



**CALL FOR TENDER - MUNICIPALITY OF
THE DISTRICT OF CLARE
LITTLE BROOK, N.S.**

NAME OF TENDER: **RENOVATIONS at 795 Highway #1
Comeauville (including new porch/entry and
renovation of former court house space)**

LOCATION OF WORK: **795 Highway 1 Comeauville, N.S.**

TENDER CLOSING DATE: **THURSDAY, MARCH 9th, 2017**

CLOSING TIME: **2:00 PM**

OPENING TIME: **IMMEDIATELY AFTER CLOSING**

OPENING LOCATION: **MUNICIPAL OFFICE
1185 Hwy 1, Little Brook, NS**

1. NOTICE TO BIDDERS

All Tenders submitted to the Municipality of the District of Clare must be submitted in a sealed envelope. The name and address of the bidder and the name of tender shall be clearly marked on the envelope.

Tenders may be dropped off at the municipal office at 1185 Hwy 1, Little Brook or mailed to:

Attention: Pam Doucet, Director of Community Development
Municipality of Clare,
P.O. Box 458
Little Brook, N.S BOW 1Z0

Tender Opening: All Tenders will be opened in public at the municipal office immediately following the closing time. Interested members of the public may attend the Tender opening.

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2. DETAILED REVIEW OF TENDER

No award will be made at the time of the opening. All tenders accepted will be reviewed in detail before a recommendation can be made for award of tender. The detailed review will take place as soon as possible after the public opening.

Tenders will be checked for the following items:

a) **Bid Security** - As described in the “Instruction to Bidders”

b) **Omissions** - The “Tender Signature Form” must be signed by the Bidder as an acknowledgment of receipt and understanding of the documents (including any Addendums where applicable) All Appendixes must be included with bid submissions.

A check of the bid prices will be made and all mathematical errors will be corrected by municipal staff.

3 INSTRUCTIONS TO BIDDERS

3.1 Examination of Plans, Specifications, Tender Quantities and Site of Work

Bidders shall carefully examine all the following documents which are applicable to this tender (Instructions to Bidders, Documentation Required from Successful Bidder, and Specifications).

Bidders shall carefully examine all the work sites in order to satisfy themselves as to all local conditions affecting the contract.

3.2 Tender Forms - The Bidder must submit his/her Tender on the forms supplied by the Municipality. The Bidder must state the prices (both in numerals and words).

3.3 Addenda - Bidders must include, as part of their Tender, all addenda issued during the bidding period by the Municipality. The Bidder shall make all revisions to the tender documents as instructed in the Addenda.

When an Addendum is issued, the closing time shall, where necessary, be adjusted to reasonably allow Bidders to receive and adequately consider, prepare and submit their Bids.

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3.4 Bid Security – Tenders will be rejected unless accompanied by a Bid Security of not less than ten percent (10%) of the contract price (including all valid bid modifications). This deposit shall consist of a certified cheque, irrevocable Standby Letter of Credit, bank draft, money order, or bid bond. Security shall be made payable to the Municipality of the District of Clare.

3.5 Rejection of Tender -The Municipality reserves the right to reject any or all Tenders. The lowest or any Tender will not necessarily be accepted. The Tender deemed the best value may be the Tender accepted taking into account price and life cycle cost considerations, environmental and social considerations, delivery, servicing and the capacity of the supplier to meet other criteria as stated in the Tender documents.



4 DOCUMENTATION REQUIRED FROM SUCCESSFUL BIDDER

4.1 The successful Bidder shall provide, within forty-eight (48) hours of request, evidence of an account with the Workers’ Compensation Board and coverage under the Workers’ Compensation Act.

4.2 Proof of Insurance - The successful Bidder shall be required to take out and maintain, during the period prescribed herein, liability and builder’s risk insurance coverage with a limit of not less than two million dollars (\$2,000,000.00) inclusive for any one occurrence.

Upon award of the contract, the successful bidder shall provide proof of insurance to the Municipality prior to commencing the work.

5 CONTACT INFORMATION

For additional information please contact, Gary Sullivan (769-3655 ext. 235) Building Inspector.

