# REQUEST FOR QUOTATION

# RURAL MUNICIPALITY OF PINEY

**Sprague Fire Hall**

**Addition**

**Date of Issue: May 18th, 2018**

**Date of Close: June 8th, 2018**

# Request for Quotation

# Rural Municipality of Piney

Issue Date: May-22-18

Closing Date: June 8, 2018

Closing Time: 1:30pm CST

## Introduction

The Rural Municipality of Piney is requesting quotations from qualified builders for the construction of a 1,680 square foot fire station addition in Sprague Manitoba. The addition to the fire hall shall be fully functional for emergency vehicle storage. The site provides for good access and egress for fire emergency vehicles. The building must be designed and built with low maintenance and minimal operating costs.

## Scope of Work

### 1.1 Scope of Work

The project involves the construction of an addition to the Sprague Fire Station with associated site works and site services.

### 1.2 Project Description

The RM of Piney requires an addition to the Sprague Fire Station. The addition to the fire hall shall be fully functional for emergency vehicle storage. The site provides for good access and egress for fire emergency vehicles. A concrete drive pad shall be provided to accommodate fire truck loading and unloading area into the truck bays.

### 1.3 General Planning Requirements

Detailed Specifications are addressed later in this RFQ under Schedule "A" & Schedule "B"

The overall design concept shall reflect the characteristics of a public service building. The following consideration shall be taken into account in the design of both the interior and exterior of the facility:

- Fire Halls are generally a highly visible part of the townscape;
- The facility shall project an image of orderliness and efficiency;

- The exterior design is required to be simple and functional, with minimal degree of customized structure, cladding and finishes;

## 2.0.0 Business Arrangement

### 2.1.0 Basic Framework

The RM of Piney wishes to construct the Fire Station Addition under a build agreement whereby the Proponent will build the Project. As such, the basic structural framework for the Project is set out below;

a) The Rural Municipality of Piney will provide the site;
b) The Rural Municipality of Piney will provide the building plans;
c) The RM of Piney will enter into a Build Agreement with the successful Proponent which will specify the terms and conditions under which the Project will be constructed.

### 2.2.0 Signed Quotation

The Quotation submitted by each Proponent will be under seal and must be signed by an Authorized Signatory of the Proponent.

### 2.3.0 Security

Each Quotation submitted must be accompanied by a Quotation security in the amount of $5,000.00 in favor of the RM of Piney. Security can be submitted in the form of Certified Cheque or Letter of Credit from an authorized financial institution. Any Quotation submitted without Quotation security will not be considered.

The RM of Piney will return the Quotation security of $5,000.00 to the unsuccessful proponents after execution of the Agreement with the successful proponent. If the RM of Piney rejects all Quotations or cancels the RFQ, the RM will promptly return the Quotation securities to all proponents.

In the event that the proponent is selected to be the approved proponent, the Quotation security of $5,000.00 will be replaced by a deposit of $15,000.00 within five (5) business days of notification ($10,000 additional). This will be in the form of a clear irrevocable letter of credit or certified cheque payable to the Rural Municipality of Piney and will be valid for one year. This will constitute a

guarantee that the successful proponent will execute the Build Agreement and provide the following:

- Insurance as specified in the Build Agreement
- Evidence of good standing with Workers' Compensation Board
- Current Workplace Health and Safety Policies & related training

The Build Agreement security of $15,000.00 will be released once the successful proponent has entered into a Build Agreement and has commenced construction of the project and completed the first milestone listed in the Build Agreement.

If the successful proponent fails or refuses to execute the Agreements or to furnish the required Bonds or other documents as stipulated in the Build Agreement, the funds represented by the security will become the property of the RM of Piney.

**2.4.0 Insurance**

During the term of Building Agreement at their own expense, the successful proponent shall provide and maintain in full force and effect comprehensive general liability insurance for bodily injury (including death) and property damage in an amount of not less than $2,000,000.00 inclusive limit for any one occurrence defending, keeping harmless and fully indemnifying the Municipality from and against all accidents, loss, costs, charges, damages and expenses which it may at any time bear, sustain or suffer by reason or on account of the construction of the fire hall or any work, services or materials supplied in respect of the fire hall addition. The policy shall name the Municipality as an additional insured and provide for the Municipality to be given 30 days' written notice prior to cancellation of the policy.

