



# REQUEST FOR PROPOSAL

Fire Hall Design-Build Proposal

Prepared by:  
The Corporation of the Township of Ryerson  
28 Midlothian Road, RR1  
Burk's Falls, ON P0A 1C0



**Corporation of the Township of Ryerson**

**Request for Design-Build Proposal**

**RFP 2025-07**

**Project: Fire Hall – Burk's Falls and District**

**Fire Department**

**April 17, 2025**

The Township of Ryerson is proposing construction of a new Fire Hall for the Burk's Falls and District Fire Hall. The building will be constructed within the lot located at Lot 5 Concession 7, Armour. The new Fire Hall is to provide an energy efficient, low maintenance facility with the features typically provided in a Fire Hall. The Contractor will be responsible for a "turn- key" facility including mechanical, electrical, and site work.

Tender is Design-Build with the Contractor providing Proposal specifications and Proposal construction drawings suitable for the building permit application. Professional Engineer (as required) to be supplied by the Contractor.

Preliminary drawings provided with the Design-Build tender package are for general information, outlining requirements as determined by the Owner. These drawings are not to be used for construction drawings; the Contractor's design team is to verify code compliance.

The Corporation of the Township of Ryerson reserves the right to accept or reject all or part of any proposal, and to accept the proposal that is in the best interest of the owner. If further information is required, contact:

Joe Readman, Fire Chief  
Township of Ryerson  
fire@ryersontownship.ca

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## 1. Definitions

**Agreement:** means a contract agreement between the Township of Ryerson and the Design-Builder.

**Bid:** means Proposal.

**Bidder:** means Proponent.

**Bid Deposit:** means a deposit, provided as assurance that the Proponent will enter into a contract if awarded.

**Closing Date and Time:** means the date and time before which Proposals must be submitted to be considered in the RFP. Time is according to the telephone clock at the Clerk’s desk.

**Contact Person:** means the individual named in this RFP who may be contacted for information about the RFP.

**Contract Documents:** means the Contract Documents are the documents signed and agreed on by the Owner and the successful Contractor.

**Contractor:** means the Design-Builder.

**Council:** means Council of the Corporation of the Township of Ryerson.

**Deadline for Questions:** means the last day on which questions relating to this RFP may be submitted to obtain a response. Questions received after 4:00pm local time on the Deadline for Questions will not be answered.

**Design-Build:** means the term Design-Build refers to the type of contract contemplated to be entered into between the Municipality and the Design-Builder for the design and construction of the Work as described by RFP 2025-007.

**Design-Build Project Manager:** means the person on the Design-Builder's team who is accountable for managing the Project.

**Design-Builder:** means the Design-Builder is as described in RFP 2025-007 and will be the Successful Proponent contracted to design, construct and commission the Work.

**Discipline Design Lead:** means the individual who acts as the engineering consultant's respective principal representatives for the discipline on the Project and is responsible for the discipline's design.

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**Lands:** means the land on which the Project is located, and is used in reference to the lien legislation of the Province of Ontario.

**Minor Irregularity:** means a deviation from the bid request which affects form, rather than substance (non-monetary).

**Municipality:** means the Owner, the Corporation of the Township of Ryerson.

**Owner:** means the Corporation of the Township of Ryerson.

**Prime Consultant Design Lead:** means the individual accountable for the Prime Consultant's role in providing design coordination and administration and who will attend all Project Team meetings.

**Project:** means the Project is the design, construction, and commissioning of the new Fire Hall.

**Project Manager:** means the Owner's Staff Person assigned to manage the Project.

**Project Team:** means the Project Team consists of the Project Manager, members of Municipality's staff and other Consultants as may be required for the Project.

**Proponent:** means one of the companies, firms, joint venture partnerships, or entities, which responds to the Request for Proposal.

**Proposal:** means the submission of a Design-Build bid package in accordance with the requirements of this RFP to design, construct and commission the Project.

**Proposal Price:** means the Total Bid Price submitted by the Proponent on the Form of Proposal as an irrevocable offer to design, construct and commission the Project.

**Request for Proposal:** means this Request for Proposal Contract No. 2025-007, which consists of the entire RFP documentation for submission of a Proposal for performance of the Work.

**RFP:** means the Request for Proposal.

**Site Superintendent:** means the person on the Design-Builder's team who is accountable for supervising the construction activity on the site.

**Stipulated Price:** means the lump sum price agreed to between the Owner and the

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Design-Builder, and is incorporated in the Contract Documents.

**Substantial Performance:** means as defined in the *Construction Lien Act*.

**Successful Proponent:** means the Proponent which, pursuant to the RFP selection process, has been chosen by the Municipality to enter into contract negotiations for the performance of the Work.

**Township Consultant:** means Tatham Engineering Ltd.

**Work:** means the result of the construction activity defined by this RFP and the Contract.

**Working Drawings:** means Progressive drawings that become "For Construction" drawings.

**WSIB:** means the current Workplace Safety and Insurance Board legislation in force in the Province of Ontario.

## **Section A – Terms and Conditions**

### 1. Form of Proposal

The Proposal shall consist of a Bid, outlining the scope of work they propose, submitted in a sealed package, clearly marked with your company's name and ‘RFP 2025-007’.

### 2. Proposal Closing

Proposal submissions must be received at:

Township of Ryerson

28 Midlothian Road

Burks Falls, ON P0A 1C0

Attention: Joe Readman, Fire Chief

4:00 p.m., local time, Tuesday May 20, 2025

It is the Proponent's sole responsibility to ensure their submissions are received by the time and date specified within the document.

The Owner is not responsible for submissions which are not properly marked and/or delivered to any other location than that specified above.

### 3. Late Submissions

Proposals received after the official closing time will not be considered during the selection process and will be returned unopened to the respective Proponent.

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#### 4. Electronic Submissions

Electronically transmitted submissions (e-mail, fax, etc.) will not be accepted for this Proposal.

#### 5. Proposal Opening

Proponents are advised there will not be a public opening for this RFP. Submissions received, by the date and time of closing, will be opened administratively by respective members of the Owner at a time after the closing.

The Municipality reserves the right to make public the names of any or all Bidders and their quoted price.

#### 6. Completion of the Proposal

All documents must be completed in hard copy. All entries shall be clear and legible, and made in a non-erasable medium, and signed in ink. All items shall be submitted according to any instruction in the Request for Proposal Documents.

Alterations may be made, providing they are legible and initialed by the Proponent's signing officer. Proposals which are incomplete, conditional, illegible or obscure, or that contain additions not called for, reservations, erasures, alterations incorrectly submitted, or irregularities of any kind may be rejected.

#### 7. Proposal Withdrawal

Any Proposal may be withdrawn prior to the scheduled time for Proposal Closing, or authorized postponement thereof.

#### 8. Proponent Expense

Any expenses incurred by the Proponent in the preparation of the Proposal submission are entirely the responsibility of the Proponent and will not be charged to the Owner.

#### 9. Examination of Request for Proposal Documents

Each Proponent must satisfy himself/herself by reviewing the RFP documents and inspecting the existing conditions with the proposed work.

There will be no consideration of any claim, after submission of Proposal, that there is a misunderstanding with respect to the conditions imposed by this RFP.

Prices must include all incidental costs, and the Proponent must be satisfied as to the full requirements of the RFP. No claims for extra work will be entertained and any additional works must be authorized in writing prior to commencement. Should the Proponent require more information or clarification on any point, it must be obtained prior to the submission of the RFP.

#### 10. Inquiries, Discrepancies and Interpretations

Should a Proponent find omissions from or discrepancies in any of the RFP documents, or should the Proponent be in doubt as to the meaning of any part of such documents, the Proponent shall notify the designated Contact Person and office without delay. If the designated contact person considers that a correction, explanation or interpretation is necessary or desirable, an addendum will be issued to all who have received RFP documents. No oral explanation or interpretation will modify any of the requirements or provisions of the Proposal documents.

#### 11. Acceptance or Rejection of Proposals

The Owner reserves the right to reject any or all Proposals, and to waive formalities as the interests of the Owner may require without stating reasons therefore.

Notwithstanding and without restricting the generality of the statement immediately above, the Owner shall not be required to award or accept a Proposal, or recall the Proposal at a later date:

- a) When only one Proposal has been received as a result of the Proposal call.
- b) Where the lowest responsive and responsible Proponent substantially exceeds the estimated cost of the goods or services.
- c) When all Proposals received fail to comply with the Specifications or Proposal Terms and Conditions.
- d) Where a change in the scope of work or specifications is required.

The Owner shall not be responsible for any liabilities, costs, expenses, losses or damage incurred, sustained or suffered by any Proponent by reason of the acceptance or the non-acceptance by the Owner of any Proposal or by reason of any delay in the acceptance of a Proposal, except as provided in the Proposal document.

Each Proposal shall be open for acceptance by the Owner for a period of ninety (90) calendar days following the date of closing.

Where the Proposal documents do not state a definite delivery/work schedule and a submitted Proposal is based on an unreasonable delivery/work schedule, the Proposal may be rejected.

The Owner reserves the right to negotiate the modification of any single Proposal.

#### 12. Errors and/or Omissions

The Owner shall not be held liable for any errors and/or omissions in any part of this RFP. While the Owner has used considerable efforts to ensure an accurate representation of information in this RFP, the information contained in the RFP is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the Owner, nor is it necessarily comprehensive or exhaustive. Nothing in the RFP is



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intended to relieve the Proponents from forming their own opinions and conclusions with respect to the matters addressed in the RFP.

### 13. Addenda

If required, addenda will be issued by the Owner. It is the Proponent's responsibility to notify the Owner of any changes to their email or mailing address. It is the Proponent's ultimate responsibility to ensure all addenda have been received. Proponents shall be required to acknowledge receipt of addenda on the Proposal Form.

### 14. Contractor Registration

All Proponents must be registered with the Owner to receive an official digital or hardcopy of the RFP and if an addendum is issued, it will be emailed to the Proponents as per the registered contact information. If a Proponent is not registered with the Owner, the Proponent's Proposal will not be accepted.

### 15. Proposal Award Procedures

Unless stated otherwise, the following procedures will apply:

- a) The Owner will notify the Successful Proponent of the award upon Council approval.
- b) Notice of Acceptance of Proposal will be by email notice.
- c) The Successful Proponent will receive written authority, in the form of a signed Contract.

### 16. Ability and Experience of Proponent

It is not the purpose of the Owner to award this RFP to any Proponent who does not furnish satisfactory evidence of possessing the ability and experience in this class of work and sufficient capital to ensure acceptable performance and completion of the Proposal.

### 17. Responsibility for Damages

The successful Proponent shall indemnify and hold harmless the Owner, its officers, employees and agents from and against any and all liabilities, claims, demands, loss, cost, damages, actions, suits or other proceedings by whomsoever made, directly or indirectly arising out of the Project attributable to bodily injury, sickness, disease or death or to damage to or destruction of tangible property caused by any acts or omissions of the Proponent, its officers, agents, servants, employees, customers, invitees or licensees, or occurring in or on the premises or any part thereof and, as a result of activities under this Proposal.

### 18. Regulatory Compliance and Legislation

The successful Proponent shall ensure all services and products provided in respect to this Proposal are in accordance with, and under authorization of all applicable laws, codes, and regulations in effect as of the date of the submission of the Proposal.

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#### 19. Character and Employment of Workers

The successful Proponent shall employ only orderly, competent, and skillful employees to ensure that the services are carried out in a respectable manner. In the event that any person employed by the Successful Proponent in connection with the service arising out of this Proposal gives, in the opinion of the Owner, just cause for complaint, the successful Proponent upon notification by the Owner in writing, shall not permit such person to continue in any future service arising out of this Proposal.

