



The Rural Municipality of Oakview

Is accepting Request for Proposals for the replacement of the
Rapid City Beach Washroom Facility.

Sealed proposals clearly marked with
“Rapid City Beach Washroom Replacement”
will be received until **Friday, June 9th, 2023 at 4:30 p.m.**

Please drop off or mail proposals to one of the following addresses:

Rural Municipality of Oakview

10 Cochrane Street
PO Box 179
Oak River, MB R0K 1T0

Or

Satellite Office

435 3rd Avenue
PO Box 130
Rapid City, MB R0K 1W0

General inquiries should be directed to:

Brad Kingdon, Manager of Public Works
431-541-8168
Email: cao@rmfoakview.ca

The Rural Municipality of Oakview

Request for Proposals

The R. M. of Oakview invites proposals for the replacement of the beach washroom and shower facility.

Companies submitting a proposal must be experienced and qualified in site preparation, building, demolition, and environmental controls.

A penalty of \$1,000.00 per day may be charged if projects are not completed by set date.

Scope and Schedule of Work

Scope of Work

Current facility is located at 520 Sample Avenue, Rapid City, MB.

The RM of Oakview is replacing the current beach washroom facility. The new facility will be located in the same general area, connecting to existing water supply and septic tank. However, the municipality would like the building to be raised to an elevation that will reduce the risk of flooding, as determined at a site meeting. Levelling of the area surrounding the facility is required once construction is complete.

The municipality would like to ensure the washrooms are operational during the busy months of the summer therefore construction must commence until after September 5th, 2023. Construction of the building must be fully complete prior to March 31st, 2024, with site levelling and final lot grade completion prior to May 31st, 2024.

Salvaging of particular building materials, such as but not limited to, panelling, push button valves and hot water tank, may be required prior to demolition of the current facility, and can be finalized between the contractor and municipal representatives. For the purpose of consistent pricing all submittals should be based on full material package for the new facility. If wall panels, push button valves and hot water tank can be salvaged the price can be adjusted as agreed upon by both parties.

Disposal and removal of the existing facility, disposing of debris off site through a waste collection company following environmental rules and regulations. Demolition material is **not** to be used as fill.

No further testing or environmental abatement has been undertaken at this site. The contractor will be required to remove hazardous materials, if any, and dispose of them in an environmentally acceptable manner. The contractor shall provide evidence of the means of disposal prior to proceeding with demolition.

Site clean up from demolition and new construction site preparations must be completed prior to fully constructing the new washroom and shower facility as per the specs and provided drawings.

Information is summarized below for construction of the new facility;

Trusses & studs as per attached blueprint

- All framing material and metal as per attached blueprint
- Soffit, fascia and eavestrough as per blueprint
- Two-3'-6" Commercial Steel Insul. Door's c/w auto door opener & deadbolts
- One - 3' Commercial Steel Insul. Door c/w Lever keyed entrance set
- Triple pane windows as per attached blueprint
- R22 Insulation in Walls and R50 Blow-in Insulation in ceiling
- Attic access from mechanical room
- Exterior and interior metal as per blueprint

CONCRETE

- Concrete floor and thickened edge slab for partition walls as per blueprint
- Three 5' x 4' concrete aprons by each door

PLUMBING SPECS FOR CAMPGROUND WASHROOM

- Complete plumbing system hooked up to the existing septic tank and public watermain building supply.
 - Supply & Install Plumbing fixtures as per scope - Including:
 - 2 x WC-1 – barrier free toilets
 - 1 x WC-2 – standard toilets
 - 1 x UR – standard urinal c/w lever flush valve
 - 4 x LAV-1 – drop in lav c/w push button metering valve
 - 2 x SH-1 - 48" barrier free showers c/w push button metering shower valve
 - 2 x 60 Gallon standard Rheem electric hot water tanks c/w drain pan and expansion tank
 - Mixing valve & recirc pump for tempered water system for 2 showers
 - 2 x Exhaust fans c/w hood and flex duct
 - Floor drain and 2 hose bibs in mechanical room
 - Piping insulation on exposed water piping only (no pvc jacketing)
 - All WC enclosure accessories as per blueprint
- Grab bars, toilet paper holder, air dryers

ELECTRICAL SPECS FOR BEACH WASHROOM & SHOWER FACILITY

- 200 amp service
- 200 amp panel and breakers
- Underground wire over to the pole
- Trenching
- 4 exterior LED lights
- Watertight fixtures for showers
- 13 LED lights for bathrooms and mechanical rooms
- Plugs and switches
- 2 ceiling fans
- Wiring to hand dryers only
- All specs as per blueprint
- 3 - 3000 watt heaters, one for each room

Final building location will be finalized with representatives of the municipality and general contractor on site once the contract has been awarded.

Schedule

The schedule is as follows:

-Proposal Closes-	June 9 th , 2023 at 4:30 p.m.
-Proposals Awarded-	June 14 th , 2023
-Completion Date-	March 31 st , 2024

The Bidders should specify in the proposal, the start and end date of its delivery schedule.

PROPOSAL CLOSING

Sealed proposals must be received by 4:30 p.m. on Friday, June 9th, 2023 at one of the following addresses:

Rural Municipality of Oakview
10 Cochrane Street
PO Box 179
Oak River, MB R0K 1T0

OR

Rural Municipality Satellite Office
435 3rd Avenue
PO Box 130
Rapid City, MB R0K 1W0

The time the bids are received will be conclusively deemed to be the time shown on the clock used by the RM of Oakview for this purpose.

BIDDER INSTRUCTIONS & GENERAL TERMS OF PROPOSAL

1.0 Submission of Proposals

Proposals in accordance with the Request for Proposal, Bidding Instructions & General Terms of Proposal must be received by the RM of Oakview by Closing at the location indicated in the Request for Proposal. Proposals received after Closing will not be considered. The RM of Oakview may extend the time and/or date of Closing by addendum for any reason and, in that case, the extended date and/or time of Closing will become the new Closing Date.

