



Township of McNab/Braeside
Recreation Department

CONTRACT DOCUMENTS

No. RC-2025-09

Monolithic Slab Construction

Date of Issue: Thursday August 28, 2025

Tender Closing Date: Tuesday September 23, 2025, 10:00 a.m. (ET)

TOWNSHIP OF
McNAB/BRAESIDE

No. **RC-2025-09**
Monolithic Slab Construction

Proposal Firm Name

Total Proposal Amount

\$ _____

(excludes 13% HST)

I/We the undersigned authorized signing officer of the Proponent, HEREBY DECLARE that all statements, schedules and other information provided in this proposal are true, complete and accurate in all respects to the best knowledge and belief of the Proponent.

I/We declare that this proposal is made without connection, knowledge, comparison of figures or arrangement with any other company, firm or persons making a proposal and is in all respects fair and without collusion for fraud.

I/We further declare that no employee of the Township of McNab/Braeside will become interested, directly or indirectly as a contracting party or otherwise in the supplies, work or business to which it relates or in any portion of the profits thereof, or in any such supplies to be therein or in any of the monies to be derived there from.

I/We further declare that the agent listed below is hereby authorized by the Proponent to submit this proposal and is authorized to negotiate on behalf of the Proponent.

I/We further agree in submitting this Proposal, we recognize the Township may accept any Proposal in whole or in part or reject all proposals.

Signature: _____ Print Name: _____

Date: _____

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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-2025-09**

Described as: Monolithic Slab Construction

Location: Waba Cottage Museum, 24 Museum Rd. White Lake

Sealed Tenders, and clearly marked shall be submitted to:

**RC-2025-09
c/o CAO/Clerk
The Township of McNab/Braeside
2473 Russett Drive
Arnprior, Ontario
K7S 3G8**

Tenders shall be received until **10:00 a.m. (ET) on Tuesday September 23, 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 proposal does not imply any decision by the Township on whether a proposal is or is not irregular. The Township reserves the right to reject any or all proposals, irrespective of price. The Township retains the discretion to waive irregularities and informalities in the proposals and to award the contract in the best interest of the Township.

Tenders sent by email will not be accepted.

The accepted Tender must be approved by council.

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: July 1, 2026
- 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 **2025-09** 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 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, excluding HST, based on the estimated quantities in the Schedule of Prices is:

\$ _____
(price in words)

(\$ _____)

(price in numbers)

PART IV SPECIFICATIONS

Project Overview

The Contractor shall supply all labor, materials, tools, equipment, and supervision necessary to complete a monolithic concrete slab on site, including site preparation, excavation, gravel sub-base, formwork, reinforcement, concrete supply and placement, broom finishing, curing, inspection readiness, cleanup, and disposal. The concrete shall meet a minimum of 25 MPa at 28 days and include curing compound application. All work shall be ready for pre-pour inspection and comply with local building codes and site conditions.

Location: Location: Waba Cottage Museum, 24 Museum Rd. White Lake

Completion Date: The project shall be completed no later than July 1, 2026 (a 2025 completion is acceptable if weather conditions permit).

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

Excavation

- Excavate and remove 22" of topsoil and organics or per approved slab design.