#### 20. Freedom of Information

All correspondence, documentation and information provided shall become the property of the Municipality. Any personal information required on the documentation presented is received under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, 1989, RSO, 1990.

#### 21. By-Laws, Notices, Permits and Fees

The successful Proponent shall obtain the necessary permits, licenses, and pay the required fees, as they pertain to this assignment, which are in force at the date of the Proposal Closing. The Municipality will be responsible for the building permit fee.

The successful Proponent shall give the required notices and comply with the laws, ordinances, rules, regulations, codes and orders of the authorities having jurisdiction which are, or become, in force during the period for which services are performed in accordance with the schedule of work.

#### 22. Performance

Any undue delays and/or costs incurred by the Owner due to inefficiencies in performance on behalf of the successful Bidder, shall be deemed to be the responsibility of that Bidder and as such will be deducted from the payment for work and or the performance deposit.

#### 23. Extra Work

No work shall be regarded as extra work, unless recognized by the Owner and approved by the Owner.

#### 24. Harmonized Sales Tax (HST)

HST is applicable to the item(s) listed, however it is not to be included in the proposed unit costs. Please enter HST as a separate line.

#### 25. Terms of Payment

Invoices shall be forwarded to the attention of: Joe Readman, Fire Chief, to review and approve before payment will be issued. Payment will be issued within thirty (30) days of the receipt and approval of each invoice.

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## 26. Proposal Evaluation

The specific evaluation criteria are as stipulated in this RFP. All submissions must be in compliance with the requirements of the RFP process in order to be considered for evaluation.

## 27. Inquiries

Inquiries concerning the Proposal documents are to be directed by email to Joe Readman, Fire Chief: fire@ryersontownship.ca.

Questions of clarification will be answered individually, but response(s) to any question that modifies the scope of the Request for Proposal will be circulated in writing as a Request for Proposal Addendum to all Proponents who have received the Request for Proposal document from the Owner.

## 28. Proponents Subcontractor(s)

- a) No portion of the work under this award may be subcontracted without the written authorization of the Owner. The Successful Proponent is fully responsible to the Owner for the acts and omissions of Subcontractors and/or persons directly or indirectly engaged by the successful Bidder in respect to this work. Subcontractors will be required to abide by all the requirements of the Tender document as though the primary Successful Bidder (Insurance, WSIB, Health & Safety Policy, etc.). The Successful Bidder agrees to bind every Subcontractor by the terms of the Contract Documents as far as it is applicable to their work.
- b) Bidders shall submit a list of their proposed Subcontractors containing the names of all of the Subcontractors which the Bidder proposes to use to perform work under the Contract and the division or section of Contract Work to be completed by each Subcontractor.
- c) Bidders shall ensure that all Subcontractors selected and named have experience in the Subcontract work described, have submitted their Subcontract prices in strict accordance with the Bid Documents, and that they will execute their work with competence and within the required time frame.
- d) Bidders shall ensure that all Subcontractors submitting Bids shall be actively engaged in work of the type described and shall be able to show proof upon request by the Owner of previous work of similar nature performed by them.
- e) Bidders shall not indicate "TBD" (To Be Determined) or "TBA" (To Be Announced) or similar wording and shall not indicate multiple choices of Subcontractor names for any Subcontractor category in their list of proposed Subcontractors. One Subcontractor name shall be indicated for each Subcontractor category.
- f) Bidders shall include a complete list of all Subcontractors who will perform work on the

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Project for an amount greater than the lesser of \$10,000 or 1% of the Project cost.

- g) No names, either of Subcontractors or "Own Forces", may be changed after submission of the list of proposed Subcontractors unless prior written approval is received from the Owner. Such approval will only be considered after receipt by the Owner of a written request for the change by the Bidder with a full explanation of the reasons for the requested change and a letter from the previously named Subcontractor agreeing to withdraw its Bid with no consequences to the Owner.
- h) The Owner reserves the right to reject a proposed Subcontractor for reasonable cause. Upon such rejection, the Bidder will be required to propose an alternate Subcontractor and to identify any resulting change to the Bid Price. The change in Subcontractor Bid Price may affect the tender ranking and may render another submission as the lowest Bid.
- i) Bidders must complete and submit with their quote, the Subcontractor Form included with this document.

## 29. Insurance Requirements

### a) Commercial General Liability

The successful Proponent shall, at their own expense, obtain and keep in force during the term of this Agreement, Commercial General Liability Insurance and Owned Automobile Liability Insurance satisfactory to the Township of Ryerson, including the following and underwritten by an insurer licensed to conduct business in the Province of Ontario:

- i) A limit of liability of not less than \$5,000,000 per occurrence.
- ii) The Township of Ryerson shall be named as an additional insured.
- iii) The policy shall contain a provision for cross liability in respect of the named insured.
- iv) Non-owned automobile coverage with a limit of at least \$2,000,000 including contractual non-owned coverage.
- v) Products and completed operation coverage (Broad Form) with an aggregate limit not less than \$5,000,000.
- vi) That 30 days prior notice of an alteration, cancellation or material change in policy terms which reduces coverage shall be given in writing to the Township of Ryerson.

### b) Errors and Omissions Insurance:

The Design-Builder shall ensure that the Consultant engaged in the performance of the Design Services carry Professional Liability /Errors and Omissions Insurance that have limits not less than \$2,000,000 per claim and with an aggregate limit of not less than \$2,000,000 within any policy year. Other consultants engaged in the performance of the Design Services shall each carry Professional Liability /Errors and Omissions Insurance that have limits of not less than \$2,000,000 per claim and with an aggregate limit of not less than \$2,000,000 within any policy year. The consultant or other consultants found to be at fault will be responsible for the deductible amount.

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c) Proof of Insurance

The successful Proponent shall provide, together with its Executed Agreement, Certificates of Insurance that are satisfactory to the Township of Ryerson, together with proof of renewal at least ten (10) days prior to expiry. Provided that if a Certificate is provided, all requirements as above set forth must be shown on the said certificates and notwithstanding the provision of any Certificate, the Township of Ryerson may require that the Proponent provide a certified copy of the policy.

30. Workplace Safety and Insurance

The successful Proponent shall provide the Owner's Consultant with a copy of the Workplace Safety and Insurance Board's Clearance Certificate indicating the Proponent's good standing with the Board:

- a) Prior to Award
- b) Prior to the expiration of the Contract Period
- c) At any other time when requested by the Owner

31. Health and Safety

- a) A list of all designated substances present at a Project site must be included as part of any tendering information. Contractor must ensure that any prospective Subcontractors have a copy of the designated substance list before any binding contract for work is executed.
- b) Upon request, the Contractor will be required to provide a copy of their Health and Safety Policy and Training Program to the Township of Ryerson.
- c) In the event the Contractor has been issued a Stop Work Order by the MOL, the Contractor shall have no claim to extend the work days by the Municipality. The Contractor shall be responsible to meet the deadline objectives stated herein and liquidated damages may be assessed.

32. Conflict of Interest

This Proposal is made by the Proponent without any connection, knowledge, comparison of figures or arrangement with any other person or persons making a Proposal for the same work, and is in all respects fair and without collusion or fraud.

33. Accessibility for Ontarians with Disabilities (AODA)

The Accessibility for Ontarians with Disabilities Act, 2005 and Regulations under this Act were enacted to improve accessibility for persons with disabilities. This legislation applies to public sector organizations such as the Corporation of the Township of Ryerson as well as to private companies and organizations that provide goods and services on behalf of the Township.

The Township of Ryerson is committed to ensuring legislative compliance and providing

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persons with disabilities consistent opportunity and access to Township goods, services, and facilities. Accordingly, the Township has adopted policies, procedures, and practices that address integration, independence, dignity, and equal opportunity.

The Accessibility Standards for Customer Service Regulation (O. Reg. 429/07) was developed to ensure that all customers can access goods and services and that their individual disability needs are met while accessing an organization’s goods and services. This Regulation requires that obligated organizations ensure that every person who deals with members of the public or other third parties on their behalf, whether as an employee, agent, volunteer, or otherwise, receives training. The Regulation outlines the required training components. All public sector and private organizations were required to comply with this Regulation by January 1, 2012.

The Integrated Accessibility Standards Regulation (O. Reg. 191/11) includes requirements for information and communication, employment, transportation and the design of public spaces in the built environment, as well as general accessibility requirements. Public sector organizations and private businesses must comply with this Regulation. Commencing in 2014, organizations must ensure that training is provided on the requirements of this Regulation and the Ontario Human Rights Code as it pertains to persons with disabilities to all employees, volunteers and those who provide goods, services or facilities on behalf of the organization.

The Township of Ryerson and all agents and contractors must comply with the AODA and its Regulations. Failure to comply with the Act may result in administrative penalties pursuant to Parts IV and V of the Act.

The Township may request that agents and contractors provide records of training and confirmation of compliance with the Act and its Regulations. Your co-operation and support are essential to increasing accessibility for persons with disabilities.

## **Section B – Information for Bidders**

### 1. Introduction and Purpose

The Township of Ryerson is proposing construction of a new Fire Hall for the Burk’s Falls and District Fire Department. The building will be constructed within the property located at Lot 5 Concession 7, Armour. The new Fire Hall is to provide an energy efficient, low maintenance type of facility with the features typically provided in a Fire Hall.

This Request for Proposal invites Contractors to submit a Proposal that clearly identifies the Contractor's ability, through its professional services and construction experience, to design and build a new facility in accordance with the current codes and practices.

Enclosed with this Request for Proposal document are fairly detailed requests for the building and components that the Municipality expects will be provided. Alternative methods of construction and materials may be presented within the Proposal with cost implications identified. During the design stage, final design drawing, specifications and equipment models will be defined by the Contractor's design team for approval by the Owner.

### 2. Documents

The following documents are included in the RFP and form part of the contract.

Appendix G: Draft Site Plan  
Appendix H: Concept Floor Plan  
Appendix I: Geotechnical Report.

### 3. Preparation of Specifications and Supervision of Work

Inspection will be provided by Municipal staff and/or Chief Building Official.

Should a Tenderer find discrepancies, omissions, or ambiguities, or not agree that the materials and methods specified or designed will provide an installation which meets the requirements of the intended Work, he/she shall notify the Owner prior to the Tender opening date. The Owner may choose to issue a written addendum, which will only be sent to registered tenderers. Addenda issued during the tendering period will be allowed for by the Tenderer in submitting his Tender.

### 4. Scope of Work

The Municipality is seeking to engage the services of a qualified Design-Build firm to provide professional services for the preliminary design, final design, and construction of a new, approximately 9,000 square foot Fire Hall, which consists of 3 double depth drive-through bays and includes features such as concrete footing, walls and floor, wood stud walls, wood trusses, steel siding, polycarbonate doors, steel roofing, interior finishes, all

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mechanical, plumbing and electrical.

Please refer to Appendix E for the concept floor plan. An emergency generator conforming to CSA C282-15 is required.

A storm water management report and design is required for the site.

The Contractor to provide all materials, equipment, and labour required to complete the Project unless clearly otherwise specified herein.

The proposed project team must, at a minimum, include the following consulting disciplines:

- Architect
- Mechanical Engineer
- Electrical Engineer
- Structural Engineer
- Civil Engineer
- Fire Alarm, IT infrastructure, Security Consultants (may be the electrical engineer)
- Interior & Exterior Signage

#### 5. Permits and Fees

The Municipality will pay directly for the building permit fees associated with this Project. The Contractor shall be responsible for paying other fees and service connection costs associated with the Project, but will be reimbursed upon submission of a copy of the invoice within the allowance item listed in the Schedule of Items.

