



Township of McNab/Braeside  
Recreation Department

CONTRACT DOCUMENTS

RC-2025-08

Two (2) Concrete Pad Footings,  
Piers, and Slab Construction

Date of Issue: Thursday July 3, 2025

Tender Closing Date: Thursday July 24, 2025 at 12:00 pm

Township of McNab/Braeside

Recreation Department

RC-2025-08

Two (2) Concrete Pad Footings, Piers, and Slab  
Construction

<b>Tenderer's Name</b>	<b>Total Tender Amount</b> (From Section FT-4)
	\$ _____ (Not including HST)

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TENDER

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**PART I**      **TENDER CALL**

Sealed Tenders are invited for the execution of the works described herein.

Contract Number:            **RC-2025-08**

Described as:            Two (2) Concrete Pad Footings, Piers, and Slab Construction

Location:

- 1) Clay Bank Nature Park for Outdoor Learning,  
1511 White Lake Rd. Arnprior
- 2) Waba Cottage Museum,  
24 Museum Rd. White Lake

Tenders shall be addressed to:

**The Township of McNab/Braeside**

**2473 Russett Drive**

**Arnprior, Ontario**

**K7S 3G8**

**c/o Lindsey Lee CAO/Clerk**

(Hereinafter the Township)

Tenders shall be received **until 12:00 p.m. local time, Thursday July 24, 2025** at the address given above.

Tenders received by this time, date and at the location specified above, shall be opened and read in public as soon as possible after that time. **Public reading of a Tender does not imply any decision by the Township on whether a Tender is or is not irregular.**

## **PART II**      **TENDER CONDITIONS**

### **TC-1**      **Completion and Submission of Tenders**

- 1.1      The Tenderer shall complete all documents pertaining to this Contract in ink or in type.
- 1.2      If the Tenderer is a Corporation, an authorized officer of the Corporation shall sign the Form of Tender and shall affix the Corporate Seal.
- 1.3      If the Tenderer is a partnership, a minimum of two partners shall sign the Form of Tender and the signatures shall be witnessed.
- 1.4      If the Tenderer is a sole proprietorship, the sole proprietor shall sign the Form of Tender and the signature shall be witnessed.
- 1.5      The Tenderer shall submit their Tender by the date and time specified in Part I of the Tender.
- 1.6      The Tenderer shall submit to the Township:
  - a.      the Tender and
  - b.      all Addenda issued by the Township, with respect to this Contract.
- 1.7      The Tenderer shall submit the Tender on the forms provided by the Township and the Tenderer shall seal the forms in a clearly labelled envelope.

### **TC-2**      **Tender Deposit**

- 2.1      A tender deposit is not required for this Contract.

### **TC-3**      **Agreement to Bond**

- 3.1      An Agreement to Bond is not required for this Contract.

### **TC-4**      **Addenda**

- 4.1      The Tenderer shall ensure that its name and address for receipt of Addenda are included on the Township's list of firms to whom Addenda to this Contract, if any, are to be sent. Inclusion on the Township's list does not absolve the Tenderer of its responsibilities set out in Section TC-9.1 of the Tender.

### **TC-5**      **Irregular Tenders**

- 5.1      The Township shall be the sole judge of whether or not a Tender is irregular.

TC-6                      Unbalanced Tenders

6.1                      The Tenderer shall not submit an unbalanced Tender.

6.2                      The Township shall have the right to:

- a.            deem a Tender to be unbalanced and
- b.            reject a Tender, which it deems to be unbalanced.

TC-7                      Collusion

7.1                      The Tenderer shall not engage in collusion of any sort and in particular, shall:

- a.            ensure that no person or other legal entity, other than the Tenderer, has any interest in the Tenderer's Tender, and
- b.            prepare their Tender without any knowledge of comparison of figures with or arrangement with any other person or firm preparing a Tender for the same work.

TC-8                      Right to Accept or Reject Tenders

8.1                      Notwithstanding any other provision in this Contract, the Township shall have the right to:

8.2

- a.            accept any Tender;
- b.            reject any Tender, and
- c.            reject all Tenders.

8.2                      The Township reserves the right to reject a Tender of any Bidder who does not furnish satisfactory evidence of sufficient capital, plant and experience to successfully execute and complete the work.

8.3                      Without limiting the generality of Section TC-8.1 the Township shall have the right to:

- a.            accept an irregular Tender;
- b.            accept a Tender which is not the lowest Tender, and
- c.            reject a Tender even if it is the only Tender received by the Township.