6 TENDER SUBMISSION

Tenders must be received **no later than 2:00 p.m. on Thursday, March 9th, 2017**

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SPECIFICATIONS*

RENOVATIONS at 795 Highway #1 Comeauville (including new porch/entry and renovation of former court house space)

FOUNDATION

1. Footings shall be 6" thick by 20" wide with two rows of 10mm rebar. The bottom of the footing must be three feet deep from the finished grade (concrete shall be 25 MPA).
2. Walls shall be 8" thick, height of the frost walls to be determined on site by the contractor (concrete shall be 25 MPA).
3. Walls shall be backfilled on both sides. Inside must be filled at intervals of no more than 12" and must be well compacted.
4. 10mm rebar, spaced 16" o.c. is to be placed in the top of the wall to anchor down the concrete slab. Rebars to be 24" long, 12" to be embedded in the wall. The remaining 12" will be bent down into the slab prior to placing the concrete.
5. The slab will be 4" thick, with a smooth power troweled finish (concrete shall be 25 MPA).
6. Prior to placing concrete, the ground shall be covered with a 6-mil poly. All seams shall be sealed with Tuck Tape.
7. 2" SM foam shall be installed on top of the 6-mil poly prior to the concrete slab.
8. Anchor bolts shall be placed along the perimeter the concrete slab at the maximum of 8' intervals.
9. Floor to be covered with porcelain tiles. Tiles are to match the tiles in the existing entry, as close as possible. ¼" Ditra is to be installed on the slab prior to the flooring tiles.
10. 10 mm rebar, 16" o.c. shall be drilled in the building foundation to prevent lateral movement of the frost walls (4" deep, 12" long).

WALLS

1. Walls will be framed with 2" X 6", 16" o.c. The finished ceiling height will be 8'.
2. Sill gasket shall be installed under the bottom plate.
3. Door and window lintels must be a minimum of 2 pcs, 2" X 6".
4. Sheathing shall be ½" plywood
5. Insulation shall be R-24 batt insulation.
6. Vapour barrier shall be 6-mil poly, sealed with Tuck Tape or acoustical sealant.
7. Top of windows must match top of front door (existing windows at the building entry to be re-used).
8. Existing entry door will remain in place.
9. Air barrier shall be Tyvar (or equivalent product) sealed with Tuck Tape.

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10. Siding shall be double 5", white vinyl siding to match the remainder of the building.
11. Corner boards shall be 6", 20' long. Jumbo Traditional foam filled white vinyl.
12. Interior walls to be covered with ½" drywall and crack filled.
13. Wall paint shall consist of Benjamin Moore Aura Interior Paint, Satin 526 or equivalent. Colour # 2133-50, two coats (paint and primer in one).
14. Door trim, window trim and baseboards shall be painted with Benjamin Moore Aura Interior Paint. Semi-Gloss 528, colour white, two coats.
15. Window and door trim shall consist of 5/8" X 2 ¾" FJP Colonial Casing.
16. Baseboards shall consist of ½" X 4 1/8" FJP Colonial baseboards.
17. Walls are to be wired as per the requirements of the Canadian Electrical Code (all plugs and switches to be white in colour).
18. Exterior lighting is to be provided on top of both doors. The fixtures shall be RAB Design, LED wall lights DWL 1-18 for the side door and DWL2-30 for the front door.
19. Electric baseboard heaters shall be installed. The number of baseboards heaters shall be determined by the electrical contractor for the size of the room.
20. Front doors to be inset from the front face of the building (3' X 8' wide).
21. Exterior plugs to be installed in the front, one each side of the front deck.
22. Front and side doors shall be supplied by the owner.

ROOF AND CEILING

1. Roof shall be a gable roof, framed with roof trusses (3 in 12 pitch).
2. Roof shall be sheathed with 5/8" plywood.
3. Roof shall be covered with the same steel as the remainder of the building (steel to be supplied by the Municipality).
4. Sheathing to be covered with Cool Grey Synthetic Underlayment (or equivalent product).
5. Eave protection to be one strip Ice and Water Shield.
6. Ceiling is to be covered with ½" drywall and crack filled.
7. Attic access is to be provided, hatch will have a minimum size of 21 ½" X 35 ½".
8. Attic shall have a minimum of R-50 insulation (Batt or blown in insulation).
9. Vapour barrier shall be 6-mil poly, sealed with Tuck Tape or acoustical sealant.
10. Foam Truvents are to be installed under the roof sheathing between each truss, extending into the soffit and above the top of the attic insulation.
11. Soffits are to be covered with white vinyl perforated soffit (12" finished soffit).
12. Facia boards are to be covered with white aluminum (made with flat stock).
13. Gutters shall be white aluminum, seamless gutters (on all three sides).
14. Ceiling paint shall consist of Benjamin Moore, Aura Interior Paint or equivalent. Matt 522 white, two coats (paint and primer in one).
15. Light fixtures shall be 4' LED bulbs (two fixtures of two bulbs per fixture).

