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City of Temiskaming Shores
Request for Quotation
RS-RFQ-007-2023
Animal Pound Renovations

City of Temiskaming Shores
P.O. Box 2050
325 Farr Drive
Haileybury, Ontario
P0J 1K0

COVID-19 Statement

The health and safety of our residents, employees, visitors and service providers is our highest priority. By responding to this RFQ, Bidders undertake to follow the provincial and/or municipal requirements (including physical distancing, use of personal protective equipment, etc.) that may prevail while performing within the scope of this Quotation.

1. Objective

This Request for Quotation (RFQ) is to solicit quotations from qualified contractors for the renovation of the Haileybury Service Marina to permit the operation of a municipal pound facility.

2. Background

Located at the head of Lake Temiskaming, Temiskaming Shores is located in North-eastern Ontario, near the Quebec border. Temiskaming Shores has a population of approximately 9,920, according to the 2016 census. The City of Temiskaming Shores is governed by a seven-member Council comprised of 6 Councillors and 1 Mayor. The City also has various Committees of Council, with members appointed by Council.

The City is currently in the process of on-boarding municipal pound services and wishes to renovate the current Haileybury Service Marina, located at 451 Farr Drive, Haileybury. The renovated Service Marina will be used to provide temporary shelter to impounded animals as per the City's Animal Control By-law. The facility will also continue to serve as a workplace for the City's summer Recreation Staff and will be used by staff to process, document and provide other required administrative services for animal control within the City.

3. Definitions

- 3.1 **City:** means the Corporation of the City of Temiskaming Shores.
- 3.2 **Proponent(s)/ Bidder(s):** means all persons, partnerships or corporations who respond to the RFQ and includes their heirs, successors and permitted assigns.
- 3.3 **Request for Quotation;** means this Request for Quotation (RFQ) document including all schedules, parts and attachments, as issued by the City, including any addenda or amendments made to it after initial issue.
- 3.4 **Successful Proponent/ Bidder:** means the Proponent/Bidder whose RFQ submission is/are accepted to who has/have agreed to supply the goods and/or services, as outlined herein.

4. Submission

Submissions must be in a **.pdf format** and submitted electronically to:

tenders@temiskamingshores.ca

Subject Line: RS-RFQ-007-2023 "Animal Pound Renovations"

Addressed to: Logan Belanger, Clerk

Proponents will receive an automatic email response to indicate that the submission has been received, and to contact the Municipal Clerk for submission opening details. Contact the Clerk at 705-672-3363 ext. 4136 or at clerk@temiskamingshores.ca, should the Proponent not receive an email from the tenders@temiskamingshores.ca email account.

The closing date for the submission of Quotations will be at **2:00 p.m. local time on December 7, 2023.**

- Late Quotations will not be accepted;
- Quotations by fax will not be accepted;
- Quotations by mail will not be accepted;
- Partial Quotations are not accepted;
- The City reserves the right to accept or reject any or all Quotations;
- The lowest priced Quotation will not necessarily be accepted;
- The City reserves the right to request clarification or supplementary information concerning a Quotation from any Proponent;
- The City reserves the right to enter into negotiations with a Proponent and any changes to the Quotations that are acceptable to both parties will be binding;
- The Quotations shall be valid for 60 days from submission date.

The Form of Quotation must be signed in the space provided on the form, with the signature of the Bidder or responsible official of the firm bidding. If a joint Bid is submitted, it must be signed and addressed on behalf of both of the Bidders. Any alterations or cross-outs must be initialed in ink by the Bidder. Failure to do so may result in the rejection of the Bidder's Quotation by the City.

Line items and prices must be clearly indicated. The Bid must not be restricted by a statement added to the Quotation form or by a covering letter, or by alterations to the Quotation form, as supplied by the City of Temiskaming Shores unless otherwise provided herein.

H.S.T. Tax will be applicable to the supply of labour and equipment.

The City will not be held responsible for Proponent or third-party costs, claims, direct or indirect damages caused by the City exercising its rights reserved in this Section or otherwise expressed or implied in this RFQ.

