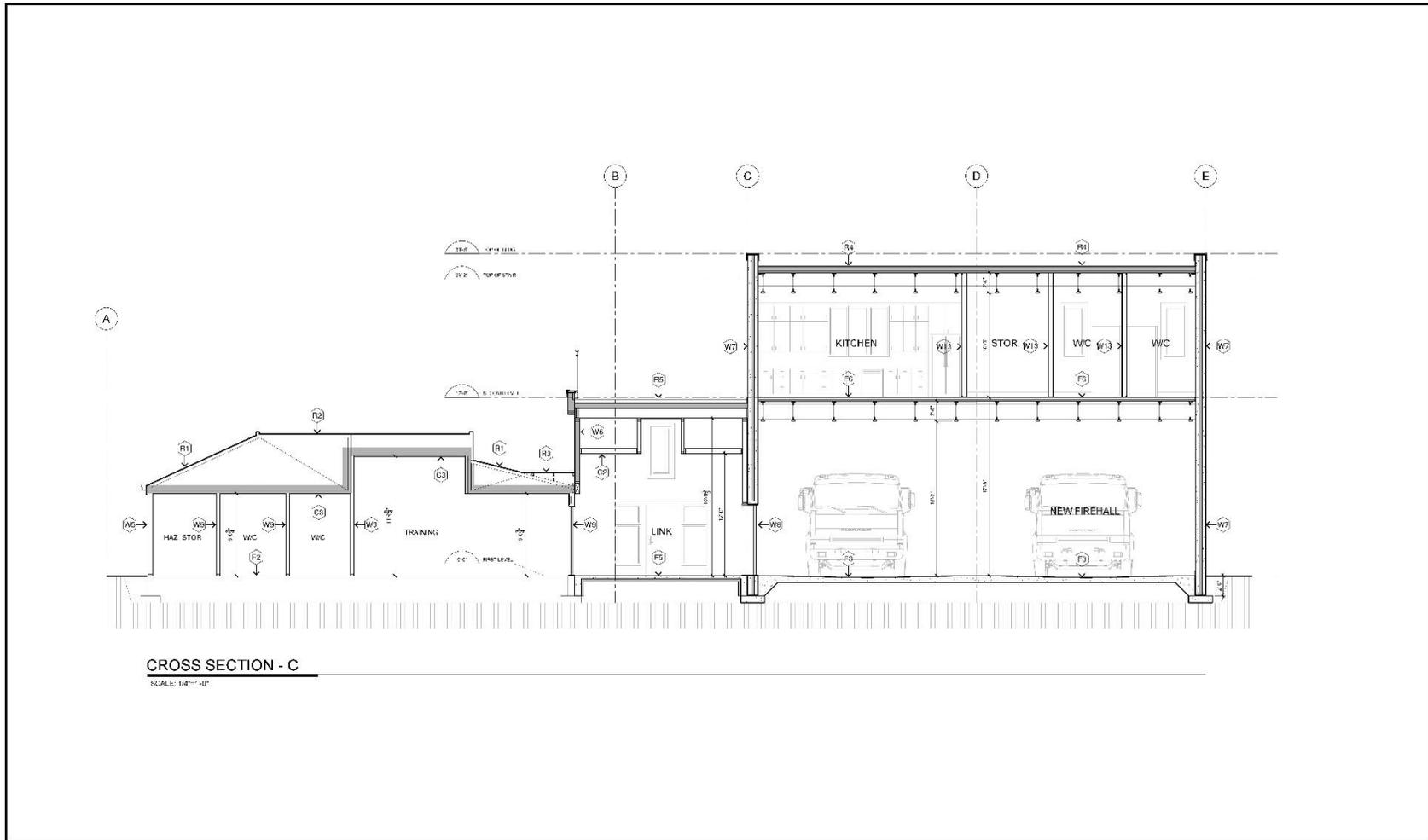
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-20
2	FOR PRELIMINARY REVIEW	2024-08-20
3	FOR PRELIMINARY REVIEW	2024-08-20

PROJECT & DRAWING TITLE :