#### 6. Bid Guarantee (90 days)

- a) All Proposals shall be accompanied by a certified cheque drawn and made payable to the Township of Ryerson, or Bid Bond valid for a period of 90 days after the Proposal closing, to the satisfaction of the Municipality. The certified cheque or Bid Bond must be enclosed with the Form of Proposal.
- b) The certified cheque or Bid Bond shall be in the amount of 10% of the Bid.
- c) This Bid Deposit is provided as assurance that, should the Proposal be accepted, a contract will be entered into for the proper performance of the work within ten (10) calendar days following written notification from the Owner to the successful Proponent. Deposits are required to be valid for ninety (90) days from date of Proposal opening.

The said Bid Deposit will be forfeited and surrendered to the Owner as liquidated damages sustained in case of failure to enter into a contract as described above, such amount being a fair and reasonable estimate of foreseeable losses.

The Bid Deposit of all Bidders except the two (2) highest ranked Proposals will be returned to the Bidder within thirty (30) business days of the Closing Date. When copies of the executed Contract are returned and found acceptable to the Municipality the Bid Deposit of the two (2) highest ranked Proponents shall be returned within five (5) business days.



Failure to execute a Contract and file an Acceptable Bond or certified cheque as provided herein shall be just cause for the annulment of the award and the forfeiture of the Proposal Guarantee to the Municipality, not as a penalty, but in liquidation of damages sustained.

## 7. Performance Security

- a) Every Tender shall be accompanied by an "Agreement to Bond" for 50% Materials and Labour Bond and a 50% Performance Bond from a Surety Company acceptable to the Municipality, which will not be accepted if submitted by facsimile transmission (fax).
- b) The Materials and Labour Bond and the Performance Bond together shall constitute the Contract Performance Security which will be required to ensure the performance of the Contract, including without limitation, the construction, alteration, repair and maintenance of all Work provided for by the Contract for a minimum 12-month period from the date of substantial completion given by the Municipality.
- c) The Contract Performance Security shall remain in full force and effect until the end of the warranty period or until such time as the Contractor is released from the warranty period, whichever is longer.
- d) Failure to submit the Agreement to Bond as required above will result in the Tender being disqualified.
- e) The party to whom the Contract is awarded will be required to provide the fully executed Contract Performance Security within ten (10) working days of the date of mailing of notice of award to the successful Bidder to the address given in the RFP.
- f) The costs of providing the Contract Performance Security shall be deemed to be included and no separate payment shall be made for same.

## 8. Contract Time and Liquidated Damages

- a) Time shall be of the essence of this Agreement.
- b) Work between 7:00 am to 10:00 pm is allowable.
- c) The building exterior, interior and grading is to be completed in its entirety by November 27, 2026.
- d) It is agreed by the parties to the Contract that in case all work called for under the Contract is not finished or completed within each Date of Completion as specified in 7c) that damage will be sustained by the Municipality, and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the Municipality will sustain in the event of and by reason of such delay, and that the parties hereto agree that the Contractor will pay to the Municipality the sum of Five Hundred dollars (\$500.00) per day for liquidated damages for each and every calendar day delay in finishing the work beyond each Date of Completion prescribed and it is agreed that this amount is an estimate of actual damage to the Municipality which will accrue during the period in excess of each prescribed Date of Completion.

## 9. Notice of Contract

The Contractor shall be responsible to file Notice of Contract with the Ministry of Labour and shall provide a copy to the Municipality prior to commencement of work.

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## 10. Payment Certificates

Payment certificates will be based on the schedule of major component prices identified in the Form of Proposal document and Fee Schedule.

Payments under this Contract will be made in accordance with payment terms in the contract. The provisions of the current *Construction Lien Act* shall apply to this Contract.

The Contractor shall be responsible for placing the "Certificate of Substantial Performance" in the Construction Trade Newspaper. Holdback equal to 10% of the value of work performed, shall be retained until the expiry of forty- five (45) days from the date of publication of the "Certificate of Substantial Performance".

Final payment will be made subject also to the provision of the following:

- a) A certificate from the Workers' Compensation Board shall be provided indicating that all payments by the Contractor to the Board, in conjunction with this Contract have been made and that the Owner will not be liable to the Board for future payments in connection with this Contract.
- b) A signed Contract Release and Statutory Declaration such as the sample forms included within this RFP must be submitted to the Contract Administrator before the holdback will be released. To assist the Owner with their asset management plan, the chosen Contractor will be required to provide a detailed breakdown of the construction costs. This will have to include separate supply and install costs for building components that have a typical service life less than that of the building. (i.e. furnace, water heater, roofing steel, doors etc.)

## 11. Site Preparation and Layout

The Contractor will be responsible for all excavation work and disposal of all surplus material (to a location approved by the Municipality). The Contractor shall be responsible for all other site work. The Contractor shall be responsible for establishing building corners and elevations with approval of the Municipality.

## 12. Design Phase

The Design-Build Team will be responsible for the following stages of design.

Schematic Design Phase Including but not limited to:

A schematic design to be developed and submitted to municipal staff for approval.

Analysing Client’s data, requirements, and budget considerations; developing the form, size, scale, character, and appearance of the Project; preparing preliminary design drawings and spatial relationship diagrams based on approved program and any special requirements, covering all professional disciplines; updating schedule; presenting schematic design proposals; preparing Client requested presentation materials as applicable.

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**Design Development Phase Including but not limited to:**

Based on the schematic design documents approved by the Client and following the Client’s design guidelines and standards, prepare, for the Client’s review and approval, detailed design drawings, Class “C” cost estimate, and other documents appropriate to the size of the Project. Indicate, as applicable, site plan, floor plans, sections, elevations, and outline specifications.

**Construction Document Phase including but not limited to:**

Based on Client approved design development documents and agreed updated construction cost estimate, prepare for the Client’s review and approval, construction documents consisting of drawings, specifications and other documents appropriate to the size and complexity of the Project, to describe the size and character of the entire Project including architectural, structural, mechanical, and electrical systems, materials and such other elements setting forth in detail the requirements for the site development, construction of the building included in the Project. The final construction documents shall be a complete set, fully coordinated both between the drawings and specifications for each discipline and between the architectural, landscape, structural, mechanical, electrical, and other disciplines which pertain to the Project, all in a manner to ensure consistency and completeness of construction documents, and appropriate for the intended form of the construction contract.

**11.4 Design Meetings**

- 1) Kick-off meeting.
- 2) Schematic Design Phase Meeting.
- 3) Design Development Phase Meeting.
- 4) Construction Document Design Phase Meeting

**11.5 Cost Estimation**

- 1) Class “C” cost estimate at the Design Development Phase.

13. Construction Phase

During the construction phase of the work, the Township of Ryerson will require Project reviews by the design engineer to ensure all work progresses in general conformity with the approved plans and specifications, in addition to the following:

- a) Process change orders for submission to the Municipality for approval.
- b) Provide monthly progress reports during active construction.
- c) Completion of the Project occurs when all deficiencies are completed and the Municipality accepts the completed Project.
- d) Upon completion of construction, the Contractor's engineer shall provide a letter, stating all work has been completed in general conformance with approved plans and specifications.

14. Proposal Outline

The Proposal shall be prepared in reference to the Project requirements. The preparation of the Proposal shall be the sole responsibility of the Contractor.

## 15. Selection Process

Proposals will be assessed on the basis of information provided by the Proponent at the time of submission as well as any additional information provided during subsequent meetings with the Proponent, if required. The Municipality’s staff will meet to assess Proposals, conduct interviews, if necessary, and select the successful Proponent as soon as possible.

## 16. Evaluation Criteria

Proposals will be assessed against the Proposal Evaluation Process in Section 'D'. The Owner reserves the right to shortlist companies for further evaluation and interviews which may alter the final scoring results. Proposals will be scored based on meeting or exceeding the expectations of the established evaluation criteria.

The Owner reserves the right to reject any or all Proposals. The Owner also reserves the right to not proceed with the Project without stating reason thereof. The Owner further reserves the right to negotiate terms of reference and Project scope, which may or may not affect Project cost, with the selected Proponent, should there be one.

Selection of a Proposal will be based on all the above criteria and any other relevant information provided by the Proponent(s). Final selection will be based upon the evaluation of Proposals unless it is deemed necessary to conduct interviews with one or more of the Proponents. The Proponent determined the best qualified to perform this Project will be recommended to Municipal Council for contract award.

The Project will be awarded to the Proponent who, in the sole judgment of the Owner, provides the best overall value. The Owner will not be obligated to select the lowest cost or any Proposal.

The Owner reserves the right to conduct reference checks on the Proponents, the results of which may affect the award decision.

## 17. Reference Checks and Interviews

The Owner may consult with the references provided by the Proponents who have met the mandatory requirements to understand the relationship between the client and the Proponent. The Owner may ask questions specific to each Reference or Proponent without asking the same questions to other References.

The Proponents may be invited for an interview. At the interview, the Proponent will be given an opportunity to explain their vision for the Project and illustrate it with examples of their work. These examples should demonstrate their design philosophy for the Project, their understanding of the requirements, and how the Proponent will serve the Municipality in completing the Project. The Owner may have specific questions for Proponents arising out of the review of the Proposal and the feedback from references and is not required to ask the same questions of each Proponent.

## 18. Award

The Proposals will be reviewed, and the award of the Proposal will be based on the scoring outlined in the Proposal Evaluation and whether the Proposal Outline identified was followed.

Lowest or any Proposal will not necessarily be accepted.

The award of this contract may be subject to Municipal Council approval.

The Successful Bidder will be required to enter into a contract with the Township of Ryerson within ten (10) days after being notified by the Municipality of the acceptance of its Proposal.

Prior to signing the contract, the Supplier shall furnish the following certificates or affidavits:

- a) The Contractor is in good standing with the Workplace Safety and Insurance Board. Insurance coverage as specified in Section A30.
- b) Contract Performance Security per Section B6.

## 19. Negotiated Price

The Owner reserves the right to enter into negotiations with the recommended compliant Proponent if the Bid Price is over the budgeted amount for the Project. Should the Owner be unable to reach an agreement with the recommended compliant Proponent, the Owner reserves the right to enter into negotiations with the next compliant Proponent, or to cancel the RFP call, whichever is deemed to be in the best interest of the Owner.

## 20. Form of Contract

The contract for this Request for Proposal shall be executed by the Owners and the selected Proponent.

The Proponent shall be allowed ten (10) working days from the date of Notification of Acceptance letter to sign and return the Contract along with all required documents to the Municipality. The signed Contract will then be executed by the Owner.

## 21. Project Milestones

Proponents must adhere to this schedule (or improved) and must incorporate the following milestone dates into their Proposal. Proponents are encouraged to indicate if the milestone dates could be improved and how the Proponent intends to achieve each milestone.

Note, should the Contractor start construction in the spring, there will be no additional compensation for the cost to complete the work in cold temperatures and material that may deteriorate when exposed to different weather conditions must be adequately protected or otherwise replaced.

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22. Milestones Chart

<b>Milestone</b>	<b>Date</b>
Issuance of RFP	April 11, 2025
Submission	May 14, 2025
Recommendation to Council	May 27, 2025
Contract Award	June 6, 2025
Schematic Design Submission	July 4, 2025
Design Development Submission	August 8, 2025
Construction Documents Submission	September 5, 2025
Permit Approval	October 3, 2025
Construction Start Date	October 10, 2025
Construction End Date	November 27, 2026

## **Section C – General Construction Requirements**

### **1. General:**

- a) Design professionals and construction drawings to be supplied by the Contractor.
- b) Drawings to be suitable for building permit application – including building drawings, electrical and mechanical. Any documents already prepared by the Township will be provided to the successful Proponent (i.e. Site Plan, soil testing results).
- c) Contractor to coordinate any requirements with the professionals to provide final drawings to Owner for approval prior to submission for permits or start of Construction.
- d) All design services to be carried out by professionals licensed to work in the Province of Ontario.
- e) Upon completion of Project, complete "As-Built" drawings to be completed by Contractor and submitted to Owner.
- f) Building construction to be completed in accordance with applicable guidelines and codes at time of tendering.