Nothing contained in any policy of insurance required or provided in accordance with a Building Agreement shall in any way limit the liability of the successful proponent under the Building Agreement or otherwise.

The successful proponent shall provide certificates of insurance evidencing the required insurance coverage throughout the term of the Building Agreement.

### 2.5.0 Payment Schedule for Construction

The successful proponent shall invoice the Municipality for the construction work as it progresses as set out in Building Agreement. Upon confirmation by the Municipality that the construction work is in accordance with the fire hall plans, the Municipality shall:

i. deduct the amount required to be held back under the Builders' Liens Act;

ii. pay into a security account 12.5% of the approved invoice to be held as security by the Municipality ("security"); and

iii. pay to the successful proponent the remaining amount from the approved invoice after deduction for the amounts under i. and ii. provided the successful proponent is not in default under the Building Agreement.

### 2.6.0 Warranty and Guarantee

The successful proponent shall guarantee the fire hall addition against faulty workmanship, design or defective materials for a period of one year. The successful proponent shall assign the benefit of any and all guarantees it obtains relating to the fire hall to the Municipality, to the extent such guarantees are assignable

The successful proponent warrants that the fire hall shall comply with the fire hall plans' standards for a period of one year from the issuance of the completion certificate.

If at any time during the warranty period set out in this section, the fire hall does not meet the fire hall plans' standards to the satisfaction of the Municipality, the successful proponent shall, at the Builder's costs, forthwith bring the fire hall up to the fire hall plans' standards.

### 2.7.0 Project Management

The successful proponent shall identify and designate a Project Manager. The identified person is responsible for performing the duties and obligations of the Contractor's Representative as defined in the Design/Build Agreement.

### 2.8.0 Project Schedule

A project schedule shall be included in the Quotation and include a building completion date prior to

November 1st, 2018. The project schedule will include major milestone and depict the entire project from start to finish. The schedule will show the anticipated milestone dates through to completion.

### 3.0.0 General Design Criteria

See Schedule "A" and Schedule "B" for full design criteria.

### 4.0.0 Site Tour

A site tour is scheduled for May 29th, 2018 at 10:00 am at the Sprague Fire Hall. All qualified and interested builders are encouraged to attend. This will be the builder's opportunity to gain a better understanding of the project. Specifications listed in this RFQ or written addendums will take precedence over any discussion which occurs during the tour. Please RSVP with the RM of Piney at 437-2284 by 4:30 pm May 28th, 2018. Only those that have registered may attend.

### 5.0.0 Amendments

RFQ amendments will be issued in writing as addendums to this document.

## Close

Sealed Quotations will be received by the Chief Administrative Officer of the Rural Municipality of Piney.

**Completed Quotations must be submitted by June 8th, 2018 at 1:30pm to:**

Rural Municipality of Piney

Attention: Martin Van Osch, C.A.O.

PO Box 48

Vassar, MB R0A 2J0

204-437-2284

The outside of each Quotation must be clearly labeled:

**"Quotation for Sprague Fire Hall Addition ", submitted by_____.**

**Request for Quotation will be opened publically on June 8th, 2018 at 1:30 PM.**

## Schedule "A"

## Specifications

**All architecture & design must comply with Schedule "B". The details below outline the general requirements of the project and include the following:**

### 1.1 Building Design Criteria

- The proponent shall include all submission, approval and payment for all necessary permits, fees and licenses from authorities having jurisdiction;
- The building life span is expected to be thirty (30) years without major repairs with a structural system designed for a life span of fifty (50+) years without major repairs.

### 1.2 Performance Specifications & Building Materials

#### 1.2.1 Exterior Architecture

Concrete Floor/Foundation

- 12" compacted granular base
- 6 mill poly
- 16" x 16" perimeter thickened edge c/w 4-20m rebar (per Section 1.2.2 and Section 2.2.2 Schedule B)
- 16" x 36" perimeter thickened edge c/w 4-20m rebar (per Section 3.2.2 Schedule B)
- stirrups @ 16" o.c.
- 6"x6" concrete curb in the perimeter of the fire apparatus garage c/w two continuous 15 m rebar with 10 m rebar verticals connecting to T.E. stirrups @ 16" o.c.
- 6" 32 mpa/ 20 mm stone concrete c/w 10m rebar @ 16" o.c b/w
- sealer and hardener
- floor drain and pit c/w gating as per plan
- trowelled to a smooth finish
- expanded polystyrene insulation frost barrier (and back fill) 1-1/2" type II polystyrene insulation, 16" down 48" out
- 1-1/2" type II polystyrene insulation under slab

