



## **REQUEST FOR PROPOSALS**

### **50+ Activity Centre Expansion**

### **5655 Hwy 71 Sioux Narrows**

#### **1.0 Invitation**

The Township of Sioux Narrows-Nestor Falls invites the submission for a Request for Proposal (RFP) from qualified building contractors for the expansion of the 50+ Activity Centre located at 5655 Hwy 71, Sioux Narrows.

#### **2.0 Introduction**

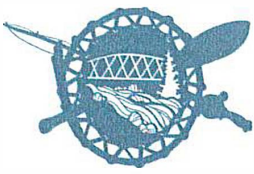
The Township of Sioux Narrows-Nestor Falls, a small community of 727 permanent residents, is located along the eastern shores of Lake of the Woods. Lake of the Woods is one of the world's largest inland, freshwater lakes with over 14,000 islands and 65,000 miles of shoreline. Our population is further bolstered by a considerable number of seasonal residents which drives our population to nearly 5,000 in the summer months. These numbers also do not reflect the populations of our 4 neighbouring First Nation's communities, for whom we are a service hub. We are a full-service community marked by a quaint and charming lifestyle while surrounded by an abundance of natural resources. The Township takes pride in its community spirit. The main industry is tourism and that is apparent in this full-service community. There are over sixty customer service facilities offering a wide range of retail, hospitality, personal, financial, emergency and other services.



The Township of Sioux Narrows - Nestor Falls takes a team-based approach to the delivery of municipal services. Council and staff work together as a unit, with a positive attitude and open communication process. The municipality promotes itself as a "Lifestyle Community", with a diverse array of recreational activities that builds upon its natural beauty on the Lake of the Woods. The proposed four-season recreation cover lives up to this mandate by providing the community with a more usable and adaptable recreation venue,

that has not previously existed.

The Township of Sioux Narrows - Nestor Falls reflects a positive attitude and takes a proactive role in community development.



### **3.0 Project Scope**

This project consists of a 720 square foot addition to the existing Sioux Narrows 50+ Activity Centre. It includes tying a new concrete slab foundation into the existing structure and the construction of a 30 x 24 sf addition out the back of the existing seniors centre. The key activities involved in this project include:

1. Excavation and Site Preparation
2. Completion of slab on grade foundation
3. Wall framing and roof trusses
4. Insulation and vapour barrier
5. All interior finishes
6. Electrical installation and inspections
7. Exterior siding, shingling of roof and gutters/downspouts
8. Final landscaping and grading
9. Final Inspection

### **4.0 Construction Details**

The details for the above noted scope of work are provided in the set of construction drawings as included in Attachment "A" in this RFP.

### **5.0 Submission Requirements:**

Interested developers shall provide the following information as part of their submission:

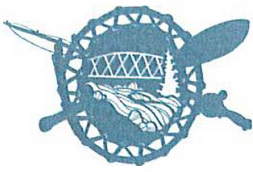
#### **Introduction**

Identify the individual who will be the primary contact for all communications including name, title, mailing address, email address and telephone number.

#### **Project Construction Details**

Provide an overview of the proposed construction of the addition, including:

1. Proposed cost, including all materials and labour for each component of the works.
2. Any additional costs such as meals, travel, insurance, bonding, accommodation and applicable taxes.
3. Identification of any contingency costs to be carried, if any.



## Township of Sioux Narrows-Nestor Falls Request for Proposals

### Experience and Qualifications of Contractor

Contractors shall detail their experience in building projects:

1. Owner experience and credentials.
2. Similar projects recently completed, including project value.
3. References.

### Financial Capacity and Bonding

Provide information to allow the Township of Sioux Narrows-Nestor Falls to assess the financial position of the contractor and their ability to finance and complete the works.

### Project Meetings and Progress Reports

The contractor shall provide a list of meeting milestones with the Township for monitoring the for the completion of the works.

### Project Timeframe for Completion

The contractor shall provide a timetable for the completion of the works.

