

1. What is the confirmed funding source for this project?

Funding has been secured; announcements are on hold as requested by the funding organizations.

2. What is the budget for the project?

The Town is working within a \$500k budget for the entire project, from initial site work through to turnkey furnished homes ready for use.

3. Section 4.2 states each modular home should have a floor space 550–750 sq. ft.—is this size intended to be achieved within a single unit, or can it be split across two modules joined together?

The intention is for these to be single units and not a duplex.

4. Is there a preferred or required overall configuration (e.g., long and narrow vs. wider footprint) for the modular home or site layout?

No preferred length or width for these units. The site is big enough to accommodate multiple units in the future.

5. Can the municipality provide detailed engineering drawings for: water servicing and sanitary sewer servicing

The Town will be providing connections from the building site to our water and sewer services. Please indicate any special requirement you have in the way of servicing the units.

6. What is the height of the power lines along Eastside Road?

Power lines are approximately 30ft high along Eastside Road. There is ample area on the lot to back in a trailer and position a crane to place the homes on their foundations without having to work around power lines.

7. Can you identify where the following utility connections will be brought to the site:

Telephone – Town's responsibility (Telus)

Electrical – Town's responsibility (Fortis)

Communications – Town's responsibility (Telus or Eastlink)

8. Are there any easements, covenants, or rights-of-way registered on the land title that we should be aware of?

No

9. Would it be possible to receive a site sketch or clarification of the usable space on the lot to support accurate design and layout?

The two modulares would be placed on the eastern border of the leased parcel. We are open to suggestions regarding placement, given room for parking, allowable windows based on distances to lot lines and other buildings, etc.

10. Can you provide up-to-date site surveys, including the legal boundary survey and topographical survey

Check out the RDOS website. The property leased by the Town is the portion in light green below.

<https://rdos.maps.arcgis.com/apps/webappviewer/index.html?id=2090895ca47744bc8891e0f7f20f06e4>



11. Are both homes accessed from Eastside Avenue with their own individual driveways or shared parking/ access?

They could either share a central parking area or have individual driveways, most likely they will be gravel driveways.

12. The City of Oliver's portal shows the site zoned as AI – Administrative, Institutional, and Cultural, which permits only assisted living housing. Is rezoning required to accommodate this project?

A1 zoning should be compliant given that the housing is for Interior Health staff working at South Okanagan Regional Hospital. This would fall under the government services permitted use.

13. If rezoning is required, who is responsible for initiating and completing the rezoning process?

The Town and/or Interior Health. Not the concern of the successful proponent.

14. Will the successful proponent be responsible for securing development and building permits?

As per technical requirements, the proponent will need to provide all the information to submit the building permit application, the Town or IH would be submitting the permit.

15. Are there any specific requirements or minimum standards for interior or exterior finishes?

Interior preference would be drywall. Exterior – any code compliant cladding other than vinyl. Vinyl doesn't hold up well in the South Okanagan heat.

16. Are there any required or preferred specifications for roof pitch or roofing material?

No preference.

17. Is overhead power required for each house or is there underground electrical services brought in?

That would be up to Fortis to determine. The Town will be responsible for the service connections to the building site.

18. In section 8. Fees and disbursements; states that the optional and add on products/services will not be used in the initial evaluation however in appendix B rated criteria value add-ons is assigned 5 points?

Some providers may have optional products/services that would facilitate the completion of the project without the Town relying on internal resources. Services such as site planning and project management may result in additional points.

19. We would like to clarify whether the Town of Oliver would be willing to consider homes constructed under CSA Z240MH, provided they meet or exceed all applicable BCBC and Energy Step Code standards, including full compliance with structural and energy performance requirements.

No, the Town of Oliver requires compliance with the BCBC. Z240MH units can only be installed in mobile home parks within the Town of Oliver.

20. Will subdivision of the land be required as part of this development?

No

21. Is accessibility/adaptability a mandatory requirement or a preferred design feature?

Nice to have this covered but not mandatory. It could be quoted as optional.

22. Can you provide the precise perimeter or site plan indicating where you want the two homes to be located?

On the east portion of the property as per the RFP. They don't need to be tight together; there should be parking and potential for decks and private outdoor space. If the project is successful, we want to ensure we have room on the leased lot for additional units.

23. What are the specific requirements for:

Ramps – no requirement

Deck sizes and configurations (e.g., minimum square footage) – provide options and pricing

24. What are the parking requirements for this development?

One or two spots per unit, there will be open area to the west for overflow.

25. Are there any specific landscaping standards or requirements that need to be met?

Landscaping will be the responsibility of the Town. If landscape design and/or installation is a standard service you provide, it can be included as an optional add-on.