Concrete Truck Entrance Pads

- one - 14'x42' pad
- 6" average site levelling / top soil removal (top soil to be remain on site)
- 6" compacted granular base
- 6" 30 mpa/ 20 mm stone concrete c/w 10m rebar @ 18" o.c. b/w
- concrete to be air-entrained
- broom finish & saw cut
- landscaped & site leveled with traffic gravel Type C - 12' out from entrance pad edge and level with the entrance pad

Entrance Pad

- one - 6'x4' pads
- 6" average site levelling / top soil removal (top soil to be remain on site)
- 6" compacted granular base
- 5" 30 mpa/ 20 mm stone concrete c/w 10m rebar @ 18" o.c. b/w
- concrete to be air-entrained
- broom finish
- landscaped & site leveled with A Base gravel - 8' out from entrance pad edge and level with the entrance pad

Bollards

- four -6" steel concrete filled bollards, 4 ft. deep, 5 ft. high, either painted or covered with a PVC sleeve
- two – Boomerang Delineator Posts and Bases installed on the Entrance Pad

**Building Shell**

All assemblies shall have a declared weather-tight plane beyond which moisture from exterior sources cannot pass and from which such moisture is redirected to the exterior of the assembly. Construct the assembly in accordance with rain screen principles or face-sealed assembly principles.

All components of the assembly exterior to the weather-tight plane shall be resistant to the deteriorating effects of exposure to the elements, consistent with the service life of the building.

**Building Envelope**

The building envelope shall provide effective and continuous insulation within the building envelope assembly. Surround and seal penetrations and partial penetrations to prevent thermal bridging through the exterior envelope.

The building envelope is to resist air leakage caused by static and dynamic air pressures across the exterior walls, soffits, roof assemblies, windows, glass, doors, and penetrations or interruptions of the envelope system or assembly.

Foundation Connection

- pressure treated sill plate
- sill plate gasket (beneath sill plate)
- 1/2"x 5 1/2" wedge anchors 32" o.c. to fasten wall to concrete

Exterior Walls

- 2x6 conventionally framed exterior wood stud walls
- 2x6 studs 16" o.c.
- double top plate
- pressure treated bottom plate
- 2x4 strapping @ 24" o.c.

**Roof System**

Trusses

- pre-assembled engineered trusses @ 24" o.c.
- 4/12 top chord slope
- 12" eave and gable overhangs
- post disaster standards
- hurricane clips / tie down hangers

Truss Bracing

- continuous 2x4 bracing as per manufacture
- 2x4 gable end cross bracing

Roof Strapping

- 2x4 strapping @ 24" o.c.

Eavestroughing

- 5" continuous eavestroughing c/w 2 commercial downspouts per side

Snow Stops

- 26 ga continuous snow stops continuous along both eaves
- 2x6 support backer

**Cladding**

The wall cladding materials are to be durable and aesthetically integrated with the overall elevation appearance of the building(s) as a whole.

Cladding materials, including coatings and finishes, shall be suitable for weather exposure under the anticipated environmental conditions.

Cladding

- 29 ga. hi-tensile exterior wall and roof cladding
- pre-finished coloured walls and roof
- interior walls cladded with PVC wall liner or 29 ga. hi-tensile cladding
- color per manufacturing options

Cladding Accessories

- pre-finished coloured
- base starter trim and 12" thicken edge slab insulation cover

- overhead door jamb moulding
- overhead door "C" metal (each side)
- walk-in door with window drip flashing (over top)
- gable and outside corner moulding
- aluminium facia and perforated soffits
- 1 1/2" colour matching screws with Neoprene Washers

**Weather Proofing**

- weather tight foam closure at eave of building
- silicone caulking around walk-in doors and windows
- Typar exterior wall air barrier