Proposals must be delivered by hand or mail/courier in a sealed envelope clearly marked with the Proposal title, Bidder's name and Bidder's address. Faxed, emailed or unsealed submissions will not be accepted.

2.0 Form of Proposal

Bidders shall submit two signed copies of the bid, in the form attached as Schedule A and setting out in sufficient detail:

- (i) Company name and contact information; and
- (ii) Bid price and GST listed as separate line items.

3.0 Signatures

All proposals shall contain the full legal name of the individual, company or partnership submitting the bid, the Bidder's address and other contact information and, in the case of a company, partnership or other corporate entity, shall be signed by an authorized signatory of the bidder capable of legally binding the Bidder.

4.0 Conditions

The Undersigned (referred to as the "Bidder" and the "Contractor"), have carefully read the Proposal Documents and hereby agree to execute and complete the Work contemplated in strict accordance with the said Proposal Documents as the prices shown in the Schedule of Prices.

It is understood that:

- (i) The prices quoted shall bear a proper relationship to the value of work done or materials supplied; and
- (ii) A penalty of \$1,000.00 per day may be charged if full scope of work is not completed prior to completion dates indicated above.

5.0 Rights and Reservations

The RM of Oakview:

- (i) Reserves the right to reject any or all bids;
- (ii) May not accept the lowest price or any bid and may, at its sole discretion, accept any bid that is deemed to be most beneficial to the RM of Oakview;
- (iii) Reserves the right to waive informalities, irregularities, technicalities and minor non-compliances;
- (iv) May cancel this proposal at any time prior to or after closing;
- (v) Reserves the right to accept a bid in total or in part or to accept some or all options listed;
- (vi) Reserves the right, in the event that only one bid is received, to terminate this proposal process;
- (vii) May reject any bid that is unsigned, improperly signed, conditional, illegible, contains arithmetical errors, erasures or irregularities of any kind;
- (viii) Reserves the right to cancel the project, change the Scope of Work or negotiate the Scope of Work, or a portion thereof, if the RM of Oakview does not receive a substantially compliant bid within the RM of Oakview's budget;
- (ix) Reserves the right to reject any bids submitted by a bidder who has previously defaulted on a proposal or otherwise failed to complete a contract with the RM of Oakview;
- (x) Reserves the right to consider its legal position and risk associated with entering into a contract with a party that the RM of Oakview is in litigation with or has a history of unsatisfactory performance; and

MANDATORY CRITERIA

Received by Closing Date

Part 1 – Signed Proposal Agreement Received

Part 2 – Schedule of Prices

Part 3 – Proof of Workers Compensation Number Received

6.0 Notice of Award

The RM of Oakview will provide notice of award in writing to the successful bidder.

7.0 Revisions, Withdrawal and Irrevocability

Amendments to proposals may be submitted in writing at any time before Closing. No amendments or revisions received after Closing will be considered. Any amendment must be signed by an authorized signatory of the bidder and submitted in accordance with the requirements for the Submission of Proposals, as set out above. All proposals will remain open for the Municipalities acceptance for thirty (30) days after Closing.

8.0 Costs of Preparation and Limitation of Liability

All costs incurred by the bidder in the preparation and submission of their proposal will be at their own expense. The RM of Oakview will not be liable to any bidder for any claims, whether for costs, expenses, losses or damages, or for loss of anticipated profits, incurred by the bidder in preparing and submitting their proposal or participating in this proposal process.

9.0 Default of Bidder

If the successful bidder:

(i) Fails or refuses to enter into the Contract for the Works then such failure or refusal will be deemed to be a refusal by the successful bidder to enter into the Contract and the RM of Oakview may, on written notice to the successful bidder, award the Contract to another party.

10.0 Workers Compensation

The Contractor shall comply with all provisions of the Worker's Compensation Act, with respect to all persons employed by the company and shall provide proof of coverage prior to commencement of the work.

11.0 Safety

The successful Bidder shall assume the responsibilities of the Prime Contractor for the Work as provided in Section 7 of The Workplace Safety and Health Act and shall sign a document with the RM of Oakview identifying the successful Bidder as the prime contractor.

12.0 Prices

The bid price will represent the entire cost before GST to the RM of Oakview. Notwithstanding the generality of the foregoing, bidders shall include in the bid price sufficient amounts to cover:

- (i) The costs of all labour, equipment and material included in or required for demolition and clean up, hauling and disposal of all material including all items which, while not specifically listed in the Schedule of Prices, are included in the Work;
- (ii) All overhead costs, including head office and on-site overhead costs, and all amounts for the profit of the supplier. The bid price shall cover all taxes and assessments of any kind payable but shall not include GST. GST shall be listed as separate items.

13.0 Supply Contract

The Contract for replacement of the beach washroom, to be entered into between the RM of Oakview and the successful bidder, is referred to in this section as the "Contract" and the successful bidder is referred to herein as the "Contractor".

The Contract will consist of a proposal agreement, signed by both parties, which will include these proposal documents and the required specifications contained herein.

Schedule A

BID SUBMISSION FORM

List of Contents

Bidders are requested to use this form for the submission of bids.

This form consists of the following:

1. Proposal Agreement
2. Schedule of Prices and Delivery Schedule

PROPOSAL AGREEMENT

The Agreement made on the day of in the year Two Thousand and Twenty Three by and between the Rural Municipality of Oakview, Manitoba, hereinafter called the "RM" and hereinafter called the "Contractor" witnesses: that the RM and the Contractor agree as follows:

Article A-1

The Contractor shall:

- a) Perform the Work as required by the Proposal Package for replacement of the beach washroom facility in Rapid City, MB.
- b) Do and fulfil everything indicated by this Agreement;
- c) Start the contract no later than _____; and
- d) Complete the contract no later than _____.

Article A-2

The Total Proposal Price for Demolition and Replacement Dollars and Cents, (\$), annually in Canadian funds, as detailed on Part B – Schedule of Prices and Delivery Schedule.