5. Questions

Any questions with respect to the specifications are to be directed to:

Matt Bahm

Director of Recreation

City of Temiskaming Shores

325 Farr Drive

Temiskaming Shores, ON P0J 1K0

Phone: (705) 672-3363 ext. 4106

Email: mbahm@temiskamingshores.ca

It will be the Proponent's responsibility to clarify any details in question not mentioned in this Quotation before presenting the submission. Questions relating to this Quotation must be received by **November 28, 2023**.

To ensure fairness to all Proponents, any and all questions that require clarification or that may materially alter this RFQ document will be responded to and shared with other Proponents via an addendum, as described herein. Questions received after this date and time will not receive a response. Proponents are notified that any errors or omissions in the Quotation may render the Quotation invalid.

6. Scope of Work

The successful bidder shall provide all the necessary documentation, equipment, materials and labour to renovate the existing Service Marina as per the provided design drawings (Appendix 02).

The following items are the minimum required specifications for satisfactory completion of this project:

- Acquire necessary permits from the City of Temiskaming Shores building department. A building permit will be provided at no cost to the successful proponent;
- Provide the Director of Recreation with a detailed gnatt chart of the contractor's schedule for the project;
- Mobilize the necessary people, materials and equipment to the site;
- Complete necessary demolition as per the design drawing;
- Install new animal shower and animal bath room as per specifications
- Install cabinets, move door and paint all walls in the cat area as per specifications;
- Install new concrete overpour, supply/fabricate and install new dog crates, remove existing shelving and paint all walls in dog area;
- Provide as-built drawings within 60 days of substantial completion in .pdf format;
- Provide a 2-year warranty on all material and labour provided as part of this project.

All disposal fees are the responsibility of the successful bidder.

The current facility is used for equipment storage. The successful bidder shall provide the City of Temiskaming Shores with a minimum of 7 days notice before their mobilization date to ensure that City staff will have adequate time to remove all stored items from within the area of work prior to handover.

All work shall be completed by April 19, 2024

7. Site Meeting

A site meeting for interested bidders is scheduled to take place at the Service Marina on Monday November 22, 2023, at 1:00pm local time.

The Service Marina is located at 305 Farr Drive, Haileybury and ample parking is available.

8. Project Authority

The Project Authority for issuance of the RFQ is the Director of Recreation for the City of Temiskaming Shores, reporting to the City Manager.

The awarding of the contract may be subject to the approval of City Council.

9. Quotation Evaluation

Quotations that comply with the terms, conditions and specifications as outlined in the Quotation will be evaluated on the basis of;

- Price (within allocated budget)
- Availability to perform the work and/or supply goods
- Previous performance evaluations

10. Any or all Quotations Exceed Approved Budget

In the event that any or all Quotations exceed the approved budget, and staff are not prepared to seek additional funding, the City may, opt for one of the following:

- a) Approach the lowest Bidder to seek options to change the requirements and obtain a corresponding price change for the reduced requirements;
- b) Approach the top three Bidders to seek options to change the requirements and obtain a corresponding price change from each for the reduced requirements; or
- c) Advise all Bidders that the Bid solicitation process will be cancelled, and a review of the requirements will be undertaken and that a new Bid solicitation may be issued later.

11. Goods, Materials and Equipment Suitable for Use

The Bidder warrants that any goods, materials, articles or equipment to be supplied under or pursuant to any official order or Agreement based on this RFQ, that is or are to be made or used for a particular purpose, will be fit and suitable for that purpose.

The Successful Bidder may be required to provide written documentation that all materials or equipment offered in a Bidder's Quotation meet all applicable Municipal, Provincial and Federal Government standards, legislation and laws.

12. Amendments

The City at its discretion reserves the right to revise this RFQ up to the final date for the deadline for receipt of Quotations. The City will issue changes to the RFQ Documents by addendum only. No other statement, whether oral or written, made by the City will amend the RFQ Documents. The City will make every effort to issue all addenda no later than the seventh (7th) day prior to the closing date. If an addendum is issued within seven days of the closing date, the bid submission date will be moved accordingly.