**Overhead Doors**

- relocate existing 24'O.H. door and hardware to the front of the addition end wall
- additional 2' panel to be added to the 24' O.H. door with hardware to match increased size and weight
- one - 12'x14' overhead door installed in the end wall
- 3" standard lift, heavy duty, continuous angle mount hardware
- R18, thermally broken sections
- 11 gauge hinges
- high cycle torsion springs
- pusher springs
- 1" solid shaft
- 1/2 HP heavy duty jackshaft electric openers with wall mounted controls (up, down, stop)
- remote control
- emergency chain hoist
- top and bottom weather seals
- weather stripping
- solenoid brake
- safety photo

**Exterior Passage**

- two - 3/0 x 7/0 steel insulated walk-in doors
- pressed steel frame
- insulated steel slab with 24"x36" clear dual pane tempered glass thermal glazing kit
- welded continuous steel security
- weather stripping/threshold/sweep
- "C" metal flashing on each side of the door
- drip flashing over door
- check chain
- Schlag heavy duty digital locksets c/w key override
- guard plate
- NRP ball bearing hinges
- master and grand master key
- Door closure to be installed

**Attic Ventilation**

- continuously vented ridge
- 12" perforated eave and gable soffits

**Insulation**

- R50 blow-in fibreglass ceiling insulation
- R20 or better fibreglass batt exterior wall insulation for fire apparatus garage

**Vapour Barrier**

- 6 mil poly for exterior walls and ceiling
- acoustical caulking for all joints, window & door openings

## Plumbing

### Holding Tanks

- one hold tanks @ 250 imp gal apparatus floor drain overflow installed to the Northeast corner of the existing fire hall
- piping from holding tank to apparatus floor drain

### Floor drains / pits

- as per plans and specs

### Air lines

- air lines as per spec c/w 3 drops

### Floor Heating System

- one - 12 kw (existing hall) & one – 16 kw (hall addition)
- engineered hydronic heating system
- two - circulating pumps
- two - brass supply manifold assemblies
- two - T & P gauges
- two - auto air vents
- two - expansion tanks
- two - thermostats
- two - water feed make up systems
- 40% glycol mixture

### Plumbing Miscellaneous

- one - interior ceiling 1 ½" hydrant hook up
- one - interior 1 ½" hydrant hook up
- one - interior hot & cold garden hose connection

## Electrical

- new overhead - 200 amp 120/240 volt 1 phase electrical service

- branch circuit sized to suit supply existing 200 amp panel
- 16 - outlets (receptacles, switches)
- 3 – 26WLED wall packs
- 2 – 14WLED wall packs include motion detector
- 12 - 8' tandem LED strip fixtures 14,000 Lumens
- strip fixtures to be vapourtite with dimmer
- 2 - self-contained emergency 1 exit light
- 1 -remote dual head emergency light
- 3 - 15 amp 120 volt ground fault circuit interrupting exterior receptacles
- 2 - 15 amp overhead door opener circuits with controls
- 2 - ceiling fans and speed control
- carbon monoxide monitoring
- CO & humidity control with fan controller
- ventilation fan with automatic damper

Electrical Miscellaneous -fire apparatus garage wiring is surface mounted

**Landscaping**

- landscaping 12'out from the addition or to property line shall be sloped for positive drainage at 3-5%
- landscaping material used on the north and east side of addition shall be capped with 1" top soil and seeded to grass
- landscaping material used on the south and west side shall be A Base

### 2.1.1 Existing Building

**Concrete Floor Finishes**

- installation of a 4" minimum resurfacing of concrete over the existing concrete pad;
- steel trowel finish: to CSA CAN3-A23.1 with final finish to suit covering or treatment.
- sealed/hardened concrete: in accordance with manufacturer's instructions;
- garage bay sloped to floor drain;

**Mechanical**

- Hydronic heating system to meet the size and layout of the existing building, heat zones to correspond with basic use of each section of the building;

### 3.1.1 Site Management

**Construction Waste**

- all construction waste is to be contained and confined to an enclosure placed at the construction site
- waste is to be managed to reduce the occurrence of litter and maintain a safe and organized worksite
- all waste is to be collected at the end of the day and placed into the designated waste enclosure