Article A-3

This bid shall be open for acceptance, binding and irrevocable for a period of thirty (30) calendar days following the Closing.

Article A-4

Subject to applicable legislation and the provisions of the Contract Documents, the RM shall make payments in Canadian funds to the Contractor, on an annual basis once terms of the contract are satisfied.

Article A-5

The R. M. of Oakview will not consider compensation submissions for damage to equipment caused while completing the scope of work.

Article A-5

This Contract may be terminated for cause if the Contractor or Municipality fails to perform in accordance with the terms and conditions of this Contract following delivery of a written thirty (30) day notice stating the grounds for such default.

PART B – SCHEDULE OF PRICE

R. M OF OAKVIEW BEACH WASHROOM REPLACEMENT – RAPID CITY

Description	Proposal Amount
Demolition of existing building and construction of replacement facility as per the proposal	\$

****Proposal amount excluding GST***

Please state below the proposed dates for start of work and completion of work within the specified dates under the scope and schedule of work:

Start of Work Date:

Completion of Work Date:

Please specify the date of completion for of the building as well as exterior if they will be completed at different times.

Bidder Company Name:

Bidder Mailing Address:

Bidder Contact Name:

Bidder Contact Phone Number:

Bidder Contact Email Address:

Bidder Workers Compensation Number:

Additional Notes:

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.....
.....



PROJECT:

R.M. OF OAKVIEW
NEW WASHROOM FACILITY
OAKVIEW MUNICIPALITY
RAPID CITY, MB

REVIEW / SEAL:

REVIEW / SEAL:



RIVERS HOME HARDWARE
BUILDING CENTRE
RIVERS, MANITOBA
204.328.7570

NOTES:
• THIS DRAWING SHALL NOT BE SCALED
• ALL DATA AND DIMENSIONS NOTED HEREIN SHALL BE VERIFIED CORRECT ON SITE BY CONTRACTOR BEFORE CONSTRUCTION WORK IS PUT IN HAND.

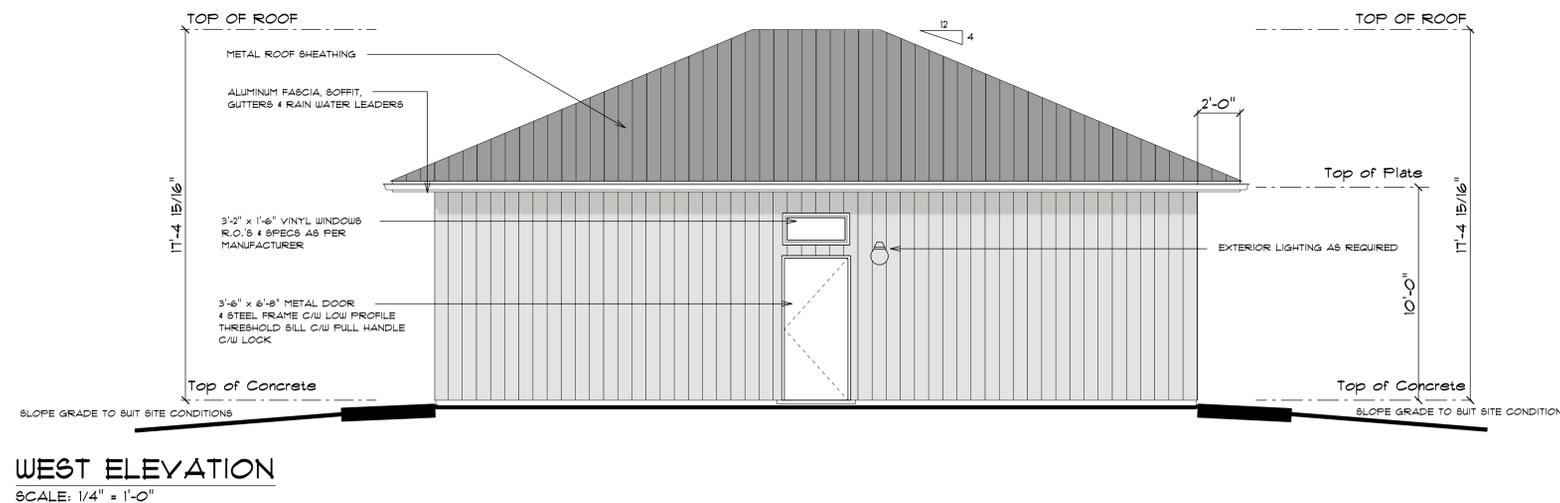
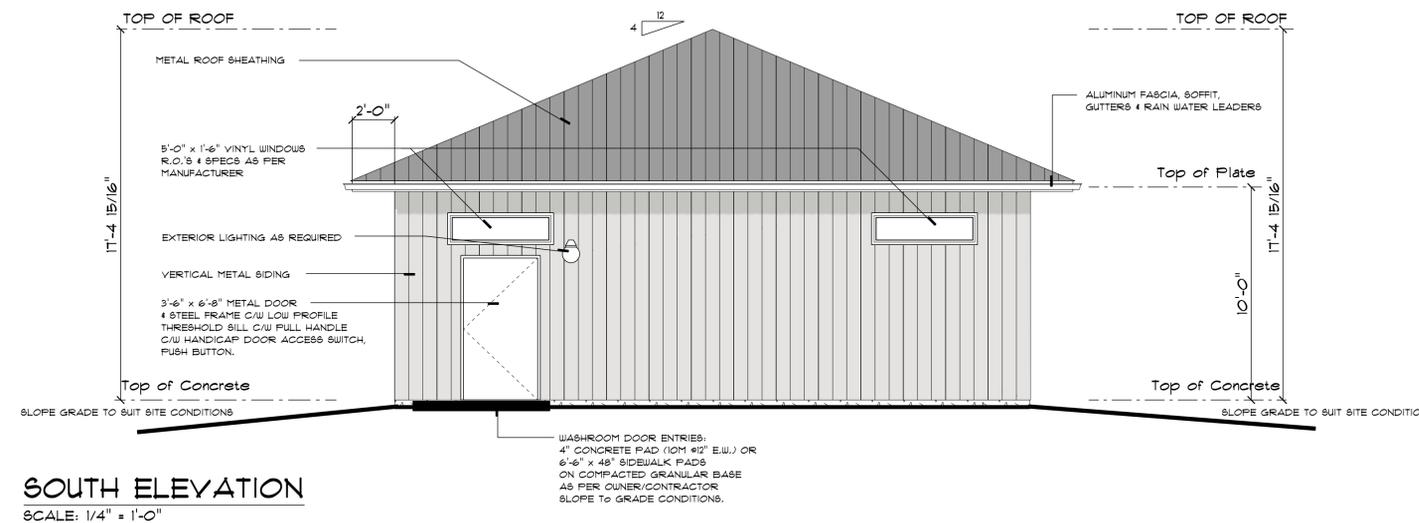
NOTES:
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• PLANS AND SPECIFICATIONS ARE PROVIDED AS A GUIDE - ONLY FOR THE PURPOSE OF CONSTRUCTING THE BUILDING ENVELOPE.
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PAGE #