### **2. Contractor’s Site and Office Set-up, Temporary Services and Site Meetings:**

- a) Provide all necessary personnel and services to manage the design, construction and commissioning of the building, including a project manager who will liaise with the Owner’s representative and a full-time qualified site supervisor, general labor and any other required assistance.
- b) Provide all necessary temporary services including: power and temporary access, site office, communication, security, equipment rentals, and garbage disposal to legal dumpsite, as necessary to meet all regulations.
- c) Site coordination and progress meetings shall be held, at minimum, every two weeks. The contractor will provide the agenda and meeting minutes.

### **3. Approvals:**

- (a) Building permit application to be completed by Contractor and submitted and submitted to the Joint Building Committee for building permit. Owner to pay for the building permit fees.

### **4. Inspection and Testing:**

- (a) Included is a cash allowance of \$10,000 to employ the service of independent testing and inspection firms to verify that the following standards laid out in the drawings and specifications have been met:
  - Soil-bearing capacity for foundations
  - Compaction of fill and backfill materials
  - Concrete slump, air entrainment and compressive strength
  - Pavement subgrade, base and surfacing

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**5. Allowances:**

(a) Include the following allowances in the tender price:

- Inspection and testing \$10,000
- Signs \$ 5,000
- Service Connections \$10,000

**6. Warranty:**

(a) All materials and labor to be warranted for one year from the date of substantial completion of the project, except for the following extended warranties:

- Roofing and flashings 5 years.
- Specified mechanical equipment as provided by manufacturer.
- Asphalt – 2 years.

**7. Site Work:**

- (a) Site Design includes, but is not limited to, location of on-site utility systems, off-site utility works, fire protection system, drainage system, building orientation, property lines, easements, local setback requirements, site access, land forms, lawn and plantings, environmental determinates, and historic and archeological preservation.
- (b) It is the Contractor’s responsibility to organize all locates and determine exact location of underground servicing.
- (c) Contractor to complete all sitework as required to complete the Project (including excavation, backfill, compaction of building and parking lots, as well as septic, drains, water and conduit tie-ins) to the satisfaction of the Owner.
- (d) Any excess fill to be removed from site (Contractor to include cost in tender) as required.
- (e) Contractor to supply and install granular "A" and granular "B" as required.
- (f) Placement and compaction of all fills to be completed by Contractor. Fill to be compacted to a minimum of 98% Standard Proctor Maximum Dry Density, to be verified to the satisfaction of the Engineer.
- (g) Provide all additional or remedial grading as may be required to suit new construction. Remove any tree stumps and/or old foundations, excavate, grade, and fill to required grades for this Building. Ensure that new grades tie in to existing grades of surrounding lands.
- (h) Contractor to complete all fine grading around the building after completion of construction.
- (i) Include all excavation and backfill for building, water, sanitary, electrical, phone and aprons.
- (j) Erosion control, sedimentation measures, and deployment plans need to be implemented as part of the general contractor’s construction program.
- (k) Provide ramps to entrances and exits as required.
- (l) Septic system to be completed by Contractor.
- (m) Electrical and phone service to be completed by Contractor.
- (n) Well to be completed by the Contractor.
- (o) Contractor to excavate electrical and water lines to the proposed well. Verify location of well on site plan.
- (p) Asphalt to be completed by the Contractor.
- (q) Concrete pads and sidewalk to be completed by the Contractor.
- (r) Landscaping and seeding to be completed by the Contractor.
- (s) Signage and line painting to be completed by the Contractor.



**8. Architectural:**

- a) Architectural Design includes, but is not limited to, facility floor and roof plans, sections, elevations, local height limitations, preliminary selection of building systems and materials, net program areas, gross areas and facility volumes.
- b) Automatic garage door openers.
- c) Interior of bays to be waterproof material for washing trucks.
- d) Acoustical wall ratings for Chief’s office and training room.
- e) Steel roof and exterior siding.

**9. Mechanical:**

- a) All mechanical to be included in tender.
- b) Mechanical Contractor shall be responsible for the design, supply, and installation of all mechanical items and equipment. Mechanical Contractor to confirm all mechanical
- c) equipment sizing in the design.
- d) All work to comply with current plumbing and gas fitting codes. Call for all inspections as required by Chief Building Official (C.B.O.). Test all systems as required by Building Code, Owner, Contractor’s Engineer and C.B.O.
- e) Mechanical Contractor to be responsible for all required permits, inspections and related costs.
- f) Mechanical Contractor shall commission and balance all mechanical equipment and provide startup and balancing reports.
- g) Include all gas, sanitary and water connections for the building and to all appliance and heating equipment locations.
- h) All propane-fueled heating equipment is to be supplied. Radiant (Bays/Garage) and Forced Air Heating and Air Conditioning requested for administrative/training areas.
- i) De-stratification fans in the vehicle bays.
- j) Oil separator servicing vehicle bay trench drains.
- k) Minimum of three showers.
- l) Eye wash/emergency shower stations as required.
- m) Include a 10,000 US gallon underground water storage tank, with dry hydrant with 6” threads.
- n) Complete venting for installation of air compressor/air bottle fill station.
- o) Provide and install air line drops to each vehicle location, plumbed to one common connection point with build-in air drier, ready to connect to currently owned common shop compressor.
- p) Contractor to organize servicing with local authorities. Any utility fees associated with connection and service to be paid for by Owner.
- q) Completed “As-Built” drawings must be submitted to Owner prior to release of final payment.

**10. Electrical:**

- a) All electrical to be included in tender.
- b) Electrical Contractor shall be responsible for the design, supply, and installation of all electrical items and equipment including main service, power, lighting, life safety systems, power and line voltage control of HVAC equipment, phone and data & communication wiring systems. Provide

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- conduits and cables (as applicable) and coordinate with Owner/service provider for all incoming cable, phone and other services to the building.
- c) All electrical to be done in accordance with the latest CSA electrical codes and bulletins.
  - d) All electrical services, wire, fixtures are to meet or exceed electrical and building code requirements.
  - e) Electrical Contractor to supply and install service wire and conduit from meter base to the utility connection and service ground as applicable and per local utility requirements.
  - f) Electrical Contractor to provide permit and include all related costs.
  - g) Electrical Contractor to arrange for service locates with the local authority and pay for any related fees.
  - h) Electrical Contractor responsible for all protection and coordination and Arc Flash study and labels as applicable.
  - i) Electrical Contractor to visit site to inspect existing service and familiarize themselves with work to be completed.
  - j) Wire equipment as required in drawings and specifications. Check all equipment name plates to verify load and determine wiring gauges.
  - k) Electrical Contractor to coordinate with Owner and all other trades, electrical layout prior to submission of final electrical design.
  - l) Provide for cord drops at each vehicle location.
  - m) The Contractor will supply and install a generator conforming to CSA C282-15.
  - n) A fire alarm with smoke detection capabilities shall be designed and installed within the building if required by code.
  - o) Provide receptacles & outlets as noted on drawings.
  - p) All telephone, communication and CAT cabling to be completed by electrical sub-trade complete with conduits as required.
  - q) Relocate and install diesel fume extraction system located in existing fire hall.
  - r) Security, sound, communication, alarming and paging systems equipment and components to be supplied and installed by the Contractor.
  - s) Completed “As-Built” drawings must be submitted to Owner prior to release of final payment. “As-Built” drawings to clearly identify all circuits, panels and other information required for future servicing.
  - t) Electrical Contractor to test all electrical equipment for proper phase and voltage and verify load and operation of all mechanical equipment in conjunction with mechanical contractor. Reports reviewed by design engineer shall be provided to owner along with final unconditional ESA certificate.

1. Schedule

The following schedule is proposed for the selection of the successful Proponent for this Project.

<b>Activity</b>	<b>Date</b>
Request for Proposal Issued	April 18, 2025
Deadline for Final Questions	May 7, 2025
Request for Proposal Closed	May 20, 2025
Recommendation to Council	May 27, 2025
Contract Endorsement	June 6, 2025

**Note:** Although every attempt will be made to meet all dates, the Owner reserves the right to modify any or all dates at its sole discretion.

## 2. Proposal Document

The Proposal Document should be concise documents that include the following components outlined in Section E.

## 3. Selection Process

Proposals will be generally assessed on the basis of information provided by the Proponent at the time of submission. The evaluation of Proposals will be conducted by an evaluation team comprised of staff members from the Owner.

The Township of Ryerson reserves the right to interview and facilitate presentations in order to gain additional detail outside of the Proposals received.

## 4. Evaluation Criteria

Proposals will be assessed against the following criteria. The Owner reserves the right to shortlist firms for further evaluation and interviews which may alter the final scoring results. Proposals will be scored based on meeting or exceeding the expectations of the established evaluation criteria.

	<b>Evaluation Criteria</b>	<b>Factor</b>
1.	Qualifications and expertise of team	10
2.	Experience with Projects of similar size	15
3.	Approach to design concept including suggested materials	15
4.	Approach to timing control and schedule	10
5.	Costs	50
<b>Total:</b>		<b>100</b>

The Owner reserves the right to reject any or all Proposals. The Owner also reserves the right to not proceed with the Project without stating reason therefor.

Selection of a Proposal(s) will be based on all the above criteria and any other relevant information provided by the Proponent(s).

All Proposals are to be submitted with the understanding that the selection of a Proposal for discussion by the Evaluation Committee shall not thereby result in the formation of a Contract, nor shall it create any obligation on the Municipality to enter into further discussions.

Evaluation of the Project engineer and Project support staff will include an assessment of the firm's overall ability to provide multi-disciplinary capabilities and resources to this

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Project and the Project Manager's past experience on similar Projects.

The assessment of past Project experience will include evaluation of the Consultant's success with previous experience of this nature, the previous experience of proposed staff for this Project, the stability and reputation of the firm, particularly in the area of design/build services.

Proponents shall include in their Proposal a minimum of three (3) Project references demonstrating these attributes, preferably in Projects of a similar magnitude and design to that specified herein.

The Project will be awarded to the Proponent who, in the sole judgment of the Owner, provides the best overall value. The Owner will not be obligated to select the lowest cost or any Proposal.

The Owner reserves the right to conduct references on the Proponents, including making site visits to previous completed Projects, the results of which may affect the award decision.

The Owner reserves the right to negotiate Terms of Reference including materials used, with the awarded Proponent. These negotiations may affect Proposal price.

### **Section E – Proposal Submission Requirements**

The Proponent shall submit in its Proposal the information as outlined in this section. This information shall be in sufficient detail that evaluators can fully understand the design approach for the Facility indicated herein, and can be evaluated as to its compliance to the Facility Requirements.

Envelope submissions should be prepared in tabbed binders or as bound documents, with the content of each tab and sub-tab as specified below. Concise submissions are encouraged on 8 1/2 x11 pages.

Drawings submitted should be prepared at a legible size and format for ease of use. Drawings sizes should be 11 x 17 (not to scale) folded and bound in the Proposal. Larger optional drawings should be bound and folded.

Please Submit (1) Original and Three (3) Copies in Envelope.

Provide the following mandatory information in your Proposal.