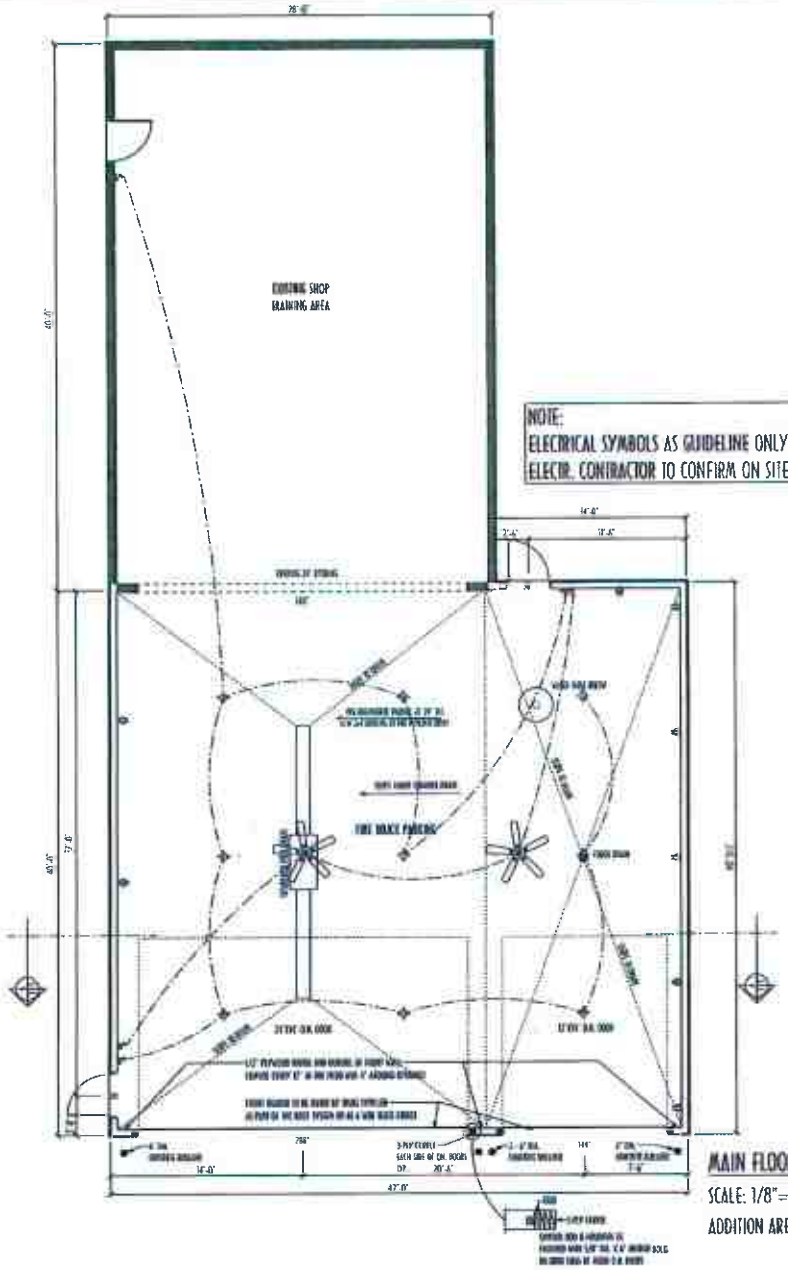
**Safety**

- the successful proponent must establish a secure perimeter with signage outlining required personal protective equipment required while on site
- the successful proponent is responsible for safety oversight at the construction site during construction

**Noise**

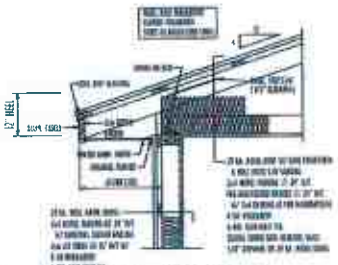
- the proponent is to consider the general nature of the neighbourhood, being predominantly residential, efforts will be made to minimize noise between 7am to 9 am and 5 pm to 9 pm
- construction hours will be 7 am to 9 pm Monday to Saturday