8.4                      Acceptance of the Tender shall occur at the time the Township awards the Tender and not necessarily at the time the award is communicated to the successful Tenderer.

TC-9                    Contract Documents

- 9.1                    The Contractor shall obtain and review all Contract Documents listed in the Form of Tender and all addenda issued by the Township, pertaining to this Contract.

TC-10                    Errors, Omissions and Discrepancies in the Contract Documents

- 10.1                    If the Tenderer finds any errors or omissions in or discrepancies among the Contract Documents, they shall immediately notify the Township at the address specified in Part I of the Tender.
- 10.2                    No oral explanation or interpretation by any person shall modify any of the Contract Documents.

TC-11                    Irrevocability of Offer

- 11.1                    The Tenderer shall not revoke its offer until after the expiration of sixty (60) days after the opening of the Tenders by the Township.

TC-12                    Successful Tenderer - Bonds

- 12.1                    Bonds are not a requirement for this Contract.

TC-13                    Successful Tenderer - Workplace Safety & Insurance Board Certificate of Clearance

- 13.1                    The successful Tenderer shall provide the Township with a valid Workplace Safety and Insurance Board Certificate of Clearance, to the satisfaction of the Township's Solicitor.

TC-14                    Successful Tenderer - Execution of Form of Agreement

- 14.1                    Execution of a Form of Agreement is not a requirement of this contract.
- 14.2                    The Township shall issue a letter to the successful Tenderer to indicate acceptance of the contract.



TC-15      Successful Tenderer - Insurance

- 15.1      The Successful Tenderer shall provide the Township with an original Certificate of Insurance, in a format satisfactory to the Township's Solicitor.
- 15.2      The Contractor shall carry General Liability and Automobile Liability Insurance in the amount of at least **TWO MILLION DOLLARS (\$2,000,000)**.
- 15.3      The Contractor shall carry General Liability Insurance, which names the following as an additional named insured:
- The Corporation of the Township of McNab/Braeside  
2473 Russett Drive, Arnprior, Ontario K7S 3G8
- 15.4      The Contractors Insurance policy shall have a "cross Liability" clause or endorsement and an endorsement to the effect that the policy of policies will not be altered, cancelled or allowed to lapse without thirty days prior to written notice to the township.

TC-16      Successful Tenderer – Period of Contract

- 16.1      The Contractor shall schedule their work under this contract to comply with the following requirements:
- Project Completion: September 5, 2025
- 16.2      The Contractor shall complete the work by the time specified in the Tender, unless an extension of time is granted.
- 16.3      An extension of time may be granted in writing by the Township in the event of the work being delayed beyond the prescribed time for completion. Such extensions shall be set with fixed terms by the Township. An application for an extension of time shall be made in writing by the Contractor to the Township at least fifteen (15) days prior to the above noted date of completion fixed by the Contract.
- 16.4      If the Township of McNab/Braeside grants the Contractor an extension of time, the Contractor shall complete the work by the revised specified time for completion.

TC-17      Successful Tenderer - Liquidated Damages

- 17.1      If the Contractor is obliged to pay liquidated damages, the liquidated damages shall be in the amount of **Five Hundred Dollars (\$500.00)** per day.

TC-18                      Successful Tenderer - Submission of Documentation

- 18.1                      The successful Tenderer shall submit the documentation required by Sections TC-13, TC-14 and TC-15 within seven (7) working days of the day the Township notifies the successful Tenderer that the documentation should be sent to the Township.
- 18.2                      If the successful Tenderer fails to comply with Section TC-18.1, the Township may, in its sole discretion, withdraw its acceptance of the Tender and the Tenderer shall have no recourse whatsoever against the Township.

TC-19                      Prices

- 19.1                      Prices quoted shall be the net cost to the Township and shall include all associated costs (i.e. labour, equipment, material, applicable licences and permits) and all other associated costs required to perform the service to the complete satisfaction of the Township.
- 19.2                      The Harmonized Sales Tax (HST) shall be extra to the unit prices quoted.

TC-20                      Payment

- 20.1                      Payment will be made following the completion of the contract. A 10% holdback will be retained in accordance with the Construction Lien Act.

TC-22                      Basis of Award

- 22.1                      It is the Township's intent to award on a total aggregate price as Tendered; however, the Township reserves the right to award on a line item basis, to the lowest responsive bidders, if deemed to be in the best interest of the Township.
- 22.2                      The Township reserves the right to disqualify any Tender that is incomplete or is otherwise not submitted in strict accordance with the terms and conditions set forth in this Contract. The Township reserves the right to accept or reject any or all Tenders, should it be deemed to be in the best interest of the Township. Should only one (1) Tender be received, the Township reserves the right to reject it.
- 22.3                      Due to financial constraints, The Township may be required to reduce the work by eliminating items or by reducing individual scope of items of work. The tenderer agrees that the Township may at any time reduce the improvements and payment will be made for the actual amount of work done and material furnished.