DATE: MAY 2, 2023

1

DRAWN BY: GORD LASKO
SCALE: AS NOTED



OPENING SCHEDULE					
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT	R.O. SIZE
36X18 TRANSOM-MODIFIED	3'-2" x 1'-6"	N	NA	1	R.O. 3'-2" x 1'-6"
36X18 TRANSOM-MODIFIED	3'-2" x 1'-6"	N	NA	1	R.O. 3'-4" x 1'-6"
36X80 PLAIN 1	3'-0"	L	YES	1	R.O. 3'-3"
36X80 PLAIN 1-MODIFIED	3'-6"	L	YES	1	R.O. 3'-9"
36X80 PLAIN 1-MODIFIED	3'-6"	R	YES	1	R.O. 3'-9"
60X18 TRANSOM	5'-0" x 1'-6"	N	NA	4	R.O. 5'-0" x 1'-6"



QUICKDRAW DRAFTING
& DESIGN
WINNIPEG, MB
R3P 2M8
204.788.4321
quickdraw2560@gmail.com

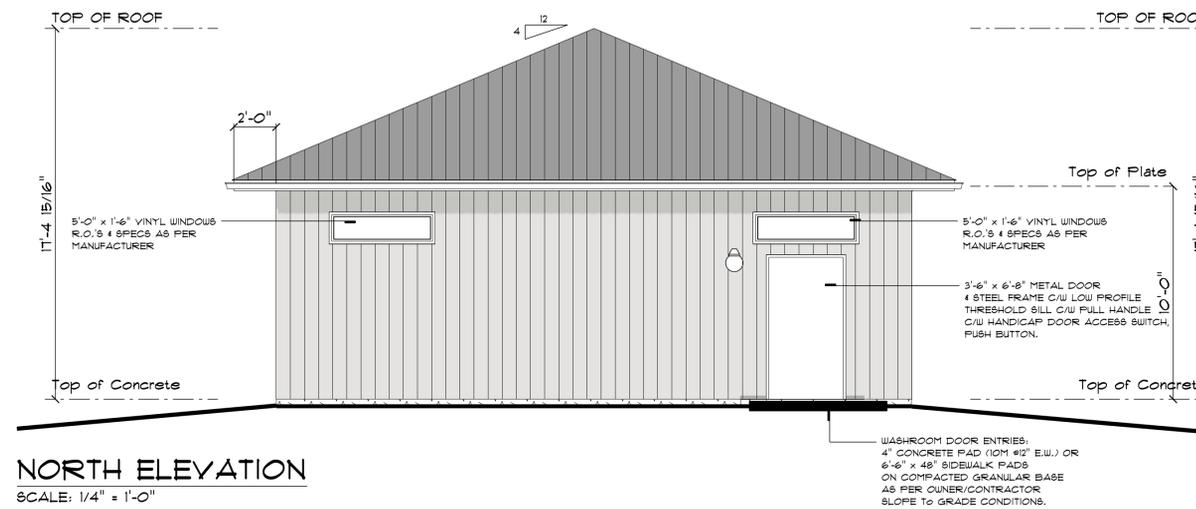


PROJECT:

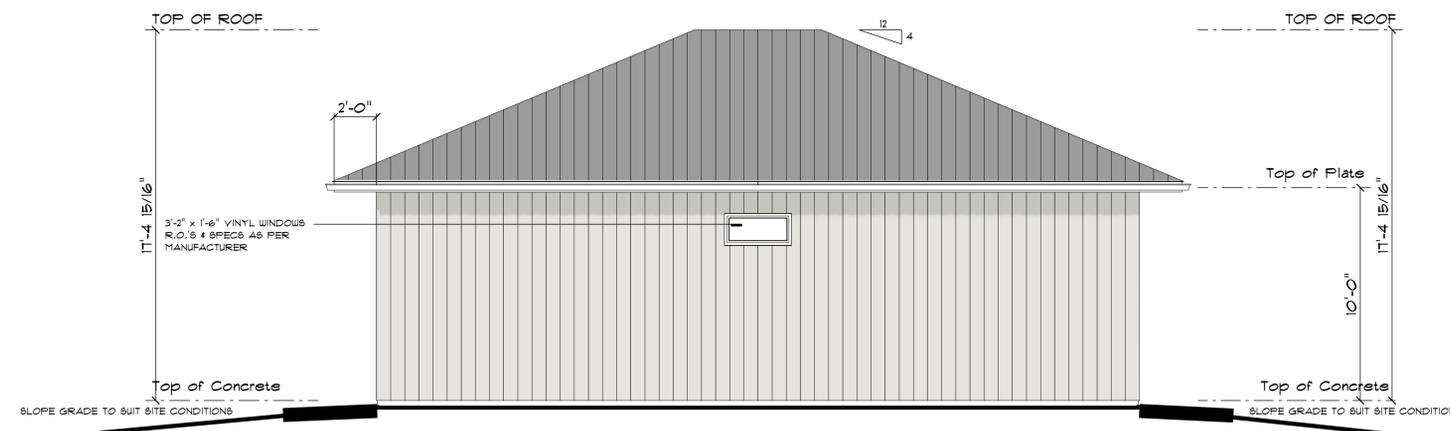
R.M. OF OAKVIEW
NEW WASHROOM FACILITY
OAKVIEW MUNICIPALITY
RAPID CITY, MB

REVIEW / SEAL:

REVIEW / SEAL:



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



RIVERS HOME HARDWARE
BUILDING CENTRE
RIVERS, MANITOBA
204.328.7570

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PAGE #

2

DATE: MAY 2, 2023

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SCALE: AS NOTED



PROJECT:

**R.M. OF OAKVIEW
 NEW WASHROOM FACILITY
 OAKVIEW MUNICIPALITY
 RAPID CITY, MB**

REVIEW / SEAL:



REVIEW / SEAL:



**RIVERS HOME HARDWARE
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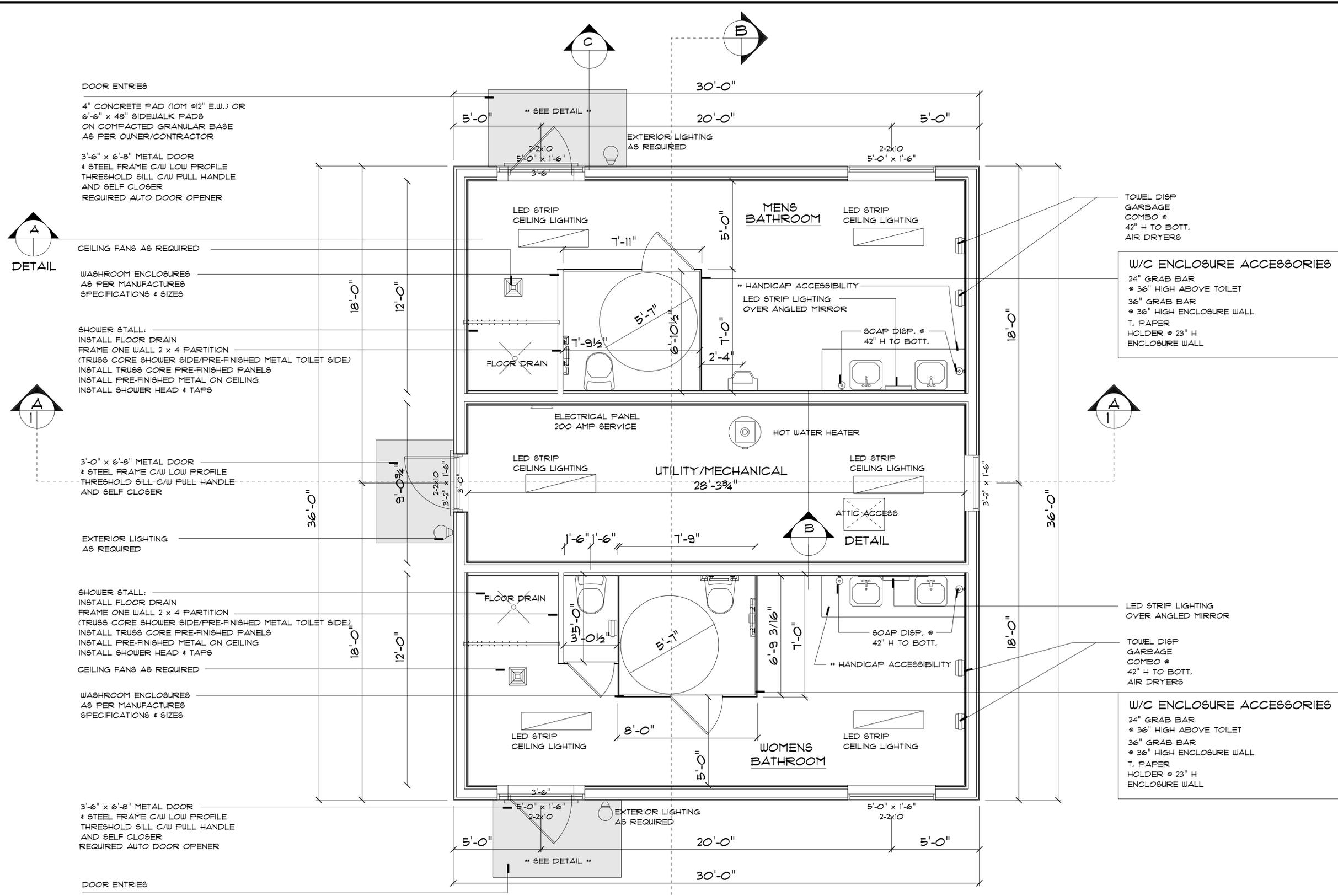
PAGE #

3

DATE: MAY 2, 2023

DRAWN BY: GORD LASKO

SCALE: AS NOTED



MAIN FLOOR
 SCALE: 3/8" = 1'-0"

DOOR ENTRIES
 4" CONCRETE PAD (10M @12" E.W.) OR 6'-6" x 48" SIDEWALK PADS ON COMPACTED GRANULAR BASE AS PER OWNER/CONTRACTOR

3'-6" x 6'-8" METAL DOOR & STEEL FRAME C/W LOW PROFILE THRESHOLD SILL C/W FULL HANDLE AND SELF CLOSER REQUIRED AUTO DOOR OPENER

CEILING FANS AS REQUIRED

WASHROOM ENCLOSURES AS PER MANUFACTURERS SPECIFICATIONS & SIZES

SHOWER STALL:
 INSTALL FLOOR DRAIN
 FRAME ONE WALL 2 x 4 PARTITION (TRUSS CORE SHOWER SIDE/PRE-FINISHED METAL TOILET SIDE)
 INSTALL TRUSS CORE PRE-FINISHED PANELS
 INSTALL PRE-FINISHED METAL ON CEILING
 INSTALL SHOWER HEAD & TAPS