### Construction Contract

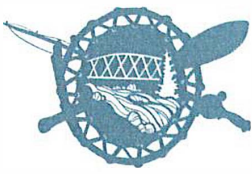
The contractor shall enter into a contract with the Township of Sioux Narrows-Nestor Falls. The contract shall indicate that the work undertaken shall be completed to the satisfaction of the Township, according to the RFP, and for the amounts as set out in the contractor's proposal.

The contract shall also indicate that no additional money shall be paid to the contractor for any additional work for which prior authorization has not been given in writing.

The contract may be revised during the project provided a complete analysis of the effect of any proposed change is submitted and agreed upon in writing by both parties. This analysis would include an assessment of the impact on target dates and costs.

## **6.0 Submission Evaluation**

The Township's review the RFP's submitted to determine whether, in the owner's opinion, proponents have demonstrated the required experience and qualifications to be considered for the job.



## Township of Sioux Narrows-Nestor Falls Request for Proposals

The Township of Sioux Narrows-Nestor Falls, in its sole discretion and without having any duty or obligation to do so, may:

1. Contact references, to verify the claims and information submitted in connection with the RFP;
2. Seek clarification from the contractor's clients regarding any financial and experience issues, and;
3. Seek any clarifications directly with the contractor.

The Township has the unqualified right to:

1. Accept or reject any RFP;
2. Waive the formalities in any submitted document as the interest of the Township may require; without giving any reason for any such action, and;
3. Should the Township not receive any RFP satisfactory, in its sole and absolute discretion, the Township reserves the right to re-issue a call for RFP.

Note that this is not a tender process - it is a request for proposal. The submission with the lowest cost may, or may not, be selected by the Township at its sole discretion.

### **7.0 Instructions for Submission of RFP**

**Submit a proposal on or before Friday May 9th, 2025 at 4:30pm CST.** Completed RFPs shall be submitted in PDF form **via email to [jport@snnf.ca](mailto:jport@snnf.ca).**

If you require additional information please contact Jeffrey Port, MCIP, RPP, Director of Planning and Development at 807-464-1481 or by email at [jport@snnf.ca](mailto:jport@snnf.ca)

### **Appendices**

Attachment "A" – Construction Drawings

Attachment "B" – Project Location

Attachment "C" – Proposed Cost to Complete Work

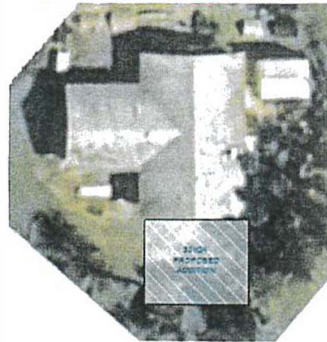


## Township of Sioux Narrows-Nestor Falls Request for Proposals

### **Attachment "A"**

#### Construction Drawings

A-1.0 MAIN FLOOR  
A-2.0 WALL SECTIONS  
A-3.0 ELEVATIONS



To the best of my knowledge these plans have been drawn in conformity with the owner's architect's specifications. The contractor's availability and dimensions and enclosed drawings within a very short time has been made in the preparation of this plan to avoid mistakes. The maker cannot guarantee against human error. The contractor of the job must check all dimensions and details prior to construction.

The Contractor shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the construction. These shall be solely the responsibility of the contractor.

The Contractor shall not be responsible for the Contractor's schedule or failure to comply with the schedule in accordance with the construction documents.

The Employer shall not have control over or charge of and is not liable for the Contractor's schedule, or their agents or employees, or of any other persons performing portions of the construction.