TC-23

Inquiries

23.1 Inquires concerning this project are to be directed to:

Kevin Murray

Building and Recreation Maintenance Supervisor

kmurray@mcnabbraeside.com

613-623-5756 x 240

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

**PART III**      **FORM OF TENDER**

**FT**              **Tenderer Information**

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

City/Province/Postal Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

\_\_\_\_\_  
Contractor's Signature

\_\_\_\_\_  
Business Partner's Signature  
(only if required by TC-1)

\_\_\_\_\_  
Witness's Signature  
(only if required by TC-1)

\_\_\_\_\_  
Corporate Seal (if applicable)

**FT-1**              **Contract Documents**

- 1.1              The Contract Documents for Contract **2025-08** are:
- a.              Tender
  - b.              Contract Drawings (Future Steel Buildings Sun Shelter Drawings)
  - c.              All Addenda Issued Pertaining to this Contract

**FT-2**              **Tenderer's Declarations**

2.1              The Tenderer declares that it has obtained and read the Contract Documents.

2.2              The Tenderer declares that it understands and agrees to be bound by the Contract Documents.

2.3 Without limiting the generality of Section FT-2.2, the Tenderer declares that it has, at the time of Tendering, fulfilled all of those obligations under the Contract, which are required to be fulfilled by the time of Tendering.

2.4 The Tenderer declares that all information, which it has provided or will provide to the Township is true.

FT-3 Tenderer's Offer

3.1 The Tenderer offers to do the work in accordance with the Contract Documents.

3.2 The Tenderer offers to do the work and to accept payment at the unit prices specified in the Schedule of Prices in Section FT-4 of the Tender, in accordance with the Contract Documents.

3.3 The Tenderer's total Tender Price, based on the estimated quantities in the Schedule of Prices is:

\$ \_\_\_\_\_  
(price in words)

\_\_\_\_\_

(\$ \_\_\_\_\_)

(price in numbers

## **PART IV      SPECIFICATIONS**

### **Project Overview**

Supply all labour, materials, and excavation equipment necessary to construct two concrete pads.

Each pad will form the base for a Future Steel Buildings sun shelter. Shelter specifications are included on the last page of this document.

The two pads will be located at different locations:

- 1) Clay Bank Nature Park for Outdoor Learning, 1511 White Lake Rd. Arnprior
- 2) Waba Cottage Museum, 24 Museum Rd. White Lake

### **Requirements for EACH pad:**

#### **Piers, and Slab Construction**

Supply all labour, materials, and excavation equipment necessary to construct six reinforced concrete piers with associated pad footings, and a surrounding non-structural, per the specifications below and attached drawings. Temporary construction fencing is required during all construction activity.

#### **Excavation**

- Excavate and remove 8-12" of topsoil and organics.

#### **Concrete Piers and Pad Footings**

- Pad Footing Dimensions: 30" x 30" square, 12" thick.
- Pier Diameter: 18".
- Pier Length: 6'-0".
- Reinforcement: per attached drawing (detail 7, detail A).
  - *Pad Footing:* (4) 15M rebar with standard hook.
  - *Pier:* (detail 7)
- Concrete Strength: 25 MPa @ 28 days.
- Soil: bearing capacity of 100 KPA required.
- Layout: Per attached drawing (detail 8).

#### **Non-Structural Slab**

- Dimensions: 18'-8" x 16'-0", 4" thick.
- Concrete Strength: 25 MPa @ 28 days.

- Subbase: Provide and compact a minimum of 6" Granular 'A' base under slab. Compact to 100% Standard Proctor Density.
- Reinforcement: Provide 6"x6" W1.4 (10 gauge) welded wire mesh centered in slab depth.
- Joints: Install fiber expansion joint material fully around each pier base within the slab.
- Sawcut Control Joints: Slab shall be cut into six equal panels (3 along the long edge, 2 along the short edge), aligned with piers where possible.
  - *Depth:* 1" deep (1/4 slab thickness).
  - *Timing:* Sawcut to be made within 24 hours after finishing.
- Finish: to a light broom texture unless otherwise noted. Ensure surface is free of defects and water ponding. Edge tooled finish.
- Finish: Broom finish for all walking surfaces; edge tooled.
- Contractor required to submit Concrete Mix design a minimum of 10 days prior to proceeding with work.