- a) Proposal Document - Divide Proposal into sections as outlined in the following sections.
- b) Bid Guarantee - See Section B-5.
- c) Performance Security- See Section B-6.
- d) Insurance- Provide evidence from the Proponent's design firm's insurer that the Proponent is able to obtain insurance coverage as detailed in Section A-29.

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**Tab A: Design-Builder's Team**

1) Organization, Experience-Related Projects

The Design-Builder's Project Team will consist of staff from the Proponent's organization as well as representatives from each of the designer organizations (the "Design Team"). Submit an Organization Chart (one page) identifying by name and corporate affiliation of all members of the Proponent's proposed Project Team, their role, responsibility and their position on this Project.

For each major discipline of the Design Consultant team (minimum Architect, Mechanical, Electrical and Structural firms), provide information for a minimum of three (3) Similar Projects that the Applicant has designed in the last 5 years. Each Project should provide a reference contact name and telephone number. Photographs of the Projects would be an asset.

Provide information for minimum of three (3) similar Projects that the Proponent has constructed in the last 5 years. Each Project should provide a reference contact name and telephone number.

2) Project Team - Personnel

Submit resumes for each team leading member (one page per resume) to demonstrate the expertise and experience of each individual. These may be included in an Appendix to the Proposal document.

As a minimum, provide a resume for the proposed Design-Builder's Project Manager, Site Superintendent, Prime Consultant Design Lead, and Discipline Design Leads for each of the Structural, Mechanic and Electrical (one page per resume).

**Tab B: Facility Design**

Provide a written description of the proposed design concept and suggested materials. Provide a written statement in the Proposal that unless identified otherwise, or if it is determined during the detailed design stage that a change is required, the construction methods and material will satisfy or exceed those specified in the RFP.

At minimum, the Proponent shall propose the concept and materials of construction for the following building envelopes:

- Foundation
- Interior partition between vehicle bays and administrative/training areas
- Other interior partitions
- Structure
- Roofing
- Exterior wall assemblies and insulation
- Exterior cladding

Proponents are encouraged to differentiate themselves and provide additional supporting information to demonstrate the value-added features of their Proposal.

Proponents are permitted to base their design submissions on the rough sketch provided.

It is the Proponent's responsibility to ensure that the final design submission conforms to all applicable codes and regulations.

With proposed alternatives, the Proponent shall explain why it may be in the Owner's best interest to implement the alternative approach; construction cost, operational cost, ease of maintenance, etc.

The cost adjustments for alternatives are to be included in the forms provided with the Proposal and provided in Envelope.

### **Tab C: Work Plan and Schedule**

#### 1) Written Description

Provide a written description on the steps the Proponent will take to ensure the Project is delivered on schedule. The Proponent is encouraged to articulate creative solutions that will give the Owner confidence that the Proponent is committed to delivering the Project on time. The Proponent should describe the Project control system that will be implemented to monitor schedule performance and the steps that will be taken if the tasks outlined on the critical path are delayed.

#### 2) Project Schedule

Provide a preliminary Project schedule identifying milestones including:

- a) Submission of preliminary building design drawings and specifications for Owner review;
- b) Final Design submission for approval;
- c) Building permit application(s) and approval(s);
- d) Site mobilization;
- e) Excavation and foundations;
- f) Erect structure;
- g) Building Enclosure;
- h) Completion of (i) Mechanical and Plumbing;(ii) Electrical; (iii) Interior Finishes;
- i) Commissioning;
- j) Completion and ready for occupancy.

Proponents are requested to provide a description of the Project critical path and identify the time allotted for Owner approvals and other expectations of the Owner.

The permitting strategies and associated target dates should be explained in detail to ensure the October 10, 2025 ground breaking date can be achieved (or improved). Should the Contractor propose a schedule that includes winter construction, procedures

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that will be followed to ensure the quality of the finished building will not be compromised shall be outlined and confirmation that the Owner will not be responsible for any additional costs associated with the approach must be noted.

#### **Tab D: Proponent Forms**

The forms provided in Appendix A, B, C and D shall be completed and included in the Proposal document within this section.

The forms in Appendix A-2, A-3 and Appendix E are samples to be completed by the chosen Contractor.

#### **Tab E: Bid Guarantee and Insurance Documentation**

This section shall include:

- a) Original copies of Bid Bond documents
- b) A statement from insurance companies verifying the Proponent Team Members have approximate level of insurance coverage
- c) A WSIB Clearance Certificate

#### **Tab F: Appendix**

The appendices are to include supporting documents such as conceptual drawings, additional drawing of proposed alternative features, and any other appropriate supporting documentation.

#### **Tab G: Financial Submission**

Complete the Form of Proposal attached in Appendix A-1 and insert it in envelope. A duly authorized official of the Proponent must sign the Form of Proposal included in Appendix A-1 of this document.

The Contractor must provide an hourly fee schedule for each person or each type of employee, including sub-consultants to be associated with the Project along with travel costs to be included as an appendix to the fee schedule. One copy of the hourly fee schedule is to be included in Envelope.

Included in the fee schedule will be an allowance as follows:

- a) Inspection and Testing Cash Allowance: \$10,000
- b) Signs Cash Allowance: \$5,000
- c) Service Connections: \$10,000
- d) Contingency Allowance: 5% of Sub-Total

The contingency allowance above will be used at the sole discretion of Township of Ryerson. Work on items utilizing the above allowance (i.e. not included in other parts of the fee schedule) will not commence without written permission from the contract administrator. Materials and Labour paid for from the above allowances will be completed through the General Contractor if it is in the Owner's best interest to do so. Otherwise, the

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Owner may decide at its own discretion to utilize the allowance in the best interest of the Township of Ryerson.

e) Construction Alternatives

The Proposal shall meet the Owner's Statement of Requirements in Section C and Design Principles in full and accept the Design-Build Contract timeline in Section B-19 of this RFP. The Proponent may propose and identify alternatives that would add value to the Municipality which may exceed the requirements of this RFP or alternatives that will satisfy the suggested requirements at a reduced cost. Creative solutions are encouraged. The alternatives are to be described in the Proposal document and the applicable cost adjustments are to be include with the quotation form.

Such solutions offered by the Successful Proponent may be accepted by the Owner and incorporated into the agreement by mutual consent.

f) Harmonized Sales Tax

All prices proposed for the work shall exclude Harmonized Sales Tax on all materials and services to be incorporated into the work. The Proponent shall be responsible for contacting the Retail Sales Tax Branch directly to verify any questions on applicable taxes.

The proponent is to enter HST costs on a separate line in Appendix A-1.

All other taxes, levies, duties and fees will be included in the lump sum cost of the Project and no separate payment will be made.



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**Appendix A – Authorizing Agent Form**

Please return this Form with the Submission.

As supplied by: \_\_\_\_\_  
(Firm) \*Hereinafter called the “Bidder”

\_\_\_\_\_  
(Address)

To: The Corporation of the Township of Ryerson, 28  
Midlothian Road, Burks Falls ON P0A 1C0

The Bidder declares:

1. No person(s), firm or Owner, other than the Bidder, has any personal interest in this Proposal or in the award for which this Proposal is made.
2. No member of Council, no officer or employee of the Owner is or will become interested directly or indirectly as a contracting party, partner, shareholder, surety or in any portion of the profits thereof, or in any of the monies to be derived, there from.
3. This Proposal submission is made without any connection, comparison of figures, or arrangements with, or knowledge of any other Owner, firm or person making a Proposal submission for the same and is in all respects without collusion or fraud.
4. By signing this submission, I confirm I have read and understood the content and requirements of this Proposal document.

This will acknowledge receipt of Addendum No. \_\_\_\_\_ to \_\_\_\_\_ (if applicable) inclusive and that the pricing quoted includes the provisions set out in such Addenda

Check here if No Addenda received

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

By my signature, I hereby confirm that I am a principal, or have been duly authorized by the principal/board, to sign on behalf of the above named.

**Appendix A-1 – Form of Proposal-Price / Design-Build Schedule of Items and Prices**

Please return this Form with the Submission.

I/We the undersigned the undersigned, having examined the Proposal documents and Addenda hereby offer to enter into a Contract to perform the Work required by this RFP for the stipulated sum listed below.

The Proponent is to include all the costs associated with the Project within the sub-sections listed below. A detailed fee schedule of each sub-section for the building may subsequently be requested of the three highest ranked Contractors.

<b>Table 1: Schedule of Prices</b>		
<b>Item</b>	<b>Description</b>	<b>Cost</b>
1.0	Procurement & General Requirements	\$
2.0	Concrete	\$
3.0	Masonry	\$
4.0	Metals	\$
5.0	Wood	\$
6.0	Building Envelope	\$
7.0	Openings	\$
8.0	Finishes	\$
9.0	Specialties	\$
10.0	Fire Protection & Mechanical	\$
11.0	Electrical	\$
12.0	Earthwork	\$
13.0	Exterior Improvements	\$
14.0	Cash Allowance – Inspection & Testing	\$10,000.00
15.0	Cash Allowance – Signs	\$5,000.00
16.0	Cash Allowance – Service Connections	\$10,000.00
17.0	Contract Price	

**Continued on next page.....**

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

18.0	Subtotal	\$
19.0	Contingency (5% of Sub-total)	\$
20.0	H.S.T.	\$
21.0	<b>Total Proposed Price</b>	<b>\$</b>

**Please return this Form with the Submission.**

\*Alternatives that will reduce the construction cost should be shown as a negative dollar amount. Alternative costs shall be listed excluding HST.

Alternative 1*	\$
Alternative 2*	\$
Alternative 3*	\$
Alternative 4*	\$
Alternative 5*	\$
Alternative 6*	\$

I/we certify by signature that I/we have the authority to bind the corporate entity or consortium making this Proposal.

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Address and postal code

\_\_\_\_\_  
Name of person signing for Firm

\_\_\_\_\_  
Position of person signing for Firm

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix A2 – Performance Bond Agreement**

Please return this Form with the Submission.

We, the undersigned, hereby agree to become bound as Surety for \$\_\_\_\_\_ in a bond totaling fifty percent (50%) of the contract amount, and conforming to the Instruments of Contract attached hereto, for the full and due performance of the works shown as described herein, if the Proposal for **RFP 2025-007** is accepted by the Owner.

It is a condition of this Agreement that if the above-mentioned Proposal is accepted, application for a Performance Bond must be completed with the undersigned within ten (10) days of acceptance of the Proposal related hereto, otherwise this Agreement shall be null and void.

Dated this        day of        2025

\_\_\_\_\_  
Name of Bonding Company and Company Seal

\_\_\_\_\_  
Signature of Authorized Person

\_\_\_\_\_  
Name Signing for the Bonding Company

\_\_\_\_\_  
Position Held

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix A3 – Labour and Materials Bond Agreement**

Please return this Form with the Submission.

We, the undersigned, hereby agree to become bound as Surety for \$ \_\_\_\_\_ in a bond totalling fifty percent (50%) of the contract amount, and conforming to the Instruments of Contract attached hereto, for labour and materials required for works shown as described herein, if the Proposal for RFP 2025-007 is accepted by the Owner.

It is a condition of this Agreement that if the above-mentioned Proposal is accepted, application for a Performance Bond must be completed with the undersigned within ten (10) days of acceptance of the Proposal related hereto, otherwise this Agreement shall be null and void.

Dated this        day of        2025

\_\_\_\_\_  
Name of Bonding Company and Company Seal

\_\_\_\_\_  
Signature of Authorized Person

\_\_\_\_\_  
Name Signing for the Bonding Company

\_\_\_\_\_  
Position Held

**Appendix B – Proponent Information Form**

Please return this Form with the Submission.