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RAMP

1. Footings shall be 6" thick by 20" wide. The bottom of the footings shall be a minimum of 3' deep from the finished grade (25 MPA concrete).
2. Frost walls shall be 8" thick, height of walls shall be determined on site by the contractor (25 MPA concrete).
3. 10 mm rebar, 16" o.c. shall be drilled in the building foundation to prevent lateral movement of the ramp frost walls (4" deep, 12" long).
4. 10 mm rebar shall be placed in the frost walls, three horizontal bars for the entire length and uprights every 24". Uprights shall extend past the top of the wall. To bent into the slab each side and then connected with 10 mm rebar.
5. Ramp slab to be 4" thick with a broom finish and edging on both sides. Concrete shall be 25 MPA with Air Entrainment.
6. Ramp gradient to be 1 in 12.
7. A maximum of 29' is permitted in the length of the ramp before having a level rest area.
8. The length of the ramp shall be determined on site by the contractor once the grade height is determined.
9. 5' X 5' level concrete pad at bottom of ramp.
10. 5' X 7' landing must be provided at the top. 3' must be provided past the door on the door knob side. 1' past the door on the hinge side.
11. Guards on the ramp shall be made of aluminum 36" tall with no more than 4" between the spindles. Guards shall be attached to the ramp with 3/8" stainless steel anchors.
12. Ramp width must have a minimum of 36" between the guards.
13. Inside to be filled and compacted at 12" maximum lifts.

FRONT STEPS

1. Footings shall be 6" thick by 20" wide. The bottom of the footings must be minimum of 3' deep from the finish grade (25 MPA concrete).
2. Frost walls shall be 8" thick, height of walls shall be determined on site by the contractor (25 MPA concrete).
3. 10 mm rebar, 16" o.c. shall be drilled in the building foundation to prevent lateral movement of the frost walls (4" deep, 12" long).
4. Slab shall be 4" thick with a broom finish and edging on all sides, 25 MPA concrete. Slab shall be 6' deep by 8' wide.
5. Steps shall be 8' wide (width of landing). Steps shall have a broom finish and edging on the front and sides. (25 MPA concrete). Height of all the steps are to be equal with a maximum 8" rise. The run of the steps shall be 10".
6. Inside of the frost walls must be filled and compacted at 12" maximum lifts.
7. Guards on the steps shall be made of aluminum 36" tall with no more then 4" between the spindles. Guards shall be attached to the steps with 3/8" stainless steel anchors.

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INTERIOR DEMOLITION (OLD COURT ROOM)

1. Remove elevated floor, desk and ramp.
2. Remove oak door (to be saved).
3. Remove interior floor covering (rugs).
4. Remove all unnecessary electrical wiring and ensure that it is disconnected from the electrical panel.
5. All debris to be removed from site and sent to the Transfer Station in Meteghan.

EXTERIOR DEMOLITION

1. Remove existing deck and ramp. All debris to be removed from site and sent to the Transfer Station in Meteghan.

INTERIOR RENOVATIONS (OLD COURT ROOM)

1. Relocate floor plugs to the exterior wall.
2. Repair any drywall where needed.
3. Walls to be painted with Benjamin Moore #2133-50 Aura Interior Paint (or equivalent product). Satin finish.
4. New flooring shall be Kronotex Series, Mammut #2994-Capital Oak AC5.
5. Paint former judge's chambers and existing entry hallway (same paint and colour as the old court room), two coats.

OTHER INTERIOR RENOVATIONS

1. Replace three water closets on the first story. New water closets shall consist of American Standard, Model #7419756ST. 020, colour white.
2. Existing attic access to be enlarged. New hatch will be in the same location. Hatch shall be a minimum of 21 ½" X 35 ½". Existing ceiling light must be relocated to make the hatch larger. There are two ceilings, new hatch is to be installed on the upper most ceiling. Sides between both ceilings is to be framed, gyprocked, crack filled and painted. Ceiling paint shall be Benjamin Moore, Aura Interior Paint-Matte (522) white. Entire ceiling of that room shall be painted after the hatch and the ceiling light are relocated.

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The Contractor shall provide proof of Liability Insurance and Workman Compensation or private insurance coverage.

The Contractor shall ensure that all construction safety requirements of the Department of Labour, Occupational Health and Safety Division, are complied with.

The Contractor is responsible for the removal of all construction debris from site and disposal at the Municipal Transfer Station.

Every precaution shall be taken to ensure the safety of the public and staff using the building during normal working hours.

Contractor is responsible to acquire all the necessary permits.

*Drawings will be provided under separate cover

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TENDER SIGNATURE FORM

Re: CALL FOR TENDER

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Tender Bid \$ _____

HST \$ _____

Total (including HST) \$ _____

(Price written in words)

The undersigned Bidder declares that he has read, understands, and agrees to the conditions referred to in this Tender.

Dated this _____ day of _____, 2017.

Submitted By:

(Name of Bidder – Please Print)

(Company Name)

(Address)

(Signature of Bidder)

(Signature of Witness)

(Telephone Number)

(Fax Number)

(Email Address)