Subbase

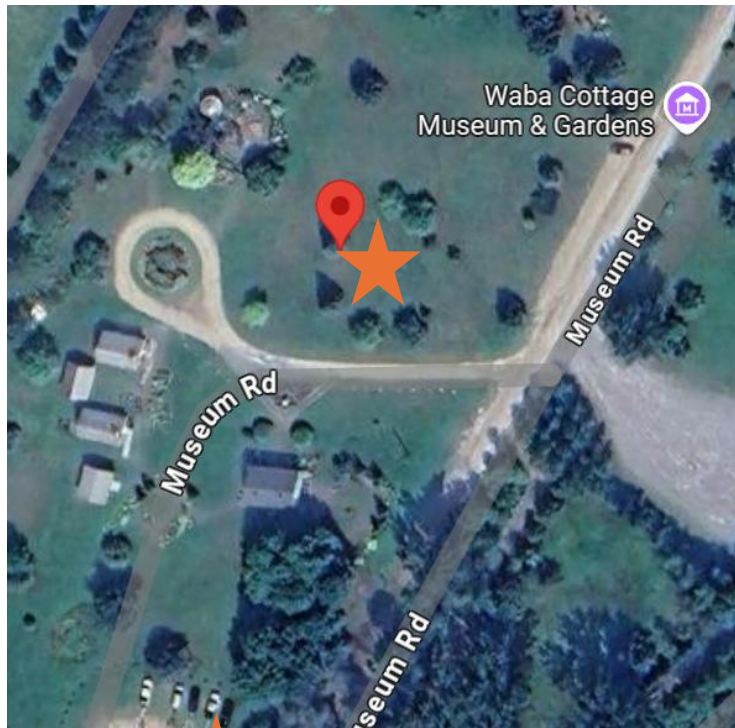
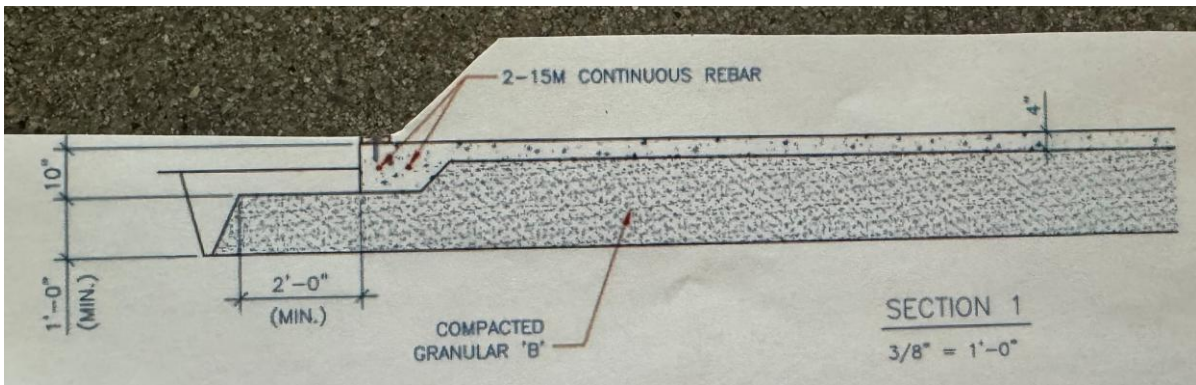
- Provide and compact a minimum of 12" Granular 'B' base under slab.
- Compact to 98% Standard Proctor Density.

Concrete

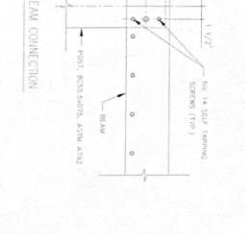
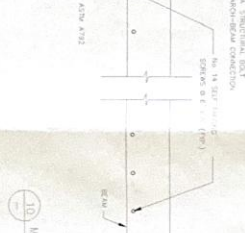
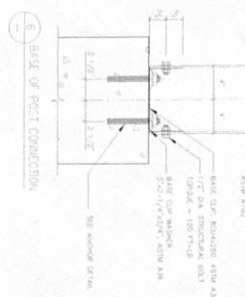
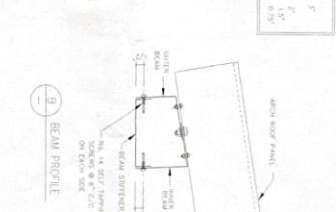
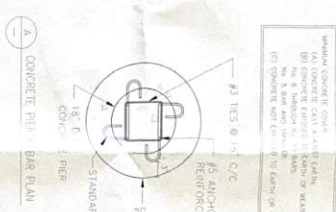
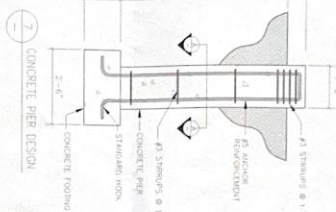
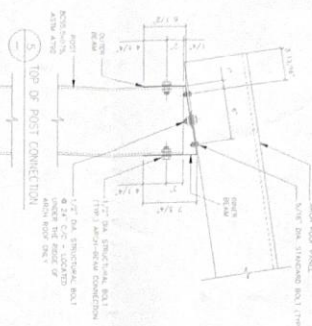
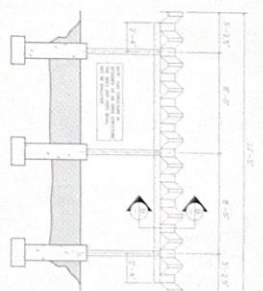
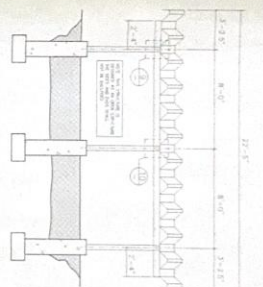
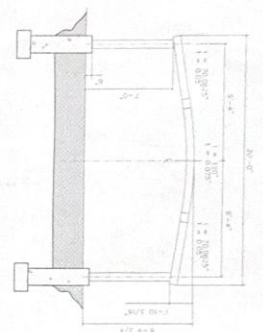
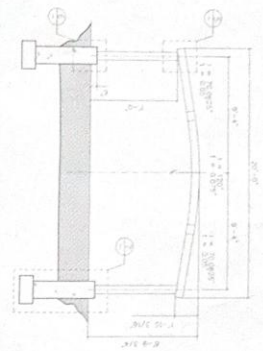
- 12" thickened edge, 4" slab – or per slab design
- Soil: bearing capacity of 100 KPA required.
- Dimensions: 18'-8" x 16'-0"
- Concrete Strength: 25 MPa @ 28 days.
- Reinforcement: 2-15 m continuous rebar.
- All reinforcing steel shall be Grade 400.
- Sawcut Control Joints: Slab shall be cut into six 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.