3'-0" x 6'-8" METAL DOOR & STEEL FRAME C/W LOW PROFILE THRESHOLD SILL C/W FULL HANDLE AND SELF CLOSER

EXTERIOR LIGHTING AS REQUIRED

SHOWER STALL:
 INSTALL FLOOR DRAIN
 FRAME ONE WALL 2 x 4 PARTITION (TRUSS CORE SHOWER SIDE/PRE-FINISHED METAL TOILET SIDE)
 INSTALL TRUSS CORE PRE-FINISHED PANELS
 INSTALL PRE-FINISHED METAL ON CEILING
 INSTALL SHOWER HEAD & TAPS

CEILING FANS AS REQUIRED

WASHROOM ENCLOSURES AS PER MANUFACTURERS SPECIFICATIONS & SIZES

3'-6" x 6'-8" METAL DOOR & STEEL FRAME C/W LOW PROFILE THRESHOLD SILL C/W FULL HANDLE AND SELF CLOSER REQUIRED AUTO DOOR OPENER

DOOR ENTRIES
 4" CONCRETE PAD (10M @12" E.W.) OR 6'-6" x 48" SIDEWALK PADS ON COMPACTED GRANULAR BASE AS PER OWNER/CONTRACTOR

W/C ENCLOSURE ACCESSORIES
 24" GRAB BAR @ 36" HIGH ABOVE TOILET
 36" GRAB BAR @ 36" HIGH ENCLOSURE WALL
 T. PAPER HOLDER @ 23" H ENCLOSURE WALL

W/C ENCLOSURE ACCESSORIES
 24" GRAB BAR @ 36" HIGH ABOVE TOILET
 36" GRAB BAR @ 36" HIGH ENCLOSURE WALL
 T. PAPER HOLDER @ 23" H ENCLOSURE WALL

DOOR ENTRIES

4" CONCRETE PAD (10M @12" E.W.) OR
6'-6" x 48" SIDEWALK PADS
ON COMPACTED GRANULAR BASE
AS PER OWNER/CONTRACTOR

FLOOR:

24" W x 16" D THICKEN EDGE REINF. CONCRETE
SLAB TAPERED TO 6" C/W 10M @ 16" O.C. B/W
2 @ 20M TOP & BOTTOM
10M STIRRUPS (TIES) @ 48" O.C.
6 MIL POLY VAPOR BARRIER
R-16 RIDIG INSULATION (OPTIONAL IF REQUIRED)
6" COMPACTED GRAVEL
2" OFFSET FROM EDGE OF CONCRETE TO REINFORCING
3" COVER @ BOTTOM

12" W x 12" D THICKEN EDGE REINF. CONCRETE @ MECH WALLS

SLAB TAPERED (12/12 SLOPE) TO 5" C/W
2 @ 15M TOP & BOTTOM
10M STIRRUPS @ 12" O.C.

DOOR ENTRIES

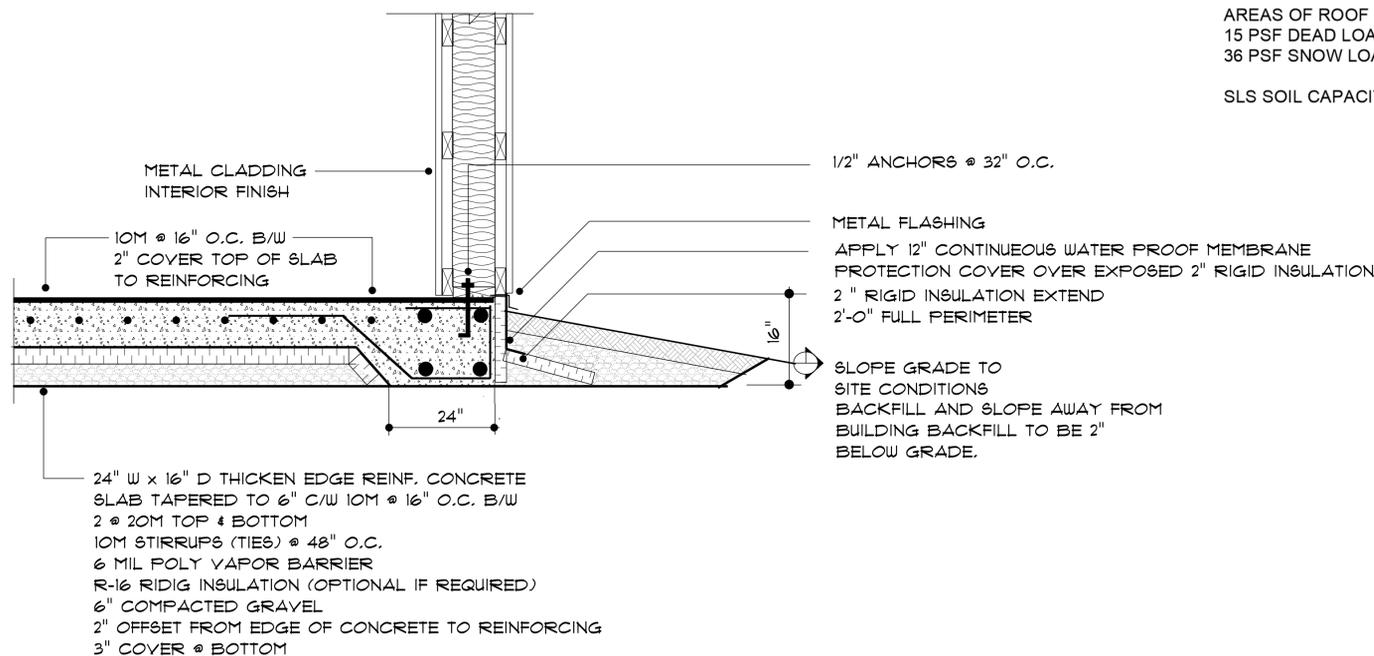
4" CONCRETE PAD (10M @12" E.W.) OR
48" x 48" SIDEWALK PADS
ON COMPACTED GRANULAR BASE
AS PER OWNER/CONTRACTOR