POPKUM FIRE DEPARTMENT PLANS  
10570 POPKUM RD N, ROSEDALE, BC  
CROSS SECTION - B & F

DATE: FTS-2026 SCALE: 1/4"=1'-0" DRAWN: PTD/AS

POPKUM FIRE & RESCUE  
A.6.1



**CROSS SECTION - C**  
SCALE: 1/4"=1'-0"

ARCHITECT :

11011 150th St.  
Burnaby, BC V3N 1S7  
Tel: 604-293-2222  
www.luteynt.com

OWNER :

Fraser Valley Regional District  
10000 200th St. Suite 100  
Burnaby, BC V3N 2Z9  
www.fvrd.ca

PROJECT :

POPKUM Fire Hall  
10570 Popkum Rd.  
Popkum, British Columbia



PROJECT REVISIONS	
NO.	DESCRIPTION

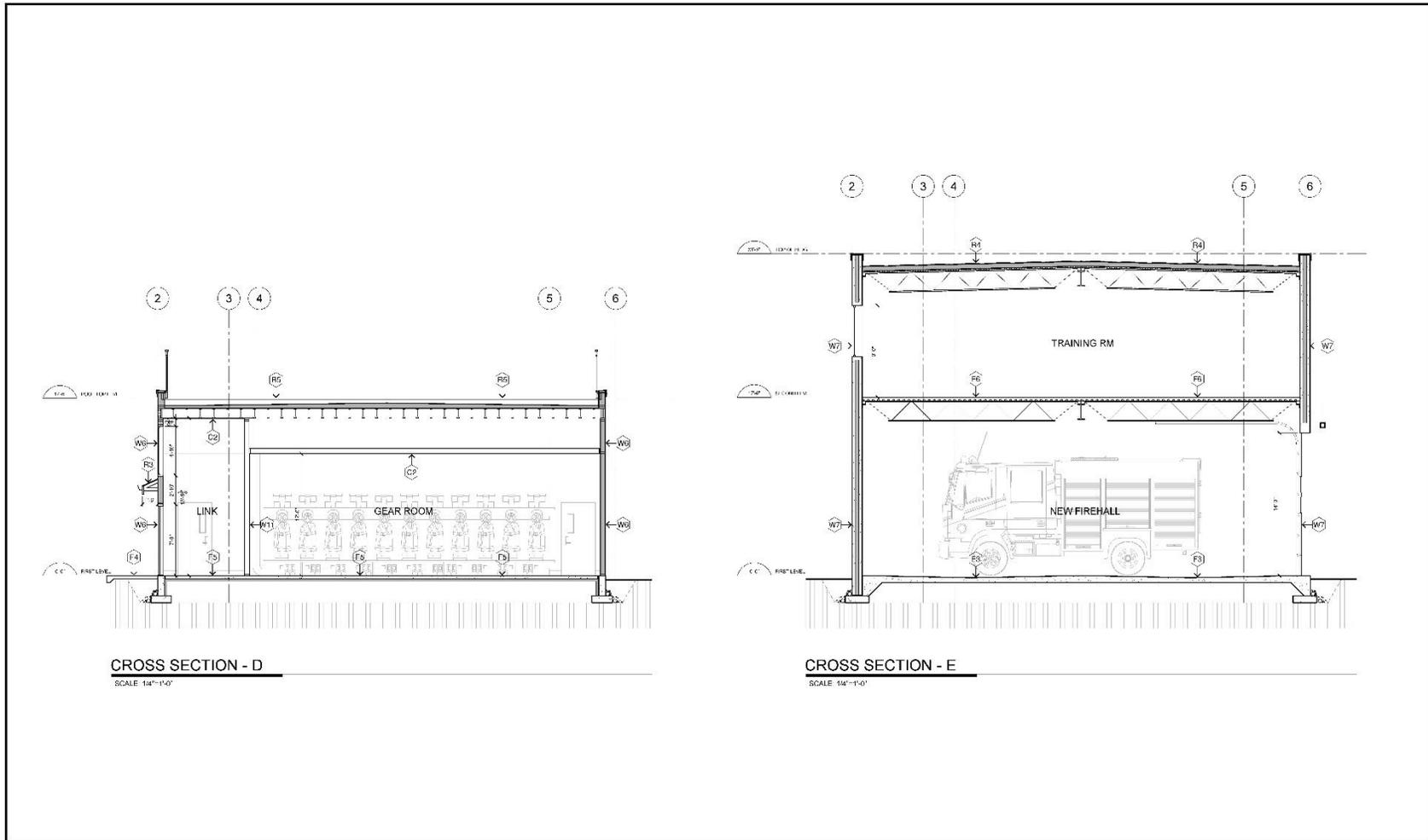
PROJECT & DRAWING TITLE :