# Schedule "B"

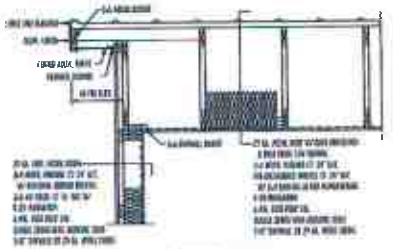



NOTE:
ELECTRICAL SYMBOLS AS GUIDELINE ONLY
ELECTR. CONTRACTOR TO CONFIRM ON SITE

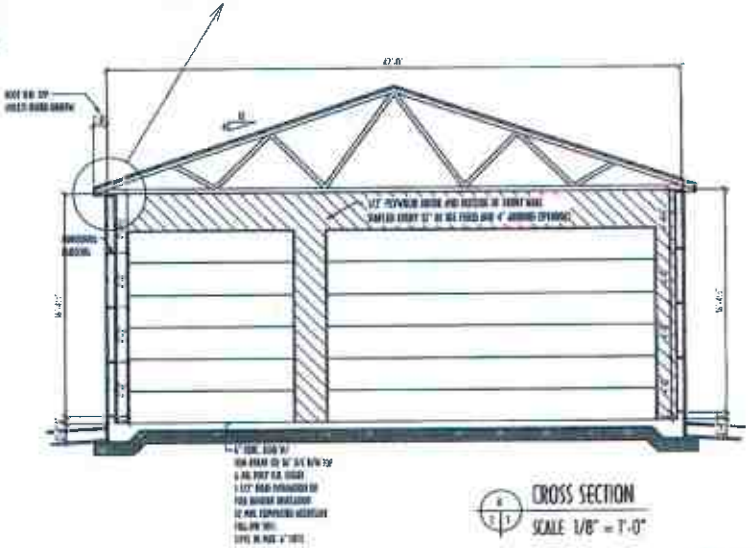
MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"
ADDITION AREA 1680 SQ.FT.



TRUSS SECTION
SCALE 1" = 1'-0"



GABLE SECTION



CROSS SECTION
SCALE 1/8" = 1'-0"

La Broquerie Lumber
BOX 530, LA BROQUERIE, MB, R0A0W0
PH. 424-5333, FAX 424-5672

PROJECT:
SPRAGUE FIRE HALL
BUILDING LOCATION: SPRAGUE, MB.

TITLE:
FLOOR PLAN, CROSS SECTION

| DATE: | DRAWN BY: | PROJECT #: | PAGE: |
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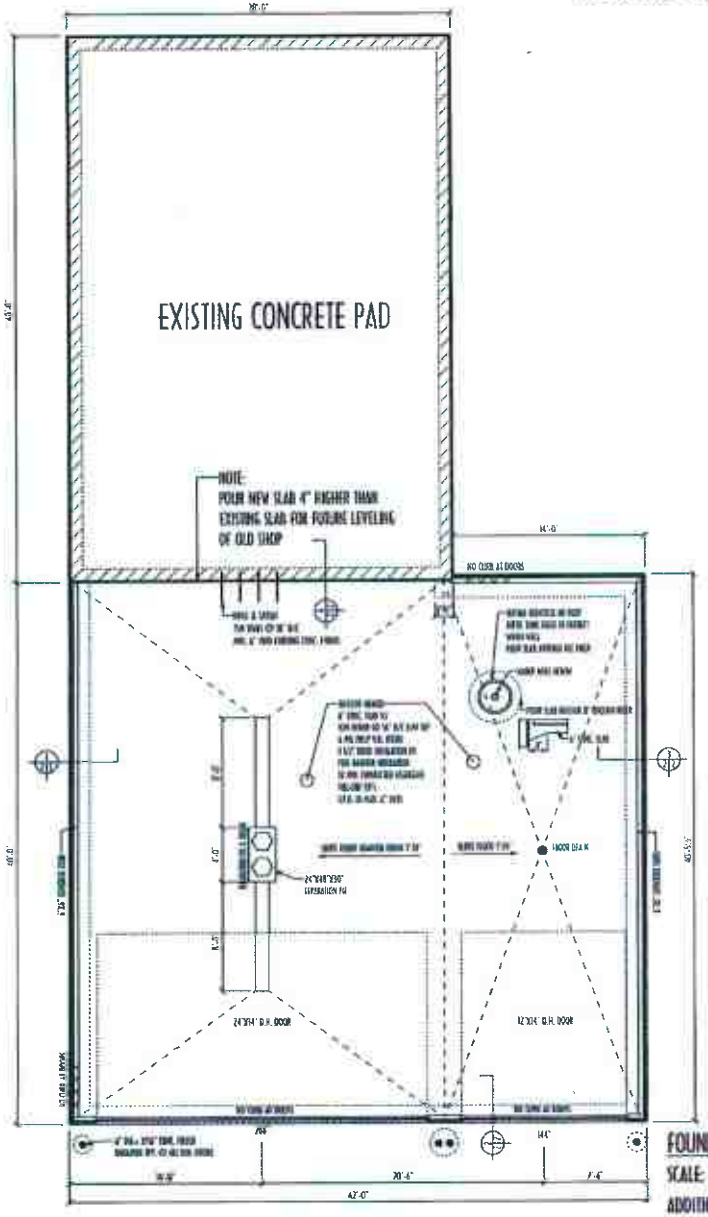
## Schedule "B"