General

- Contractor to submit building permit application to the Township (provided by the Township at no fee). The slab design is required to be included with this application.
- Contractor required to submit slab design a minimum of 10 days prior to receiving building permit.
- Contractor required to submit slab inspection report.
- Utility locates are required prior to excavation.
- Construction fencing is to be a minimum of 6ft in height and must remain in place for the duration of construction.



 Pad Placement



ARCH DATA

609.6 MM (24")

150.5 MM

190.5 MM

150.5 MM

GALLIE OR ANY AREA OR BY STEEL PROFILES = 1.1mm STEEL PROFILES = 1.2mm STEEL PROFILES = 1.3mm OBJECT SIZE: QUALITY AIR PURIFICATION & FRESH AIR FLOW ALLOW FRESH AIR CONTROLS ROOM DATA ROOM VENT ROOM PRESSURE	AREA 1 AREA 2 AREA 3 AREA 4 AREA 5 AREA 6 AREA 7 AREA 8 AREA 9 AREA 10 AREA 11 AREA 12 AREA 13 AREA 14 AREA 15 AREA 16 AREA 17 AREA 18 AREA 19 AREA 20 AREA 21 AREA 22 AREA 23 AREA 24 AREA 25 AREA 26 AREA 27 AREA 28 AREA 29 AREA 30 AREA 31 AREA 32 AREA 33 AREA 34 AREA 35 AREA 36 AREA 37 AREA 38 AREA 39 AREA 40 AREA 41 AREA 42 AREA 43 AREA 44 AREA 45 AREA 46 AREA 47 AREA 48 AREA 49 AREA 50 AREA 51 AREA 52 AREA 53 AREA 54 AREA 55 AREA 56 AREA 57 AREA 58 AREA 59 AREA 60 AREA 61 AREA 62 AREA 63 AREA 64 AREA 65 AREA 66 AREA 67 AREA 68 AREA 69 AREA 70 AREA 71 AREA 72 AREA 73 AREA 74 AREA 75 AREA 76 AREA 77 AREA 78 AREA 79 AREA 80 AREA 81 AREA 82 AREA 83 AREA 84 AREA 85 AREA 86 AREA 87 AREA 88 AREA 89 AREA 90 AREA 91 AREA 92 AREA 93 AREA 94 AREA 95 AREA 96 AREA 97 AREA 98 AREA 99 AREA 100 AREA 101 AREA 102 AREA 103 AREA 104 AREA 105 AREA 106 AREA 107 AREA 108 AREA 109 AREA 110 AREA 111 AREA 112 AREA 113 AREA 114 AREA 115 AREA 116 AREA 117 AREA 118 AREA 119 AREA 120 AREA 121 AREA 122 AREA 123 AREA 124 AREA 125 AREA 126 AREA 127 AREA 128 AREA 129 AREA 130 AREA 131 AREA 132 AREA 133 AREA 134 AREA 135 AREA 136 AREA 137 AREA 138 AREA 139 AREA 140 AREA 141 AREA 142 AREA 143 AREA 144 AREA 145 AREA 146 AREA 147 AREA 148 AREA 149 AREA 150 AREA 151 AREA 152 AREA 153 AREA 154 AREA 155 AREA 156 AREA 157 AREA 158 AREA 159 AREA 160 AREA 161 AREA 162 AREA 163 AREA 164 AREA 165 AREA 166 AREA 167 AREA 168 AREA 169 AREA 170 AREA 171 AREA 172 AREA 173 AREA 174 AREA 175 AREA 176 AREA 177 AREA 178 AREA 179 AREA 180 AREA 181 AREA 182 AREA 183 AREA 184 AREA 185 AREA 186 AREA 187 AREA 188 AREA 189 AREA 190 AREA 191 AREA 192 AREA 193 AREA 194 AREA 195 AREA 196 AREA 197 AREA 198 AREA 199 AREA 200 AREA 201 AREA 202 AREA 203 AREA 204 AREA 205 AREA 206 AREA 207 AREA 208 AREA 209 AREA 210 AREA 211 AREA 212 AREA 213 AREA 214 AREA 215 AREA 216 AREA 217 AREA 218 AREA 219 AREA 220 AREA 221 AREA 222 AREA 223 AREA 224 AREA 225 AREA 226 AREA 227 AREA 228 AREA 229 AREA 230 AREA 231 AREA 232 AREA 233 AREA 234 AREA 235 AREA 236 AREA 237 AREA 