#### **General Notes**

- All concrete shall be 25 MPa @ 28 days.
- All reinforcing steel shall be Grade 400.
- Contractor is responsible for temporary construction fencing, excavation, forming, pouring, curing, finishing, and clean-up.
- Utility locates are required prior to excavation.
- Construction fencing is to be a minimum of 6ft in height.
- Obtain a building permit from the Township (no fee).

16" DIA CONCRETE —  
PER - SET

<p><b>GENERAL NOTES</b></p> <p>1. All work shall conform to applicable specifications of the American Institute of Steel Construction, Inc. (AISC), American Welding Society (AWS), and other applicable standards.</p> <p>2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.</p> <p>3. The Contractor shall maintain accurate records of all materials, labor, and equipment used in the construction.</p> <p>4. The Contractor shall ensure that all work is completed in accordance with the approved plans and specifications.</p> <p>5. The Contractor shall be responsible for the safety of all personnel and the public during the construction.</p> <p>6. The Contractor shall maintain access to all existing utilities and structures.</p> <p>7. The Contractor shall be responsible for the removal and disposal of all waste materials.</p> <p>8. The Contractor shall be responsible for the protection and preservation of the existing site conditions.</p> <p>9. The Contractor shall be responsible for the completion of all work within the specified time frame.</p> <p>10. The Contractor shall be responsible for the payment of all taxes and fees associated with the construction.</p>	<p><b>FOUNDATION NOTES</b></p> <p>1. The foundation shall be constructed in accordance with the approved plans and specifications.</p> <p>2. The foundation shall be constructed using concrete of the specified strength and quality.</p> <p>3. The foundation shall be constructed on a firm and stable soil.</p> <p>4. The foundation shall be constructed to provide adequate support for the structure.</p> <p>5. The foundation shall be constructed to resist all applicable loads and forces.</p> <p>6. The foundation shall be constructed to prevent settlement and movement.</p> <p>7. The foundation shall be constructed to provide adequate drainage.</p> <p>8. The foundation shall be constructed to protect the structure from moisture and corrosion.</p> <p>9. The foundation shall be constructed to provide adequate ventilation.</p> <p>10. The foundation shall be constructed to provide adequate lighting.</p>	<p><b>DESIGN DATA (MATERIALS)</b></p> <p>1. Steel: AISC 360-16, Section 5.2.1, Fy = 50 ksi, Fu = 65 ksi.</p> <p>2. Concrete: ACI 318-14, Section 8.6.2, f'c = 4,000 psi.</p> <p>3. Welds: AWS D1.1:2015, Section 4.1, E70T-18.</p> <p>4. Bolts: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>5. Decking: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>6. Bracing: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>7. Connections: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>8. Foundations: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>9. Roofs: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p> <p>10. Walls: AISC 360-16, Section 13.2, Fy = 50 ksi, Fu = 65 ksi.</p>	<p><b>ARCH DATA</b></p> <p>1. Arch Type: Semi-circular.</p> <p>2. Arch Span: 20.0 ft.</p> <p>3. Arch Rise: 10.0 ft.</p> <p>4. Arch Thickness: 12.0 in.</p> <p>5. Arch Material: Steel.</p> <p>6. Arch Support: Pin and Roller.</p> <p>7. Arch Loading: Uniformly Distributed Load (UDL).</p> <p>8. Arch Temperature: 70°F.</p> <p>9. Arch Wind Load: 15.0 psf.</p> <p>10. Arch Seismic Load: 0.1g.</p>	<p><b>ARCH DATA</b></p> <p>1. Arch Type: Semi-circular.</p> <p>2. Arch Span: 20.0 ft.</p> <p>3. Arch Rise: 10.0 ft.</p> <p>4. Arch Thickness: 12.0 in.</p> <p>5. Arch Material: Steel.</p> <p>6. Arch Support: Pin and Roller.</p> <p>7. Arch Loading: Uniformly Distributed Load (UDL).</p> <p>8. Arch Temperature: 70°F.</p> <p>9. Arch Wind Load: 15.0 psf.</p> <p>10. Arch Seismic Load: 0.1g.</p>	<p><b>ARCH DATA</b></p> <p>1. Arch Type: Semi-circular.</p> <p>2. Arch Span: 20.0 ft.</p> <p>3. Arch Rise: 10.0 ft.</p> <p>4. 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Sun Shelter Placement

Waba Cottage Museum, 24 Museum Rd.



Clay Bank Nature Park for Outdoor Learning, 1511 White Lake Rd