GENERAL NOTES:

CONCRETE FOUNDATIONS

WOOD

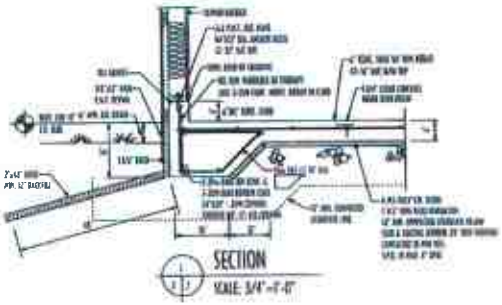
CAUTION:




FOUNDATION PLAN

SCALE: 1/8"=1'-0"

ADDITION AREA 1680 SQ.FT.



SECTION

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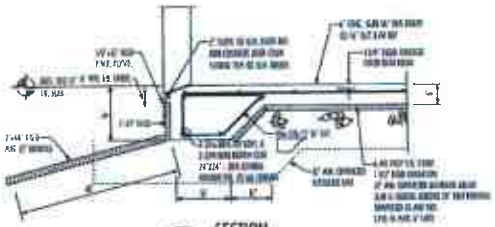

SECTION

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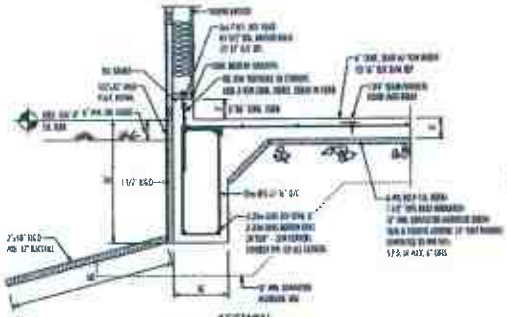

SECTION

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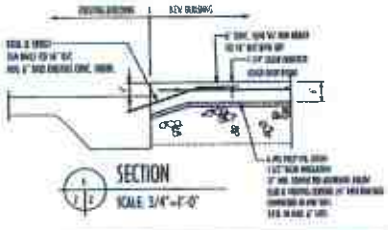

SECTION

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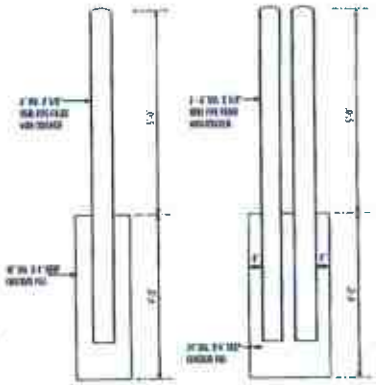


BULLARD DETAIL

SCALE: 3/4"=1'-0"