**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**CROSS SECTION - C**

DATE: FEB. 2025    SCALE: 1/4"=1'-0"    DRAWING: PTD45

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ARCHITECT :

1100 WESTERN BLVD  
VANCOUVER BC V6C 3R8  
TEL: 604-273-2222  
WWW.LUTEYNT.COM

OWNER :

Fraser Valley Regional District  
1000 BURNHAMTHORPE RD  
VANCOUVER BC V6C 3R8  
WWW.FRASERVLDIST.COM

PROJECT :

**POPKUM Fire Hall**

10570 Popkum Rd.  
Popkum, British Columbia

DATE

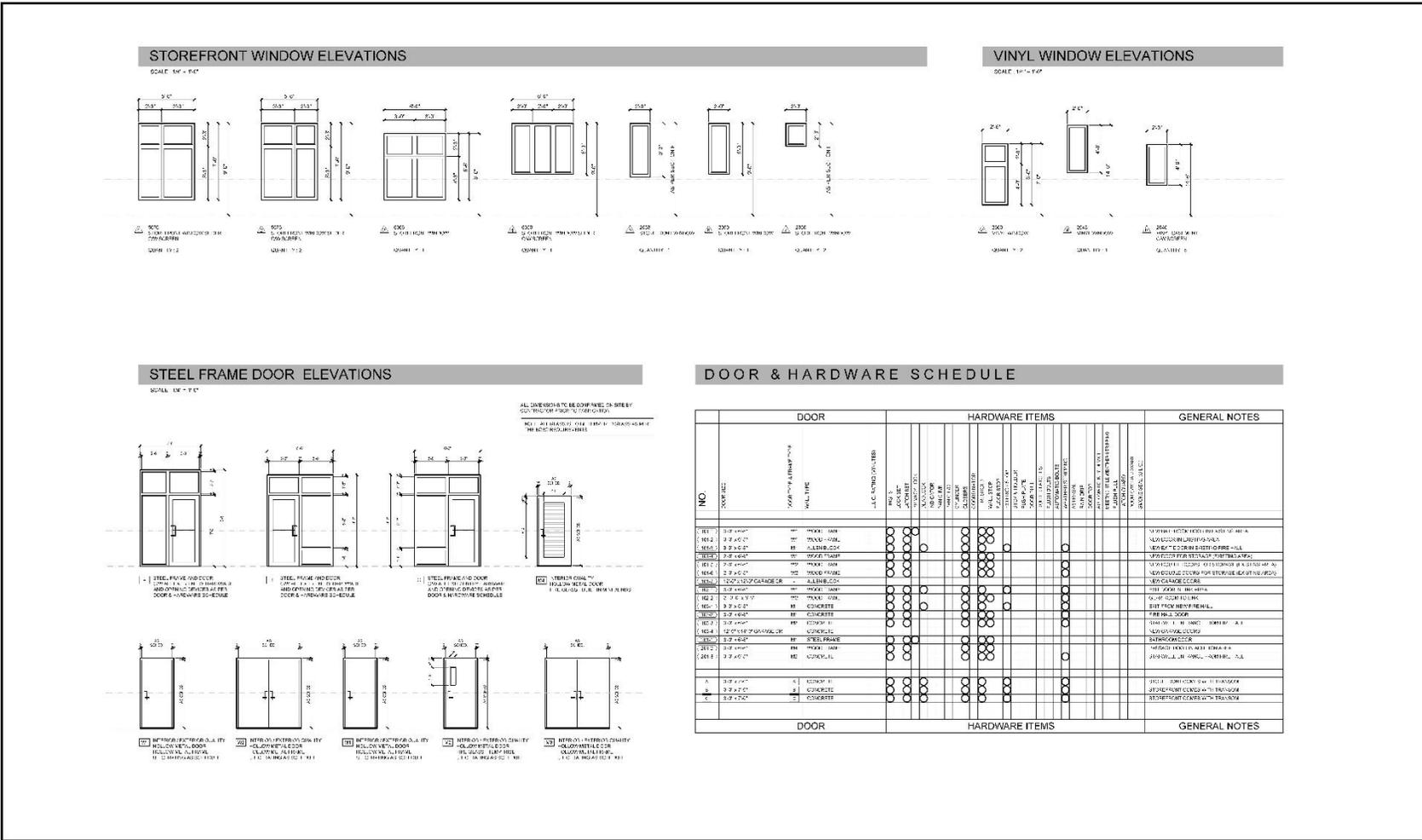
PROJECT REVISIONS/DATES	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	FOR CONSTRUCTION
3	FOR CONSTRUCTION