The Proponent shall not rely on any information or instructions from the City or a City representative except the RFQ Documents, and any addenda issued pursuant to this Section.

The Proponent is solely responsible to ensure that it has received all addenda issued by the City. The Proponent shall acknowledge receipt of all addenda on the Form of Quotation. Failure to complete the acknowledgement may result in rejection of the Quotation.

The City makes no promise or guarantee that addenda will be delivered by any means to any Proponent. By submitting a Quotation submission in response to this RFQ, the Proponent acknowledges and agrees that the addenda shall be posted on www.temiskamingshores.ca and it is the sole responsibility of the proponent to check this web site for said addenda. The City reserves the right to withdraw or cancel this Request for Quotation without notice.

13. Quotation Withdrawal or Amendment

Proponents may amend or withdraw their Quotation, provided such withdrawal or amendment is received prior to the closing deadline. A Bidder who has already submitted a Quotation may submit a further Quotation at any time up to the official closing time; the last Quotation received shall supersede and invalidate all Quotations previously submitted by the Bidder for this RFQ. A bid may be withdrawn at any time up to the official closing time by letter on original letterhead bearing the same signature as in the bid submission.

14. Right to Accept or Reject Submissions

The submission of a quotation does not obligate the City to accept any quotation or to proceed further with the retention of services. The City may, in its sole discretion, elect not to proceed with the acquisition in whole or in part and may elect not to accept any or all quotations for any reason or to cancel the RFQ without any obligation whatsoever to Proponents.

The City retains the separate right to accept or waive irregularities if, in the City's sole discretion, such irregularities are of a minor or technical nature or, where practicable to do so, the City may, as a condition of acceptance, request a Proponent to correct a minor or technical irregularity with no change to the quoted price. The determination of what is, or is not, a minor or technical irregularity, the determination of whether to accept, waive, or require correction of an irregularity, and the final determination of the validity of a bid, shall be at the City's sole and absolute discretion.

Proponents expressly waive any and all rights to make any claim against the City for any matter arising from the City exercising its rights as stated in these General Terms and Conditions.

15. Solicitation

If any director, officer, employee, agent or other representative of a Proponent makes any representation or solicitation to any Mayor, Councillor, officer or employee of the City with respect to the RFQ, whether before or after submission of the Quotation, the City shall be entitled to reject or not accept the RFQ submission.

16. Independent Contractor Status of Proponent; Declaration of Conflicts

The Proponent fully acknowledges that in providing a Quotation, it provides such as an independent contractor and for the sole purpose of potentially providing services and/or goods to the City. The Proponent's attention is drawn to the provisions of the Occupational Health & Safety Act 2010.

Neither the Proponent nor any of its personnel are engaged as an employee, servant or agent of the City. Any potential conflicts of interest in which a Proponent may have with the City or any employee of the City will be identified and described in detail in the Quotation of each proponent (Conflict of Interest Declaration).

17. Insurance (from the Successful Proponent only)

The successful Proponent shall, at their own expense within 10 days of notification of acceptance and prior to the commencement of work, obtain, maintain and provide evidence of until the termination of the Agreement or otherwise stated, the following:

Commercial General Liability

The Successful Proponent shall maintain and pay for Comprehensive General Liability Insurance with coverage limits of no less than Two Million Dollars (\$2,000,000.00) inclusive per occurrence for bodily injury, death and damage to property including loss of use.

The policies shall include City of Temiskaming Shores as an additional insured and containing a cross liability clause.

All insurance policies referenced in this Section shall be maintained in good standing throughout the duration of the Agreement and cannot be cancelled or permitted to lapse unless the insurer notifies the City in writing at least 30 days prior to the effective date of cancellation or expiry. The City reserves the right to request such higher limits of insurance or other types of policies appropriate to the work as the City may reasonably require.