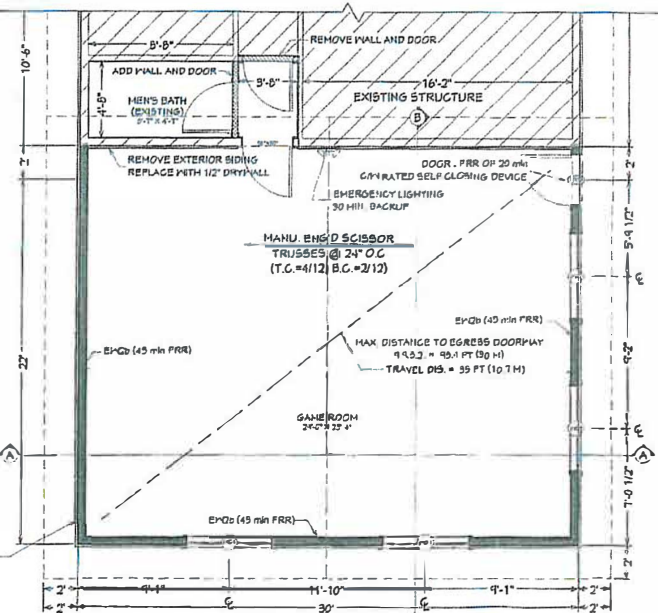
The Owner reserves the responsibility of soil testing.


All data verification by owner.


Any soils found to differ shall require the Employer and soil data to be retested and at the owner's cost.

Climate & Design Load Data (Kansas City)	
Roof Loading	KPA (psf)
Ground Snow Load $S_g$	2.5 (52.2) psf
Rain Load $R$	0.16 (2.7) psf
Wind Load $W$ : Cf	
Roof Design Snow Load	1.68 (35.3) psf
Rail & Ceiling Design Deadload	5.51 (120.0) psf
Floor Loading	KPA (psf)
Uniform Floor	4.8 (105.0) psf
Point-loading Design Dead Load	0.12 (2.6) psf
Wind Loading	KPA (psf)
150 mph Pressure	0.316 (7.2) psf
I/LC Wind Pressure	0.24 (5.3) psf
Temperature	
Air Design Temp $t_{air}$ °C	6.6(43)
Soil	
Assumed ultimate bearing pressure at footings	75 (155) psf
Rock	900 (19,44) psf
Elevation	310

- OVERALL BUILDING SIZE, INCLUDING ADDITION = 2146 SQ. FT. (260 SQ. M.)
- BUILDING ADDITION WORKOUT AREA = 120 SQ. FT. (61 SQ. M.)
- TABLE 3.1.2.1. - GROUP D (APPENDIX A): PERSONAL SERVICES
- 3.1.4.1(1) - FOR THE PURPOSES OF THE SUBSECTION, THE OCCUPANCY LOAD SHALL BE DETERMINED IN ACCORDANCE WITH THE PROVISIONS IN SUBSECTION 3.1.17, EXCEPT THAT IN A GROUP D OCCUPANCY, THE AREA PER PERSON SHALL BE 151 SQ. FT. [14 M<sup>2</sup>]
- OCCUPANCY LOAD: 10 PERSONS
- 3.1.4.1(2) - NOT MORE THAN ONE WATER CLOSET IS REQUIRED TO SERVE EACH WATER CLOSET OCCUPANCY LOAD UP TO 9 PERSONS OF EACH SEX (PROVIDED IN EXISTING BUILDING).
- ELECTRIC HEAT.



DOOR SCHEDULE						
3D EXT	NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
	D02	1	96"	80"	35"x85"	EXT. HINGED-SLAB

WINDOW SCHEDULE						
3D EXT	NUMBER	QTY	WIDTH	HEIGHT	R/O	DESCRIPTION
	W01	4	62"	44"	63"x45"	DOUBLE CASEMENT-LHR/RH

5.3.1 EXTERIOR BUILDING ENVELOPE  
(1) WHERE ELECTRIC SPACE HEATING IS USED, THE BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 5B53-7 OF THE SUPPLEMENTARY STANDARD, REGARDLESS OF ITS CLIMATIC LOCATION.

Energy Efficiency Design Summary (Table R9.2-3.2013)	
Getting with attic space	R40
Plata above grade	
Wood Framed (Max. U-Value)	U-0.261
(Actual effective thermal resistance = R21.9, U-0.22)	
Insulation details	

Thermal protection      Moisture proofing  
 $U = 0.22 \text{ W/m}^2\text{K}$       Over 2 days  
 Concrete 25mm  
 20mm      2.5mm      2.5mm      2.5mm  
 20mm      2.5mm      2.5mm      2.5mm

proofing

**Heat protection**  
Temperature max 120°C  
Max time 7.2 h  
Thermal class 220°C to 300°C



- [illegible]

F1 or #2 GRADE SPRUCE/PINE/SPF LUMBER TO BE USED FOR ALL STRUCTURAL FRAMING MEMBERS.