238 AREA 239 AREA 240 AREA 241 AREA 242 AREA 243 AREA 244 AREA 245 AREA 246 AREA 247 AREA 248 AREA 249 AREA 250 AREA 251 AREA 252 AREA 253 AREA 254 AREA 255 AREA 256 AREA 257 AREA 258 AREA 259 AREA 260 AREA 261 AREA 262 AREA 263 AREA 264 AREA 265 AREA 266 AREA 267 AREA 268 AREA 269 AREA 270 AREA 271 AREA 272 AREA 273 AREA 274 AREA 275 AREA 276 AREA 277 AREA 278 AREA 279 AREA 280 AREA 281 AREA 282 AREA 283 AREA 284 AREA 285 AREA 286 AREA 287 AREA 288 AREA 289 AREA 290 AREA 291 AREA 292 AREA 293 AREA 294 AREA 295 AREA 296 AREA 297 AREA 298 AREA 299 AREA 300 AREA 301 AREA 302 AREA 303 AREA 304 AREA 305 AREA 306 AREA 307 AREA 308 AREA 309 AREA 310 AREA 311 AREA 312 AREA 313 AREA 314 AREA 315 AREA 316 AREA 317 AREA 318 AREA 319 AREA 320 AREA 321 AREA 322 AREA 323 AREA 324 AREA 325 AREA 326 AREA 327 AREA 328 AREA 329 AREA 330 AREA 331 AREA 332 AREA 333 AREA 334 AREA 335 AREA 336 AREA 337 AREA 338 AREA 339 AREA 340 AREA 341 AREA 342 AREA 343 AREA 344 AREA 345 AREA 346 AREA 347 AREA 348 AREA 349 AREA 350 AREA 351 AREA 352 AREA 353 AREA 354 AREA 355 AREA 356 AREA 357 AREA 358 AREA 359 AREA 360 AREA 361 AREA 362 AREA 363 AREA 364 AREA 365 AREA 366 AREA 367 AREA 368 AREA 369 AREA 370 AREA 371 AREA 372 AREA 373 AREA 374 AREA 375 AREA 376 AREA 377 AREA 378 AREA 379 AREA 380 AREA 381 AREA 382 AREA 383 AREA 384 AREA 385 AREA 386 AREA 387 AREA 388 AREA 389 AREA 390 AREA 391 AREA 392 AREA 393 AREA 394 AREA 395 AREA 396 AREA 397 AREA 398 AREA 399 AREA 400 AREA 401 AREA 402 AREA 403 AREA 404 AREA 405 AREA 406 AREA 407 AREA 408 AREA 409 AREA 410 AREA 411 AREA 412 AREA 413 AREA 414 AREA 415 AREA 416 AREA 417 AREA 418 AREA 419 AREA 420 AREA 421 AREA 422 AREA 423 AREA 424 AREA 425 AREA 426 AREA 427 AREA 428 AREA 429 AREA 430 AREA 431 AREA 432 AREA 433 AREA 434 AREA 435 AREA 436 AREA 437 AREA 438 AREA 439 AREA 440 AREA 441 AREA 442 AREA 443 AREA 444 AREA 445 AREA 446 AREA 447 AREA 448 AREA 449 AREA 450 AREA 451 AREA 452 AREA 453
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PURPOSE

FOR THE PURPOSE OF THIS DRAWING
NOTHING SHALL BE TAKEN TO THE EXTENT OF THE PROVISIONS

DATE DRAWING IS THE PROPERTY
OF THE ENGINEER AND NOT TO BE REPRODUCED OR COPIED
WITHOUT HIS WRITTEN PERMISSION

PROFESSIONAL ENGINEER
H. H. GRITH
00587912
ONTARIO
JAN 13 1963

CAD-8-22

NOTE: Please contact the following address for more information: 10000 W. 10th St., Suite 100, Overland Park, KS 66204 Tel: 913-666-1000 Fax: 913-666-1001	
EL BULLDOG (Logo: A stylized bulldog head)	
ORDER NO. _____ QUANTITY _____ ORDER DATE _____ ORDER BY _____ ORDER FOR _____ ORDER TO _____ ORDER FROM _____ ORDER BY _____ ORDER FOR _____ ORDER TO _____ ORDER FROM _____	ORDER NO. _____ QUANTITY _____ ORDER DATE _____ ORDER BY _____ ORDER FOR _____ ORDER TO _____ ORDER FROM _____ ORDER BY _____ ORDER FOR _____ ORDER TO _____ ORDER FROM _____