18. Workplace Safety and Insurance Board (WSIB) (from the successful Proponent only)

The Successful Proponent shall, at their own expense within 10 days of notification of acceptance and prior to the commencement of work, obtain, maintain and provide evidence of until the termination of the Agreement or otherwise stated, a Certificate of good standing from the Workplace Safety & Insurance Board.

The onus is on the Successful Proponent to comply with all applicable local and territorial standards and regulations, in effect and applicable by law in Ontario, Canada.

19. AODA Compliance

The Bidder shall comply with the provisions of the Accessibility for Ontarians with Disabilities Act, 2005, and the Regulations thereunder with regard to the provision of its goods or services contemplated herein to persons with disabilities. Without limitation, if applicable, pursuant to section

6 of Ontario Regulation 429/07, Accessibility Standards for Customer Service, made under the Accessibility for Ontarians with Disabilities Act, 2005, the Bidder shall ensure that all of its employees, agents, volunteers, or others for whom it is at law responsible, receive training about the provision of its goods and services to persons with disabilities. The Bidder acknowledges that pursuant to the Accessibility for Ontarians with Disabilities Act, 2005, the City of Temiskaming Shores must, in deciding to purchase goods or services through its procurement process, consider the accessibility for persons with disabilities to such goods or services.

20. Freedom of Information

Upon submission, all Quotations become the property of the City and will not be returned to the proponents. Proponents must be aware that the City is a public body subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. The City may, at any time, make public the names and bid prices of all respondents. Quotations will be held in confidence by the City, subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act, or unless otherwise required by law.

Any proprietary or confidential information contained in the Quotation should be clearly identified.

21. Nature of Request for Quotation

This RFQ does not constitute an offer of any nature or kind whatsoever by the City to the Proponent.

22. Preparation of Quotations

All costs and expenses incurred by the Proponent relating to its Quotation will be borne by the Proponent. The City is not liable to pay for such costs and expenses, or to reimburse or to compensate the Proponent in any manner whatsoever for such costs and expenses under any circumstances, including the rejection of any or all Quotations or the cancellation of this RFQ.

23. Agreement

A written agreement, prepared by the City shall be executed by the City and the Successful Proponent if the terms are mutually agreeable to all Parties. The award of a contract may be made in writing to the successful proponent by way of a By-law, Resolution or Purchase Order. There is no guarantee that City Council will enter into any Agreement.

Any agreement resulting from this Request for Tender shall be governed by and interpreted in accordance with the laws of the Province of Ontario.

24. Payment

The normal payment term offered by the City is net 30 days, upon satisfactory completion. Payment terms shall only be modified at the sole discretion of the City to take advantage of discounts for prompt payment or for other terms that shall be deemed to be in the best interests of the City.

25. Ownership of Materials

All accepted work and products, including drawings, reports or other materials delivered to the City by the Proponent shall become the property of the City.

26. Performance

Any undue delays in the execution of the work and/or costs incurred by the City due to inefficiencies in performance on behalf of the Successful Proponent shall be deemed to be the responsibility of that Proponent and as such, any and all costs, as deemed appropriate and reasonable compensation for the City, will be assessed to the Successful Proponent.

27. Failure to Complete the Work

Documented failure to comply with all terms, specifications, requirements, conditions and general provisions of this quotation, to the satisfaction of the City, shall be just cause for the cancellation of the contract award. The City shall then have the right to award this contract to any other Proponent or to re-issue the Quotation.

28. Indemnification

The Successful Proponent shall indemnify and hold harmless the City, its elected and other officials, officers, employees, agents, servants, representatives, and volunteers from and against any and all liability, loss, claims, demands, legal proceedings, expenses, including but not limited to legal expenses (hereinafter collectively referred to as the "Claims"), when the Claims arise wholly or in part, directly or indirectly, as a result of any wrongful, blameworthy, or negligent acts or omissions, or breach of any terms of this Agreement by the Successful Proponent, or its officers, directors, employees, sub-contractors, agents, representatives or volunteers in the course of providing goods and/or services pursuant to this Agreement.

This indemnity shall survive the termination, completion, or expiry of this Agreement, and in particular any risk that further Claims against the City are made after the termination, completion, or expiry of this Agreement, such risk is assumed entirely by the Successful Proponent.