BEARING WALLS PARALLEL TO THE FLOOR SHALL BE SUPPORTED BY A JOIST DIRECTLY BELOW THE WALL OR 2X4 BLOCKING @ 18" C.

END BEARING FOR JOISTS TO BE NOT LESS THAN 10" C.

ALL FLOOR IN CONTACT WITH CONCRETE MUST BE TREATED OR PROTECTED BY MIL. COARSE PORTLAND CEMENT AS REQUIRED.

ALL EXTERIOR DOORS 60" WIDOW LINTELS TO BE 2-X10, PROVIDE 1/2" BEARING FOR SPANS UP TO 10' AND 8" BEARING FOR SPANS GREATER THAN 10'. FOR 3 PLY LINTEL MIN. 18" C.

ALL STUD POSTS SUPPORTING A GIRDER TRUSS OR BEAM MUST BE EQUAL TO THE WIDTH OF THE ITEM IT SUPPORTS ACROSS THE ENTIRE LENGTH TO THE FOUNDATION.

BUILT UP DOOR AND BEAM LINTELS TO BE CONSTRUCTED IN ACCORDANCE WITH 2-8.5.3. WITH A MIN. END BEARING 3' 12".

\* INSULATION SHALL BE INSTALLED TO THE INSIDE FACE OF THE ROOF OR ATTIC VENT AREA TO BE NOT LESS THAN 1500 OF INSULATE D CEILING AREA AND DISTRIBUTED TO PROVIDE CROSS VENTILATION.

\* INSULATION STOPS ARE REQUIRED AND NEED TO MAINTAIN A 1/2" SPACE BETWEEN ROOF SHEATHING AND ATTIC INSULATION FOR VENTILATION PURPOSES, UNLESS OTHERWISE INDICATED.

\* INSULATION STOPS MUST PROVIDE A MINIMUM OF 1" CLEARANCE AND EXTEND 2' ABOVE THE INSULATION.

\* ACCEPTABLE EAVE PROTECTION MATERIAL IS REQUIRED AT LEAST 2 1/4" ROOF SLOPE AND MUST EXTEND 11 3/4" MIN. BEYOND THE INSIDE FACE OF EXTERIOR STUD LINE.

SIZE SHOWN ARE APPROXIMATE. ADJUSTMENTS TO SUIT STOCK SIZES TO BE  
CONFIRMED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.  
INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
\* ALL EXTERIOR WINDOWS AND DOOR LINTELS TO BE 2X10 CM 2X6 JACK STUDS BOTH  
ENDS, UNLESS OTHERWISE NOTED.  
\* VERIFY WINDOW AND DOOR TYPE, COLOUR, STYLE, LOCATION AND DIMENSIONS  
WITH HOME OWNER PRIOR TO CONSTRUCTION.  
\* EXTERIOR DOORS LOCATED WITHIN 6" OF ADJACENT GROUND LEVEL MUST BE RESISTANT  
TO FORCED ENTRY.  
\* EXTERIOR EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A  
KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

MECHANICAL & ELECTRICAL  
BY OTHERS

**DGM**  
Design

Box 646 Elm  
Ontario, P6M 1E0  
cell: 607-276-3615

ECN: 167507  
email: dan.dgm@earthlink.net  
Drawings provided by: Dan Mack BCAN 155025

Oct. 23, 2024  
Nov 8, 2024

## REVISIONS

Narrows 50+ Activity Centre  
- Addition -  
5655 Hwy 71  
Sloux Narrows, Ontario