PROJECT & DRAWING TITLE :

**POPKUM FIRE DEPARTMENT PLANS  
10570 POPKUM RD N, ROSEDALE, BC  
CROSS SECTION - D & E**

DATE: FEB. 2025    DRAWN: 1/4"=1'-0"    FILE NO: PFD455





PROJECT REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024-03-15
2	FOR CONSTRUCTION	2024-03-15
3	FOR CONSTRUCTION	2024-03-15

PROJECT & DRAWING TITLE:  
**POPKUM FIRE DEPARTMENT PLANS**  
**10570 POPKUM RD N, ROSEDALE, BC**  
**WINDOW & DOOR SCHEDULE**

DATE: FEB. 2025    SCALE: 1/4" = 1'-0"    DRAWING: FTD45



\*Note – A high resolution, pdf version of the architectural plans is available through the Contact Person listed in Section C.5.

### Schedule B – Form of Proposal

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name and Title of Representative: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Form of Business Organization

Sole Proprietorship

Partnership Date of Establishment \_\_\_\_\_

Corporation Date of Incorporation \_\_\_\_\_ Business No. \_\_\_\_\_

We hereby offer to perform the following Services required by this RFP for the stipulated price of:

<u>Discipline</u>	<u>Proposed Price</u>	<u>GST</u>	<u>Total</u>	<u>Project Hours</u>	<u>Disbursements Pricing</u>
	<u>for Services</u>				<u>(printing, travel, additional site meetings)</u>
Geotechnical Engineering					
Civil Engineering					
Structural Engineering					
Electrical Engineering					
Mechanical engineering					
Exterior Envelope Consulting					
Energy Consulting					

I/We the undersigned authorized representatives of the Proponent, having received and carefully reviewed the RFP, including without limitation, the General Conditions and Specifications (if any), submit this Proposal in response to the RFP.

Dated this \_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_

\_\_\_\_\_

Signature of Authorized Signatory

Signature of Authorized Signatory

\_\_\_\_\_

\_\_\_\_\_

Name & Title/Position:

Name & Title/Position:

### Schedule C – Proponent’s Experience

A list of previous comparable work, including a brief description of that work, approximate contract value and references (with phone numbers).

Project name: \_\_\_\_\_

Contact name: \_\_\_\_\_ Phone No. \_\_\_\_\_

Work Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Value (\$): \_\_\_\_\_

Project name: \_\_\_\_\_

Contact name: \_\_\_\_\_ Phone No. \_\_\_\_\_

Work Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Value (\$): \_\_\_\_\_

Project name: \_\_\_\_\_

Contact name: \_\_\_\_\_ Phone No. \_\_\_\_\_

Work Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Value (\$): \_\_\_\_\_