29. Unenforceable Provisions

Should any provision of this document be deemed unenforceable by a court of law, all other provisions shall remain in effect.

30. Errors & Omissions

It is understood, acknowledged and agreed that while this Quotation includes specific requirements and specifications, and while the City has used considerable efforts to ensure an accurate representation of information in this Quotation, the information is not guaranteed by the City to be comprehensive or exhaustive. Nothing in the Quotation is intended to relieve the Proponents from forming their own opinions and conclusions with respect to the matters addressed in the Quotation. There will be no consideration of any claim, after submission of Quotations, that there is a misunderstanding with respect to the conditions imposed by the Quotation and/or Agreement.

**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

Form of Quotation

Each Quotation should contain the legal name under which the Proponent carries on business, telephone number and email, as well the name or names of appropriate contact personnel which the City may consult regarding the Quotation. We, the undersigned, understand and accept those specifications, conditions, and details as described herein, and, for these rates/prices offer to furnish all equipment, labor, apparatus and documentation as are required to satisfy this Quotation (all prices must be CDN funds and without HST):

NOTE: All portions of "Form of Quotation" must be accurately and completely filled out.

Lump sum price per scope of work (exclusive of HST)	\$.00
Estimated Mobilization Date:	
Estimated Completion Date:	

Acknowledgement of Addenda

I/We have received and allowed for ADDENDA NUMBER _____ in preparing my/our Quotation.

Company Name:

Mailing Address:

Postal Code:

Telephone:

Email:

Bidder's Authorized Official:

Title:

Authorizing Signature:

Date:

Contact name (if different
from authorizing official):

Contact's email:

Form 1 to be submitted.

**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

List of Proposed Sub-Contractors

Name	Address	Component

I / We verify that the information provided above is accurate and that the individuals are qualified, experienced operators capable of completing the work outlined in this Quotation document.

Signed by Company Official

Printed

Signed

Form 2 to be submitted.

**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

Non-Collusion Affidavit

I/ We _____ the undersigned am fully informed respecting the preparation and contents of the attached Quotation and of all pertinent circumstances respecting such bid.

Such bid is genuine and is not a collusive or sham bid.

Neither the bidder nor any of its officers, partners, owners, agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, firm or person to submit a collective or sham bid in connection with the work for which the attached bid has been submitted nor has it in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or of any other Bidder, or to fix any overhead, profit or cost element of the bid price or the price of any bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Temiskaming Shores or any person interested in the proposed bid.

The price or prices proposed in the attached bid are fair and proper and not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

The bid, quotation or Quotation of any person, company, corporation or organization that does attempt to influence the outcome of any City purchasing or disposal process will be disqualified, and the person, company, corporation or organization may be subject to exclusion or suspension.

Dated at: _____ this _____ day of _____, 2023.

Signature: _____

Bidder's Authorized Official: _____

Title: _____

Company Name: _____

Form 3 to be submitted.

**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

Conflict of Interest Declaration

Please check appropriate response:

☐ I/We hereby confirm that there is not nor was there any actual perceived conflict of interest in our Quotation submission or performing/providing the Goods/Services required by the Agreement.

☐ The following is a list of situations, each of which may be a conflict of interest, or appears as potentially a conflict of interest in our Company's Quotation submission or the contractual obligations under the Agreement.

List Situations:

In making this Quotation submission, our Company has / has no (*strike out inapplicable portion*) knowledge of or the ability to avail ourselves of confidential information of the City (other than confidential information which may have been disclosed by the City in the normal course of the RFQ process) and the confidential information was relevant to the Work/Services, their pricing or quotation evaluation process.

Dated at: _____ this _____ day of _____, 2023.

Signature: _____

Bidder's Authorized Official: _____

Title: _____

Company Name: _____

Form 4 to be submitted.