3/16": 1'-0"  
SCALE

Nov 8  
2024

MAIN  
FLOOR  
TITLE

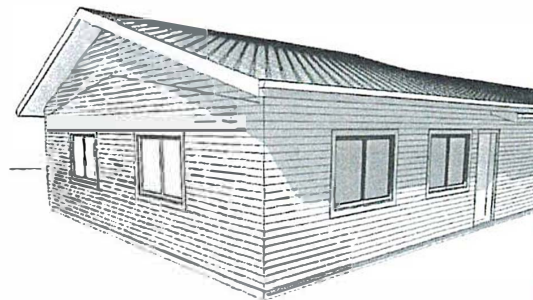
A-1.0

**SHEET NUMBER**

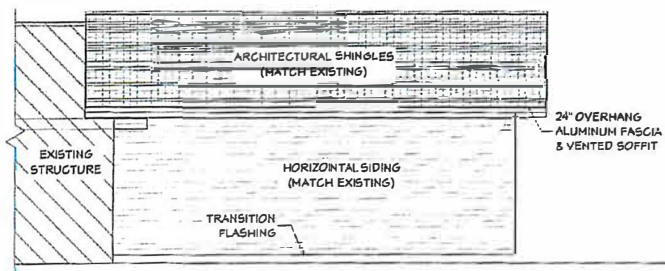
Scaled for:

Arch C: 10x2.

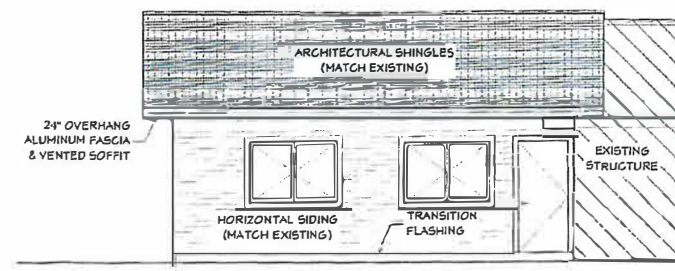
PAPER 10



Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Right

**Dgm**  
Design

Box 646, Emo  
Ontario, P6M 1E0  
Tel: 807-776-2915

ECN: 107223  
email: [dan.dgm@nrc.ca](mailto:dan.dgm@nrc.ca)  
Drawings provided by: Don Mack, ECN: 107223

Oct. 23, 2024  
Nov 8, 2024

REVIEWS

Sioux Narrows 50+ Activity Centre  
- Addition -  
5655 Hwy 71  
Sioux Narrows, Ontario

1/4": 1'-0"

SCALE

Nov 8,  
2024

DATE \_\_\_\_\_

ELEVATIONS

**TITLE**

A-3.0

ଅନ୍ତର୍ଜାତୀୟ ନମ୍ବର

Scaled for:  
Age 6: 18x24

PAPER SIZE

[illegible]