1.	Full Legal Name of Proponent	
2.	Any other relevant name under which the Proponent carries on business	
3.	Street address	
4.	City, Province, Postal Code	
5.	Office phone number	
6.	Office fax number	
7.	Company website	
8.	WSIB number	
9.	HST account number	
10.	RFP contact person's name and title	
11.	RFP contact person's phone number	
12.	RFP contact person's cell number	
13.	RFP contact person's fax number	
14.	RFP contact person's email address	







RFP 2025-007  
Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix E – Contract Release and Declaration.**

Please return this Form with the Submission.

In the matter of a contract, known as Contract No. RFP 2025-007 entered into between the Corporation of the Township of Ryerson (the “Owner”) and \_\_\_\_\_ (the “Contractor”), dated \_\_\_\_\_, 2025;

For the construction of the Burk’s Falls and District Fire Department Fire Hall at Lot 5 Concession 7, Armour, Ontario;

I/We \_\_\_\_\_ (name of Contractor, in full) for and in consideration of other good and valuable consideration paid by the Owner, have remised, released and forever discharged, and by these presents do for myself/ourselves, my/our heirs, executors, administrators and assigns or successors and assigns, as the case may be, remise, release and forever discharge the Owner, its successors and assigns, of and from all manner of action and actions, cause and causes of action, suits, debts, dues, sums of money, claims and demands whatsoever at law or in equity which I/We ever had or now have, or which I/We or my/our heirs, executors, administrators or assigns or successors and assigns, as the case may be, hereafter can, shall or may have by reason of the above-mentioned Contract, save and except any claim which I/We have arising out of:

- 1) the retention by the Owner of the maintenance holdback of the Contract price;
- 2) any sum retained by the Owner against the cost of uncompleted work;
- 3) \_\_\_\_\_ (if none, state "none").

In witness whereof the parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered.

Dated \_\_\_\_\_, 2025

\_\_\_\_\_  
Name of Bonding Company and Company Seal

\_\_\_\_\_  
Signature of Authorized Person

\_\_\_\_\_  
Name Signing for the Bonding Company

\_\_\_\_\_  
Position Held

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix F – Statutory Declaration re: Liens, Liabilities and Payment of Accounts.**

In the matter of a contract, known as Contract No. RFP 2025-007 entered into between the Corporation of the Township of Ryerson (the “Owner”) and \_\_\_\_\_ (the “Contractor”), dated \_\_\_\_\_, 2025;

To Wit:

I, \_\_\_\_\_ (name of Authorized Person) of \_\_\_\_\_ (Name of Municipality) in the Province of \_\_\_\_\_, do solemnly declare:

1. That I am \_\_\_\_\_ (i.e. President, Secretary, Treasurer, Partner, etc.) Contractor named in the Contract above-mentioned and as such have personal knowledge of the facts hereunder declared.
2. That the said Contractor has complied with the terms of the *Construction Lien Act*, R.S.O. 1990, c.C30. and amendments thereto, and with the requirements of statutes and regulations of the Province of Ontario relating to the payment of fair wages.
3. That with the exception of accounts listed below, and amounts held back and amounts deferred by written agreement, all liabilities incurred by the said Contractor arising out of work performed have been discharged.
4. That the following is a complete list of disputed accounts:

Name and address of Creditor	Service rendered	Total claims (\$)	Amount in dispute	Amount paid (\$)
If there are no accounts, enter “None” above.				

5. That all persons who have placed or furnished any material or things to be used in connection with the above Contract have been fully paid or their claims have been settled in respect of such work, service, materials or things that there are no liens, garnishes, attachments or claims related thereto.
6. That all Subcontractors who were engaged in or in any manner associated with the performance of any part of the above Contract have discharged all liabilities which they incurred in respect thereof.
7. That all claims for damage to property or injury to persons of which the above-named Contractor has received notice have been fully paid or settled, except for the following:

Name and address of Creditor	Service rendered	Total claims (\$)	Amount in dispute	Amount paid (\$)
If there are no accounts, enter “None” above.				

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix F – Statutory Declaration re: Liens, Liabilities and Payment of Accounts (continued).**

8. That the above-named Contractor has not had any notice of any grounds for a claim (other than those covered in paragraph 7. Above, connected with this contract by a third party and for which a claim might be made and I believe that no such claim will be made.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canadian Evidence Act*.

Declared before me at the \_\_\_\_\_(location),  
\_\_\_\_\_(Municipality), in the \_\_\_\_\_(County or Region) of  
\_\_\_\_\_, this \_\_\_\_\_(day), \_\_\_\_\_(month), 2025.

\_\_\_\_\_  
A Commissioner, Notary Public, etc.

RFP 2025-007

Project: Fire Hall – Burk’s Falls and District Fire Department

**Appendix G: Draft Site Plan (Separate Document)**

**Appendix H: Concept Floor Plan (Separate Document)**

**Appendix I: Geotechnical Report (Separate Document)**

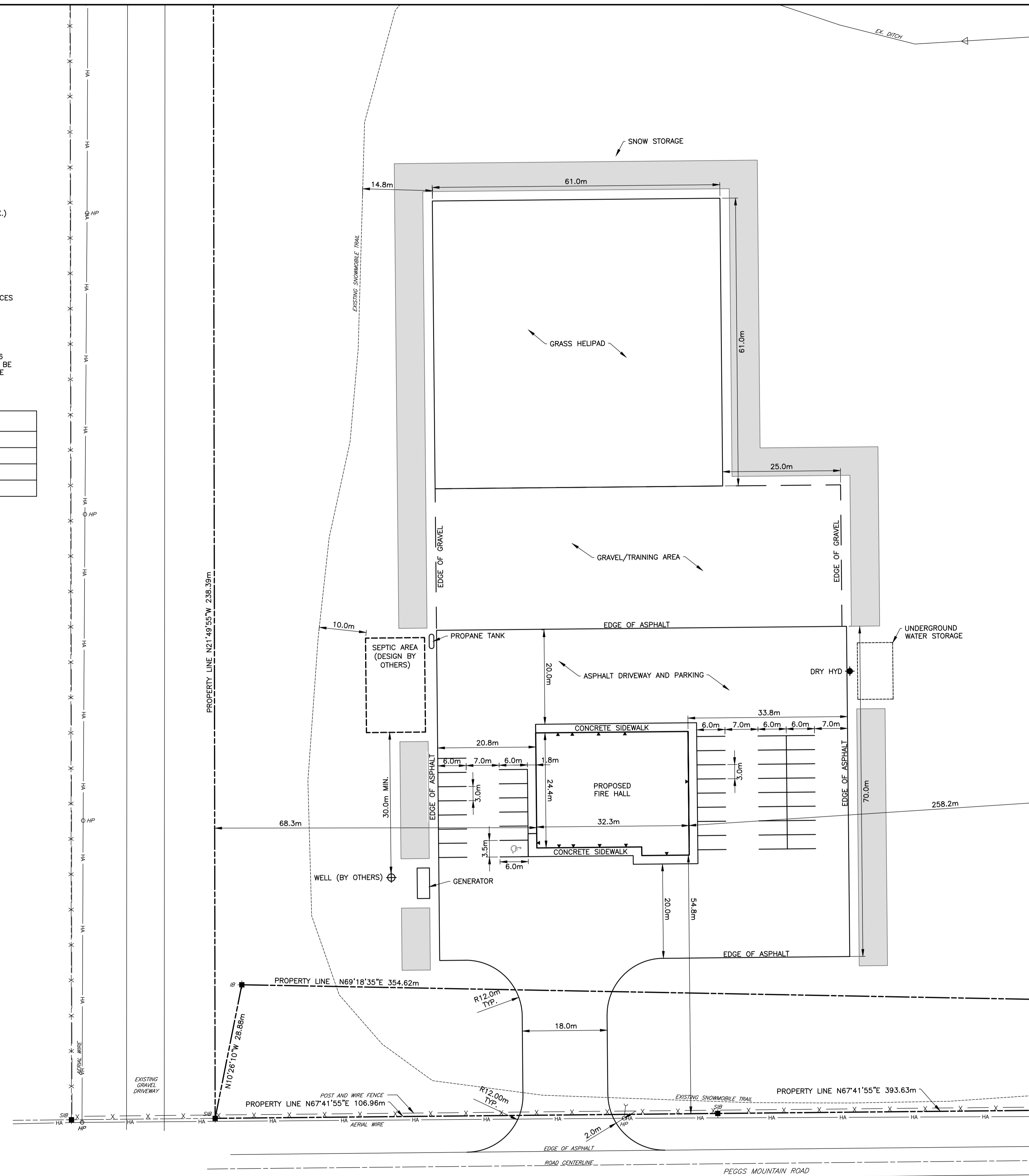
SITE STATISTICS - ARMOUR TOWNSHIP

		COMMERCIAL ZONE C		RURAL INDUSTRIAL ZONE M	
		REQUIRED	REQUIRED	REQUIRED	PROVIDED
MINIMUM LOT AREA	ha	0.8	0.8	9.8	
MINIMUM LOT FRONTAGE	m	61.0	61.0	363.1	
MINIMUM FRONT YARD	m	> OF 7.5 OR 17.5 FROM ROAD CL	> OF 7.5 OR 17.5 FROM ROAD CL	54.8	
MINIMUM EXTERIOR SIDE YARD	m	> OF 7.5 OR 17.5 FROM ROAD CL	> OF 7.5 OR 17.5 FROM ROAD CL	258.2	
MINIMUM INTERIOR SIDE YARD	m	3.0	6.0	68.3	
MINIMUM REAR YARD	m	8.0	6.0	321.3	
BUILDING HEIGHT	-	2 STOREYS	12m	10m (APPROX.)	
MAXIMUM LOT COVERAGE	%	40	50	0.8	
MINIMUM LANDSCAPED OPEN SPACE	%	NA	10	86.7	
PROPOSED BUILDING AREA	m <sup>2</sup>	NA	NA	806.2	
GROSS FLOOR AREA	m <sup>2</sup>	NA	NA	893.5	
SNOW STORAGE	m <sup>2</sup>	NA	NA	2,280	
PARKING SPACES:		BY-LAW REQUIREMENTS		PROPOSED SPACES	
INDUSTRIAL ESTABLISHMENT		1 SPACE PER 37m <sup>2</sup> GROUND FLOOR AREA		36	
		806.2m <sup>2</sup> GROUND FLOOR AREA / 37m <sup>2</sup> = 21.8			
BARRIER FREE SPACES		1 SPACE		1 OF THE 36 SPACES SHALL BE BARRIER FREE	

**RECOMMENDED PAVEMENT STRUCTURE\***

PAVEMENT LAYER	LIGHT DUTY	HEAVY DUTY
SURFACE COURSE ASPHALT	40mm HL3 or HL4	40mm HL3 or HL4
BINDER COURSE ASPHALT	50mm HL8	50mm HL8
GRANULAR BASE	150mm OPSS 1010 GRAN A	150mm OPSS 1010 GRAN A
GRANULAR SUBBASE	350mm OPSS 1010 GRAN B	450mm OPSS 1010 GRAN B

- NOTES:
- PAVEMENT DESIGN TABLE, TEST PIT INVESTIGATION REPORT PROPOSED NEW FIRE HALL, PEGGS MOUNTAIN ROAD AND FERGUSON ROAD, TOWNSHIP OF RYERSON, ONTARIO, DATED FEBRUARY 20, 2025. SOIL ENGINEERS LTD.
  - HEAVY DUTY PAVEMENT STRUCTURE SHALL BE USED WHEREVER FIRE TRUCKS WILL BE DRIVING.