DOOR ENTRIES

4" CONCRETE PAD (10M @12" E.W.) OR
6'-6" x 48" SIDEWALK PADS
ON COMPACTED GRANULAR BASE
AS PER OWNER/CONTRACTOR

FOUNDATION PLAN THICKEN EDGE

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

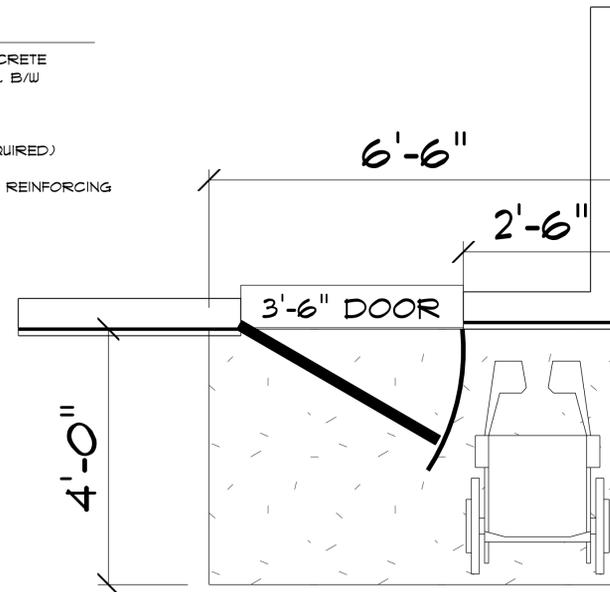


DETAIL A

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

FLOOR:

24" W x 16" D THICKEN EDGE REINF. CONCRETE
SLAB TAPERED TO 6" C/W 10M @ 16" O.C. B/W
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2" OFFSET FROM EDGE OF CONCRETE TO REINFORCING
3" COVER @ BOTTOM



WASHROOM ENTRIES CONCRETE PAD DETAIL

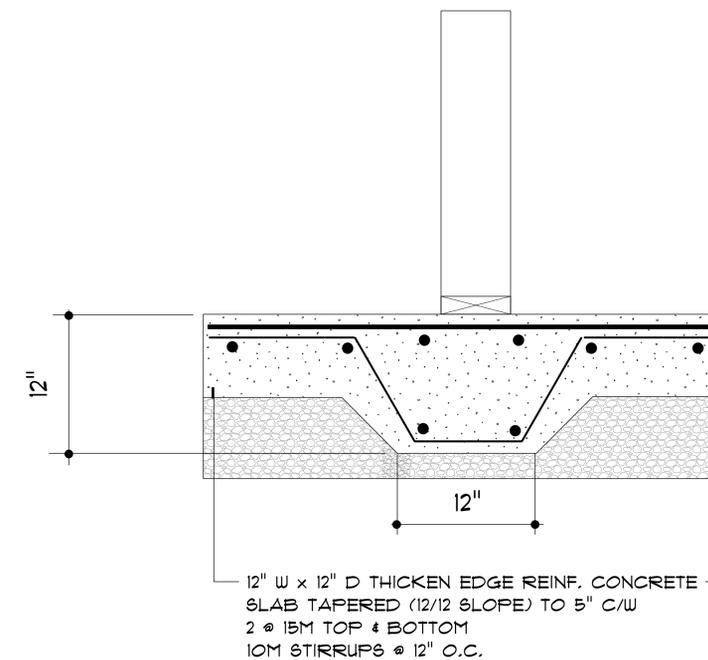
DETAIL C

DESIGN AND CONSTRUCTION
PER MBC 2010 with 2011 MB
AMENDMENTS

DESIGN LOADING
AREAS OF FLOOR
75 PSF DEAD LOAD
100 PSF LIVE LOAD

AREAS OF ROOF
15 PSF DEAD LOAD
36 PSF SNOW LOAD

SLS SOIL CAPACITY 1566 PSF



DETAIL B

QUICKDRAW DRAFTING
& DESIGN

WINNIPEG, MB
R3P 2M8
204.788.4321

quickdraw2560@gmail.com



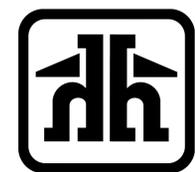
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R.M. OF OAKVIEW
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OAKVIEW MUNICIPALITY
RAPID CITY, MB

REVIEW / SEAL:



REVIEW / SEAL:



RIVERS HOME HARDWARE
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204.328.7570

NOTES:
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4

DATE: MAY 2, 2023

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SCALE: AS NOTED

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R.M. OF OAKVIEW
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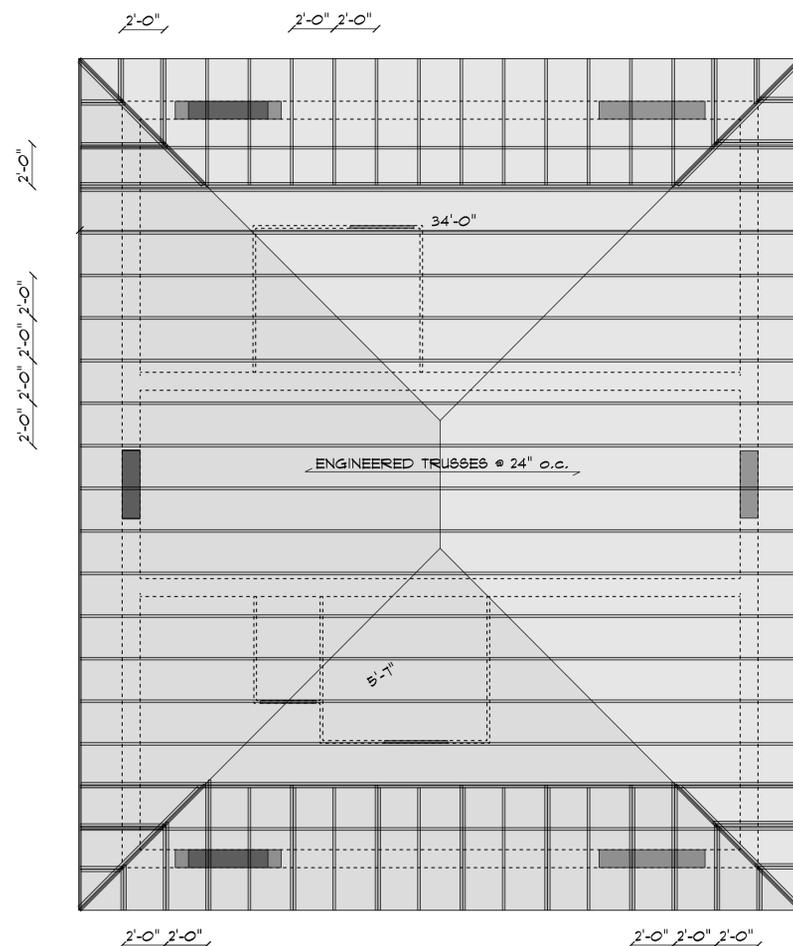
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6