Sealed for:  
Arch C: 10x21  
PAPER SIZE

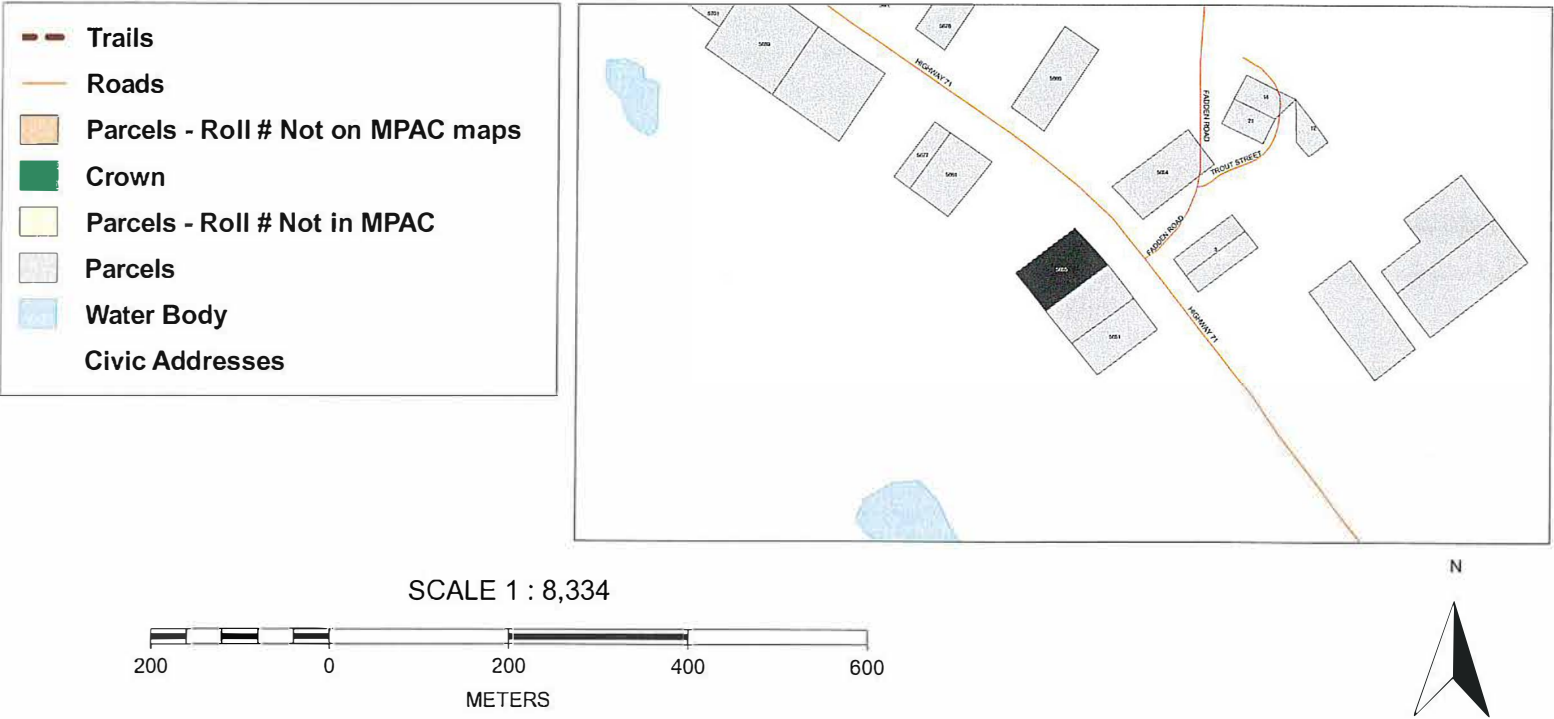


## Township of Sioux Narrows-Nestor Falls Request for Proposals

### **Attachment "B"**

#### Project Location

# Sioux Narrows Nestor Falls

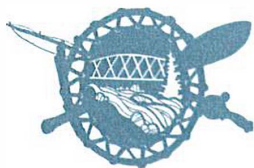




## Township of Sioux Narrows-Nestor Falls Request for Proposals

### **Attachment "C"**

#### Project Cost Estimate



## Township of Sioux Narrows-Nestor Falls Request for Proposals

### Project Cost Estimate

Project Cost Category	Project Details	Material Costs	Labour Costs	Total Costs
<b>Excavation and Site Preparation</b>	Excavation, prepare base, forming and insulation and pre-pour inspection.			
<b>Completion of Slab on Grade Foundation</b>	Pouring of slab and hoarding if required.			
<b>Wall Framing and Roof Trusses</b>	Framing and closing in of addition.			
<b>Insulation and Vapour Barrier</b>	Insulation of ceiling & walls and installation of vapour barrier.			
<b>Electrical installation and Inspections</b>	Installing of all electrical fixtures and ESA Inspection if required.			
<b>All Interior Finishes</b>	Complete drywall, taping/mudding and sanding. Primer and finish coats of paint			
<b>Exterior siding, shingling of roof and gutters/downspouts</b>	Shingling of roof and installation of exterior siding. Eavestrough and downspouts as required.			
<b>Final landscaping and grading</b>	Finish any backfilling and grading as required. Black earth, raking and seeding as required.			
<b>Contingency</b>				
<b>Other (Travel, accommodations, meals, etc.)</b>				
<b>Sub-Total</b>				
<b>Tax (HST)</b>				
<b>TOTAL</b>				