**DISCLAIMER AND COPYRIGHT**  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.  
 TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

**BENCHMARKS**

**NOTES**  
 BUILDING FOOTPRINT AND ACCESS LOCATIONS PER DRAWINGS BY NELSON DAWLEY, P. ENG. DRAWING NUMBER A-2, REVISION 0 DATED 09/06/17.  
 LEGAL INFORMATION PER PLAN OF SURVEY OF PART OF LOT 5, CONCESSION 7 TOWNSHIP OF ARMOUR, DISTRICT OF PARRY SOUND BY E.J. WILLIAMS SURVEYING LIMITED.

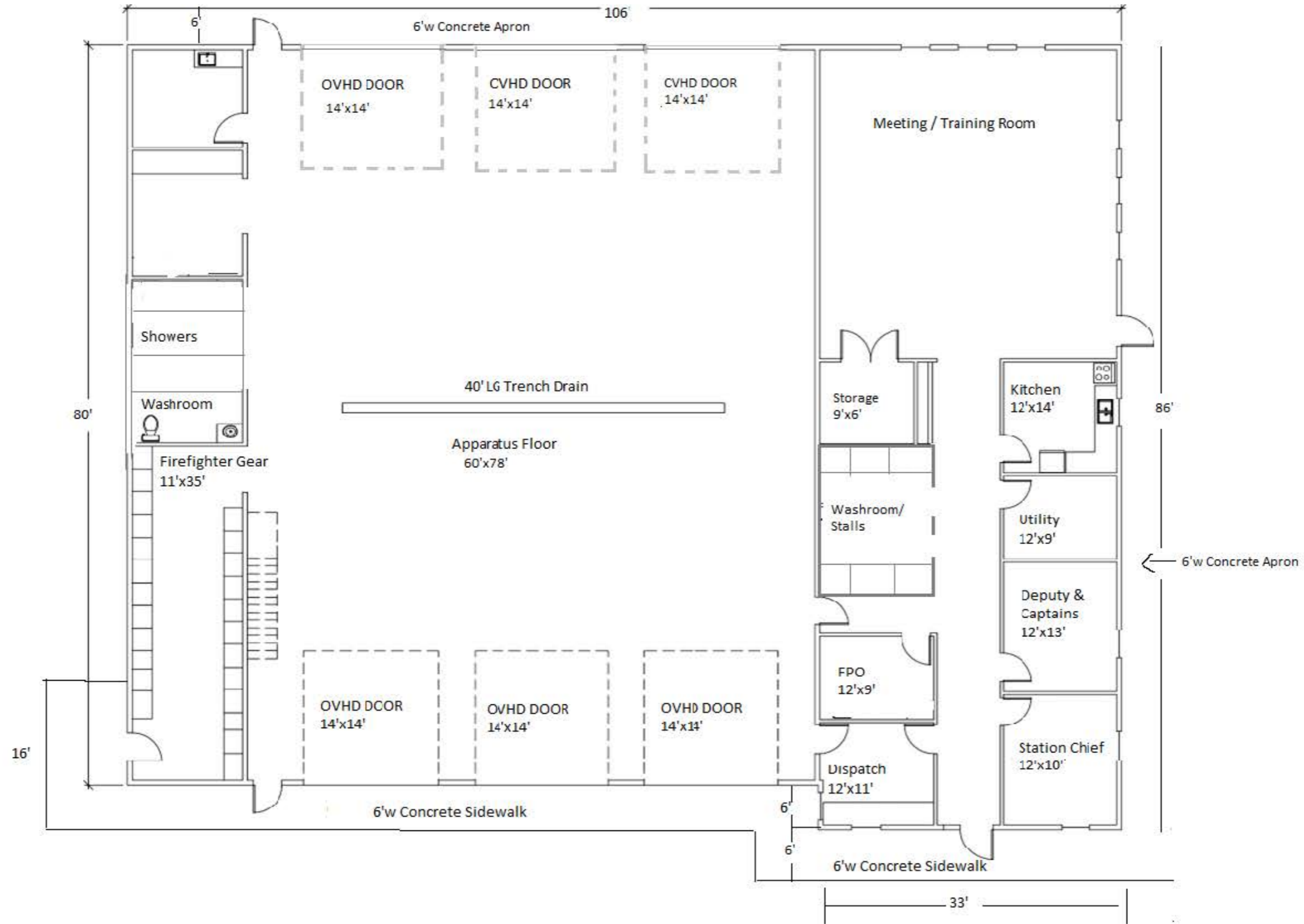
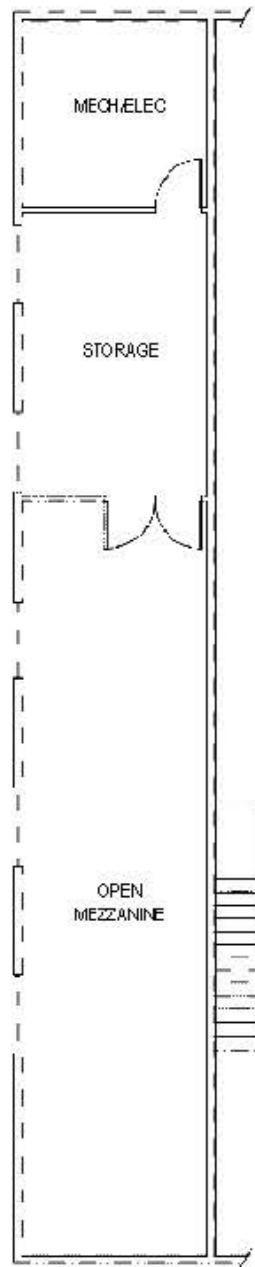
No.	REVISION DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN 2025
2	FOR SUBMISSION	MAR 2025

**ENGINEER STAMP**  
 DRAFT FOR DISCUSSION

**FIRE HALL TOWNSHIP OF RYERSON**  
 SITE PLAN

**TATHAM ENGINEERING**

DESIGN: MM	FILE: 224504	DWG:
DRAWN: MM	DATE: JAN 2025	<b>SP.1</b>
CHECK: AS	SCALE: 1:500	







# Soil Engineers Ltd.

CONSULTING ENGINEERS

**GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE**

90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4B 1E7 · TEL (416) 754-8515 · FAX (905) 881-8335

<b>BARRIE</b> TEL: (705) 721-7863 FAX: (705) 721-7864	<b>MISSISSAUGA</b> TEL: (905) 542-7605 FAX: (905) 542-2769	<b>OSHAWA</b> TEL: (905) 440-2040 FAX: (905) 725-1315	<b>NEWMARKET</b> TEL: (905) 853-0647 FAX: (905) 881-8335	<b>GRAVENHURST</b> TEL: (705) 684-4242 FAX: (705) 684-8522	<b>PETERBOROUGH</b> TEL: (905) 440-2040 FAX: (905) 725-1315	<b>HAMILTON</b> TEL: (905) 777-7956 FAX: (905) 542-2769
-------------------------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------	----------------------------------------------------------------	------------------------------------------------------------------	-------------------------------------------------------------------	---------------------------------------------------------------

February 20, 2025

Reference No. 2501-C049

Tatham Engineering  
8 Barron Drive  
Bracebridge, Ontario  
P1L 0A1

Attention: Mr. Andrew Schoof, M.A.Sc, P.Eng.

**Re: Test Pit Investigation Report  
Proposed New Fire Hall  
Peggs Mountain Rd & Ferguson Rd  
Township of Ryerson**

Dear Sir,

As requested, we visited the site on January 30, 2025 to carry out a Test Pit Investigation for an assessment of the subsurface conditions and to determine the engineering properties of the disclosed soils. Our findings and recommendations are presented herein.

The field work consisted of 4 (four) test pits dug by an excavator to depths ranging from 1.0 m to 3.5 m +/- throughout the proposed building location.

**Test Pits**

Test Pit 1 Building	Test Pit 2 Building	Test Pit 3 Building	Test Pit 4 Septic
40 cm organics	50 cm organics	50 cm organics	50 cm organics
Firm to stiff silty clay with intermittent sand seams end test pit 3.5 m. water seepage @ 1.0m	Firm to stiff silty clay with intermittent sand seams end test pit 3.4 m. dry upon completion	Firm to stiff silty clay with intermittent sand seams end test pit 3.2 m. dry upon completion	Firm to stiff silty clay with intermittent sand seams end test pit 1.0 m.



### **Foundations**

Based on the test pit findings, it is recommended that the normal spread and strip footings can be placed on the sound natural soil which is capable of sustaining a Maximum Allowable Soil Bearing Pressure of 100 kPa (SLS) 200 kPa (ULS).

The normal spread and strip footings must be properly sized, reinforced and designed by a qualified architect, designer or structural engineer.

Foundations exposed to weathering and in unheated area should have at least 1.8 m of earth cover for protection against frost action or they must be properly insulated.

Perimeter subdrains encased in fabric filter should be installed and connected to a positive outlet and the foundation walls should be dampproofed.

The floor slabs should be placed on a granular base 30 cm thick, consisting of 19-mm Crusher-Run Granite (Granular 'A'), or approved equivalent.

Also, as a guide, the foundation should be designed to resist a minimum earthquake force using Site Classification 'E' (Soft Soil).

The footing subgrade must be inspected by either a geotechnical engineer, or a geotechnical technician under the supervision of geotechnical engineer, or a building inspector who has geotechnical knowledge, to ensure the subgrade conditions are compatible with the foundation design requirements.

### **Engineered Fill**

If engineered fill is required to support the foundation the excavation must extend 2.0 m beyond the buildings perimeter. The engineered fill material for raising the grade should consist of Granular 'B' Type I or equivalent approved granular and must be compacted to at least 98% of its maximum Standard Proctor dry density up to the proposed underside of footing elevation or slab elevations.

Prior to placement of engineered fill the subgrade should be inspected to ensure the subgrade is suitable for fill placement.

As a guide a Maximum Allowable Soil Bearing Pressure of 100 kPa (SLS) 200 kPa (ULS) can be used for foundations founded on engineered fill.





The normal spread and strip footings must be properly sized, reinforced and designed by a qualified architect, designer or structural engineer.

### **Pavement Design**

Based on the expected subgrade conditions the recommended granular base design for the parking lot should consist of the following.

#### **Light Duty**

<b>Course</b>	<b>Thickness (mm)</b>	<b>OPS Specifications</b>
Asphalt Surface	40	HL-3
Asphalt Binder	50	HL-8
Granular Base	150	Granular 'A' or equivalent
Granular Sub-Base	350	Granular 'B' or equivalent

#### **Heavy Duty**

<b>Course</b>	<b>Thickness (mm)</b>	<b>OPS Specifications</b>
Asphalt Surface	40	HL-3
Asphalt Binder	50	HL-8
Granular Base	150	Granular 'A' or equivalent
Granular Sub-Base	450	Granular 'B' or equivalent

All granular bases must be compacted to their Maximum Standard Proctor Dry Density.

Prior to placement of the granular design, the subgrade must be proof rolled and inspected by either a geotechnical engineer, or a geotechnical technician under the supervision of geotechnical engineer, to ensure the subgrade conditions are compatible with the design requirements.



If engineered fill is required to raise the grade for parking lot construction the organics must be removed from the entire site extending 2.0 m beyond the perimeter. Any new material for raising the grade should consist of inorganic earth fill or granular fill and must be compacted to at least 98% of its Maximum Standard Proctor dry density up to the proposed subgrade elevations.

Prior to placement of engineered fill, the subgrade must be inspected by either a geotechnical engineer, or a geotechnical technician under the supervision of geotechnical engineer, to ensure the subgrade conditions are compatible with the requirements.

