



**Answers to RFP 2025-07 – Modular Building Solution Questions
received on July 24, 2025:**

1. Based on the proposal, appears the intent that the contract would be a lump sum, facility turn over to the Town of Stephenville or would it be a lease?

The intent of the contract is to be a lump sum, facility turn over to the Town of Stephenville.

2. I think you would be challenged to fit what you have listed in a building 40 X 40.

The initial concept considered a two-story, 40 x 40 modular structure. However, with the adoption of a new site offering increased land availability, we now welcome proposals for a total area of 3,200 sq ft—achieved through either two 40 x 40 units or a single 40 x 80 unit—designed to accommodate all specified requirements. Proponents are also encouraged to present options that offer additional space beyond the 3,200 sq ft, where feasible, as part of their submission.

3. Any consideration to reference some code standards, would be NBC, fire / life safety code, HVAC standards, etc?

All application standards and codes can be found at:

[National Building Code of Canada: 2020 - NRC Publications Archive - Canada.ca](https://www.nrc.ca/publications/archive)

- Canadian Standards Association (CSA) Z317.2:

This Canadian standard, along with ASHRAE Standard 170, is a primary reference for HVAC system design in Canadian healthcare facilities.

- American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 170:

This standard provides minimum design requirements for ventilation and indoor air quality in healthcare facilities, including specific parameters for space design temperatures and humidities, as well as ventilation recommendations for comfort, asepsis, and odor control in spaces that directly affect patient care.

- Canadian Standards Association (CSA) Z8000:

This standard provides evidence-based guidance for designing healthcare facilities and is regularly updated to include considerations for sustainability and climate resilience.

4. You are referencing 400 amp service required, I expect this is going to be tight for the requirements of electrical and HVAC design, 400Amp is typically what you see in a larger home today with the switch to electrical, I would suggest leave this to the designer based on their submission.

The original RFP referenced a 400 Amp service as a preliminary specification to support heat pumps, HVAC, lighting, appliances, and potential ambulance bay equipment.

Upon review, the Town acknowledges that final electrical load calculations may differ. Proponents are therefore encouraged to:

- Conduct their own load assessments based on the proposed layout and mechanical systems; and
- Recommend a suitable service size that meets code and performance standards.

The final electrical service size should be supported with rationale and be clearly noted in the submission.