ENGINEER SEAL OR STAMP

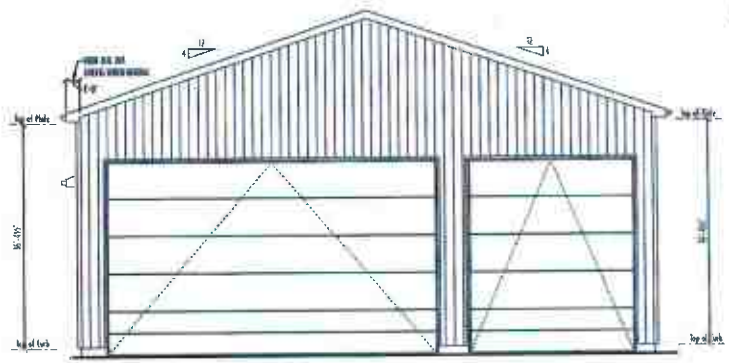
La Broquerie Lumber

BOX 530, LA BROQUERIE, MB, R0A1M0
PH. 424-5333, FAX 424-5072

| | | | |
|---|---|---|---|
| PROJECT: SPRAGUE FIRE HALL<br>BUILDING LOCATION: SPRAGUE, MB | | | |
| TITLE: FOUNDATION PLAN, DETAILS | | | |
| DATE: MAY 17 / 2018 | DESIGN BY: ES | PROJECT #: 824-18 | PAGE: 2 / 3 |

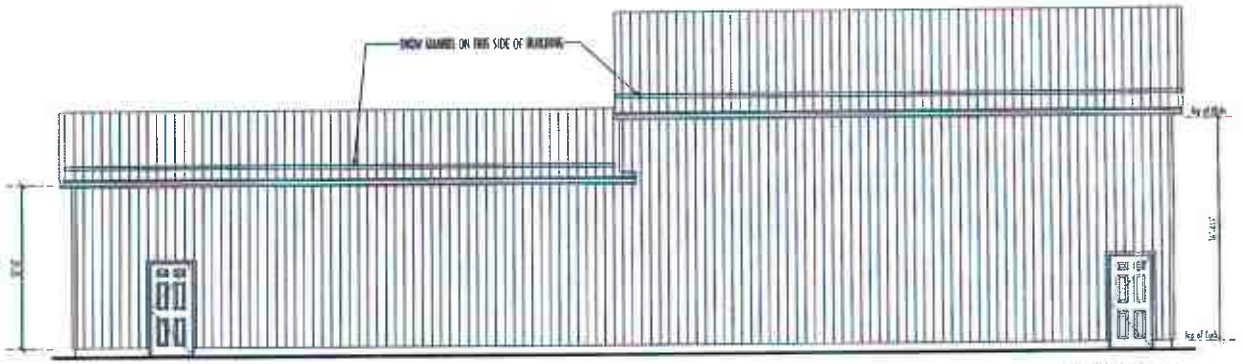
Schedule "B"

ENGINEER SEAL OR MARK



FRONT ELEVATION

SCALE: 1/8"=1'-0"




LEFT ELEVATION

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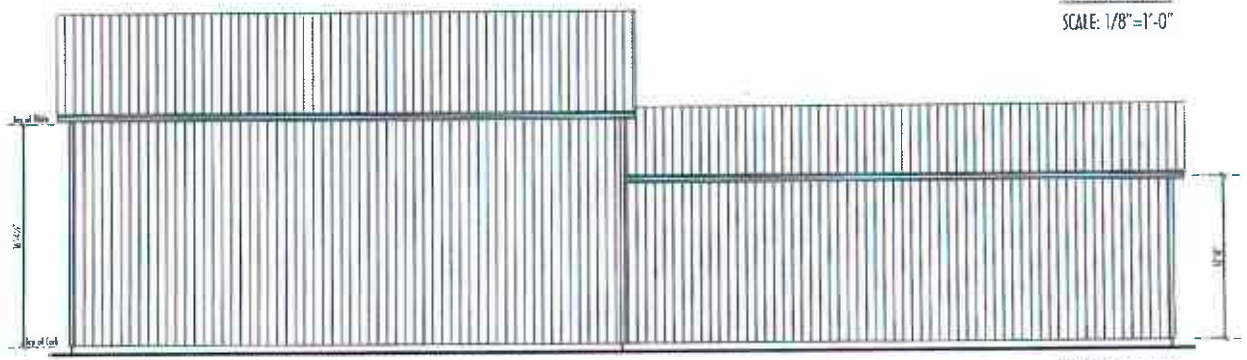

RIGHT ELEVATION

SCALE: 1/8"=1'-0"

La Broquerie Lumber

BOX 530, LA BROQUERIE, MB, ROA0W0

PH: 424-5333, FAX 424-5072

PROJECT:

SPRAGUE FIRE HALL

BUILDING LOCATION: SPRAGUE, MB

TITLE:

ELEVATIONS

| DATE: | DRAWN BY: | PROJECT #: | PAGE: |
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