### Septic

A Representative sample was collected from test pit 4 to determine the Estimated Percolation Time for design of the septic bed, see figure: 1.

We trust this report is explicit: however, should any queries arise, please do not hesitate to contact us.

Yours very truly,  
**SOIL ENGINEERS LTD.**

Mika Fager, Geo.Tech.  
Branch Manager – Muskoka | Partner



**Soil Engineers Ltd.**

**GRAIN SIZE DISTRIBUTION**

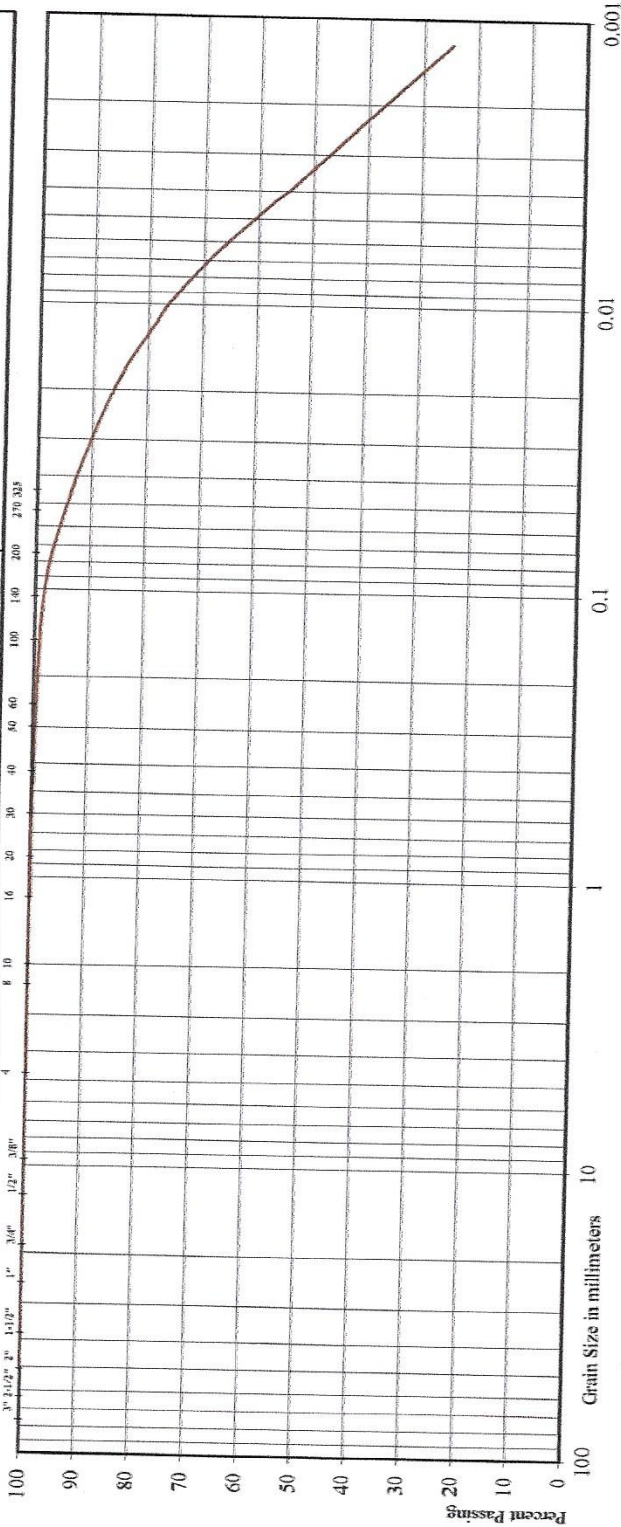
Reference No: 2501-C049

U.S. BUREAU OF SOILS CLASSIFICATION

GRAVEL		SAND		SILT		CLAY	
COARSE	FINE	COARSE	MEDIUM	FINE	V. FINE		

UNIFIED SOIL CLASSIFICATION

GRAVEL		SAND		SILT & CLAY	
COARSE	FINE	COARSE	MEDIUM	FINE	



Project: Township of Ryerson Fire Hall

Location: Peggs Mountain Road and Ferguson Road, Village of Burk's Falls

Borehole No:

Sample No: 1

Depth (m):

Elevation (m):

- Liquid Limit (%) = -
- Plastic Limit (%) = -
- Plasticity Index (%) = -
- Moisture Content (%) = -
- Estimated Permeability (cm./sec.) =  $10^{-7}$
- Estimated Percolation Time (min/cm) = >80

Classification of Sample [ & Group Symbol]: SILTY CLAY

a trace of fine sand

Figure: 1

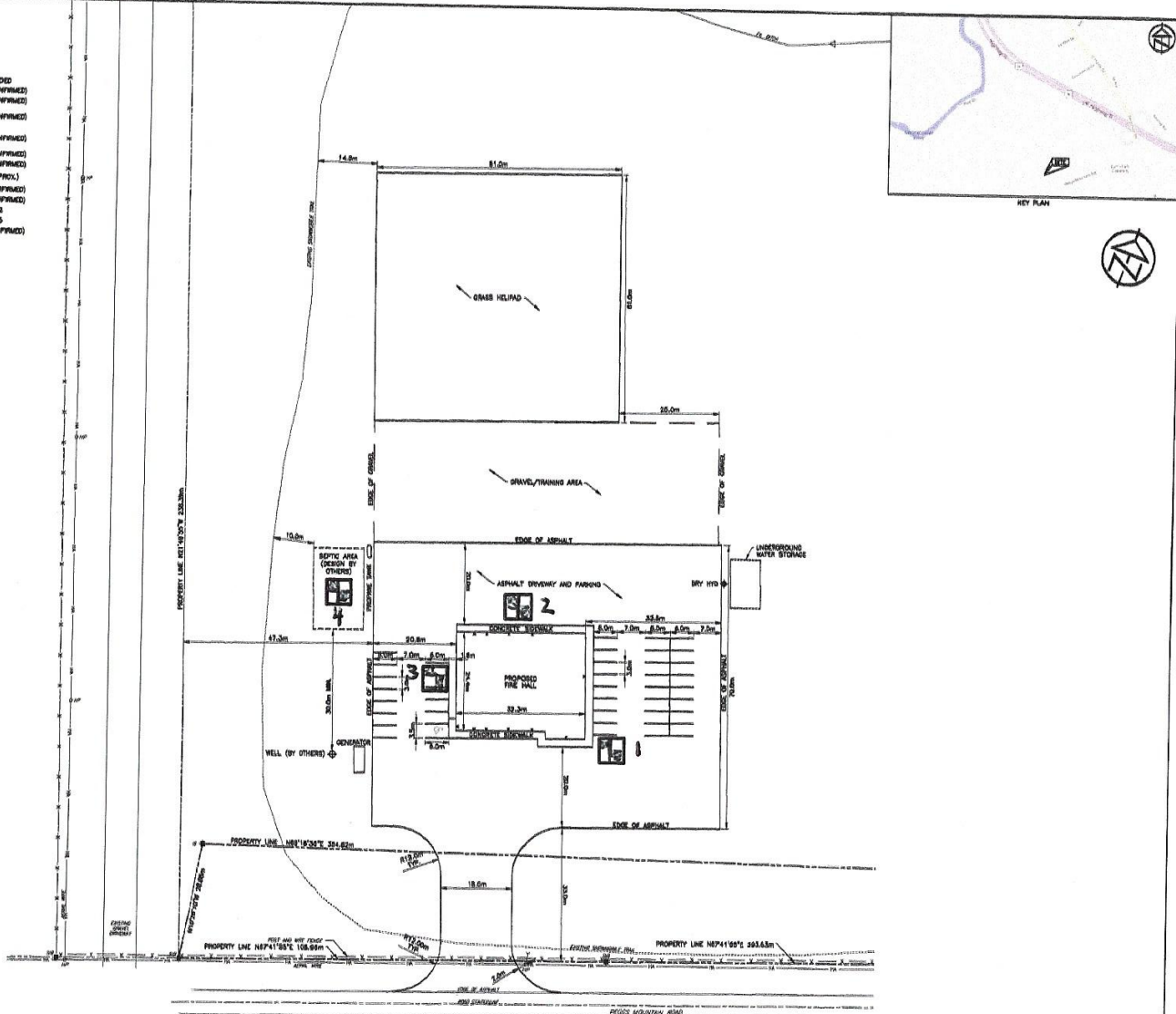


**SITE STATISTICS - AMMOUR TOWNSHIP**

	CONVENTIONAL ZONE D REQUIRED	RURAL INDUSTRIAL ZONE R REQUIRED	PROPOSED (TO BE CONFIRMED)
MINIMUM LOT AREA	00	2	(TO BE CONFIRMED)
MINIMUM LOT FRONTAGE	m 81.0	81.0	(TO BE CONFIRMED)
MINIMUM FRONT YARD	m 2 OF 7.5m OR 17.5m FROM ROAD	2 OF 7.5m OR 17.5m FROM ROAD	(TO BE CONFIRMED)
MINIMUM EXTERIOR SIDE YARD	m 2 OF 7.5m OR 17.5m FROM ROAD	2 OF 7.5m OR 17.5m FROM ROAD	(TO BE CONFIRMED)
MINIMUM INTERIOR SIDE YARD	m 3.0	3.0	(TO BE CONFIRMED)
MINIMUM REAR YARD	m 8.0	8.0	(TO BE CONFIRMED)
BUILDING HEIGHT	- 2 STOREYS	15m	10m (APPROX.)
MAXIMUM LOT COVERAGE	% 40	50	(TO BE CONFIRMED)
MINIMUM LANDSCAPED OPEN SPACE	% NA	10	(TO BE CONFIRMED)
PROPOSED BUILDING AREA	m <sup>2</sup> NA	NA	865.5
GROSS FLOOR AREA	m <sup>2</sup> NA	NA	865.5
SNOW STORAGE	m <sup>2</sup> NA	NA	(TO BE CONFIRMED)
PARKING SPACES			

INDUSTRIAL ESTABLISHMENT	BY-LAW REQUIREMENTS	REQUIREMENT CALCULATION	PROPOSED SPACES
	1 SPACE PER 25M <sup>2</sup> GROUND FLOOR AREA	865.5M <sup>2</sup> GROUND FLOOR AREA / 25M <sup>2</sup> = 34.6	34
BARRIER FREE SPACES	1 SPACE		1 OF THE 34 SPACES SHALL BE BARRIER FREE



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 CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BEFORE COMMENCING WORK. DIMENSIONS ARE NOT TO BE SCALE.  
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 DRAWN: MM, 2020/01/20/2020, 10:00 AM, 10/1/2020

**BENCHMARKS**

NO.	DESCRIPTION	ELEVATION
1	...	...

**NOTES**  
 1. BEARING FOOTPRINT AND ACCESS LOCATIONS PER SURVEY BY HULSHAN QUALITY, P. ENG. (DRAWING NUMBER A-5) REVISION D DATED 08/04/17.  
 2. LEGAL INFORMATION PER PLAN OF SURVEY OF PART OF LOT 2, CONGRESSION, TOWNSHIP OF AMMOUR, DISTRICT OF PARRY SOUND BY E.J. WILLIAMS SURVEYING LIMITED.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1	ISSUED FOR CLIENT REVIEW	JAN 2020	

DRAFT FOR DISCUSSION

**FIRE HALL  
 TOWNSHIP OF RYERSON**

**SITE PLAN**

**TATHAM ENGINEERING**

DESIGN: MM	FILE: 214904	DWG:
DRAWN: MM	DATE: JAN 2020	<b>SP.1</b>
CHECK: AS	SCALE: 1:800	