DATE: MAY 2, 2023

DRAWN BY: GORD LASKO
SCALE: AS NOTED



ROOF TRUSS LAYOUT

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

**** ENGINEERED TRUSSES ****
AS PER MANUFACTURERS
DESIGN AND SPECIFICATIONS

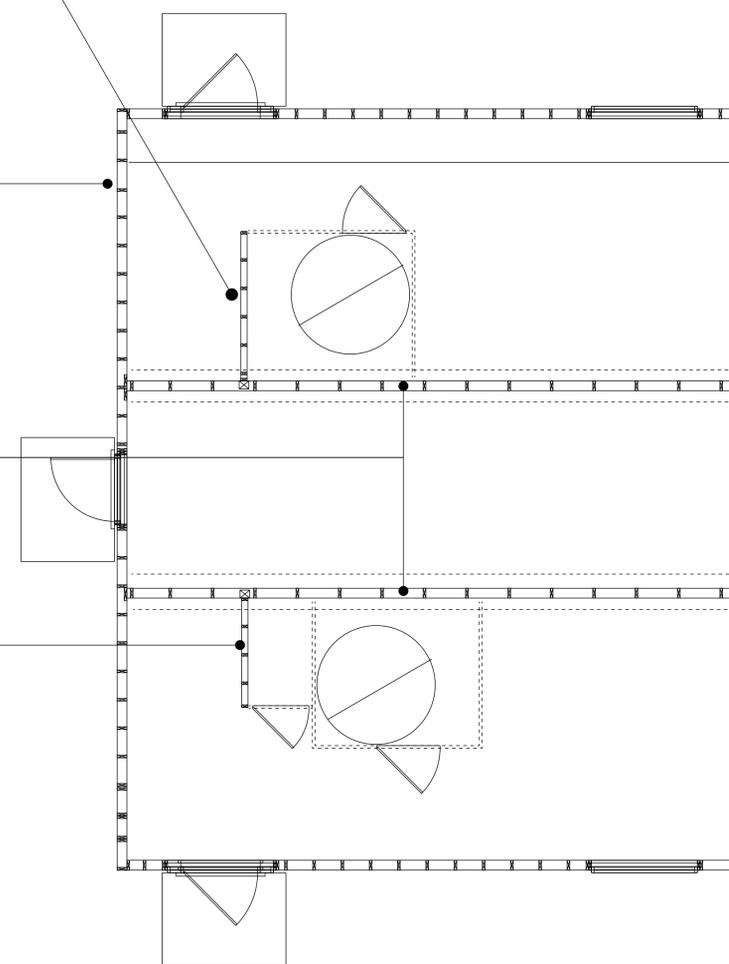
SHOWER STALL:
INSTALL FLOOR DRAIN
FRAME ONE WALL 2 x 4 PARTITION
(TRUSS CORE SHOWER SIDE/PRE-FINISHED METAL TOILET SIDE)
INSTALL TRUSS CORE PRE-FINISHED PANELS
INSTALL PRE-FINISHED METAL ON CEILING
INSTALL SHOWER HEAD & TAPS

EXTERIOR WALL:
• 29 GA. PREFINISHED METAL CLADDING
• 2 x 4 STRAPPING @ 24" O.C.
• 2 x 6 STUDS @ 16" O.C.
• R-22 BATT INSULATION
• 6MM POLY VAPOR BARRIER
• 2 x 4 STRAPPING @ 24" O.C.
PRE-FINISHED LINER

MECHANICAL ROOM INTERIOR WALLS: SEE DETAIL C

• 29 GA. PREFINISHED METAL CLADDING WASHROOM SIDE ONLY
• 2 x 4 STRAPPING @ 24" O.C.
• 2 x 6 @ 24" O.C.
• THICKEN EDGE SLAB TO 12" x 12" (2 -15M BOT 10M TIES @ 12")
NOTE: FRAME INTERIOR MECHANICAL WALLS AFTER CONCRETE FLOOR IS POURED IN-PLACE

SHOWER STALL:
INSTALL FLOOR DRAIN
FRAME ONE WALL 2 x 4 PARTITION
(TRUSS CORE SHOWER SIDE/PRE-FINISHED METAL TOILET SIDE)
INSTALL TRUSS CORE PRE-FINISHED PANELS
INSTALL PRE-FINISHED METAL ON CEILING
INSTALL SHOWER HEAD & TAPS

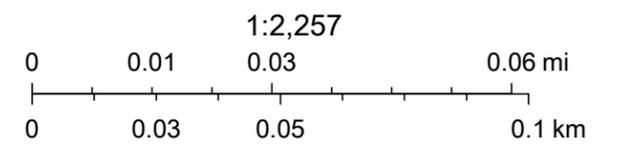


FRAMING PLAN

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

**** FOR REFERENCE ONLY ****

Rapid City Beach Washroom Replacement



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Canada