**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

Appendix 01

City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations

Appendix 01



Location of new doorway

Future animal wash room

Main Entrance



Future Cat room

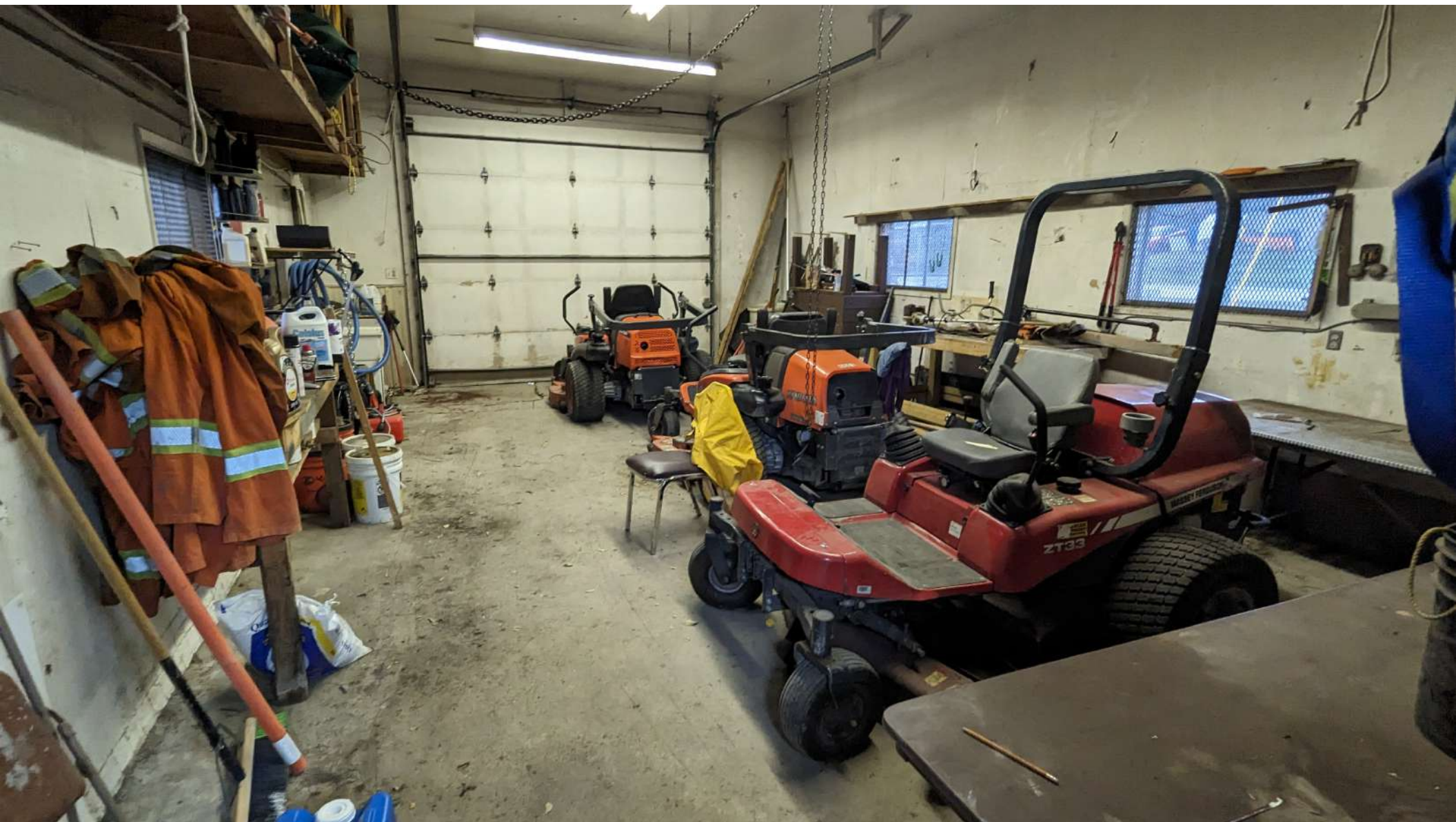
Doorway to be removed

New door to cat room

Future Dog room



Future Dog Room





Future Cat room



New Doorway

Electrical to be moved

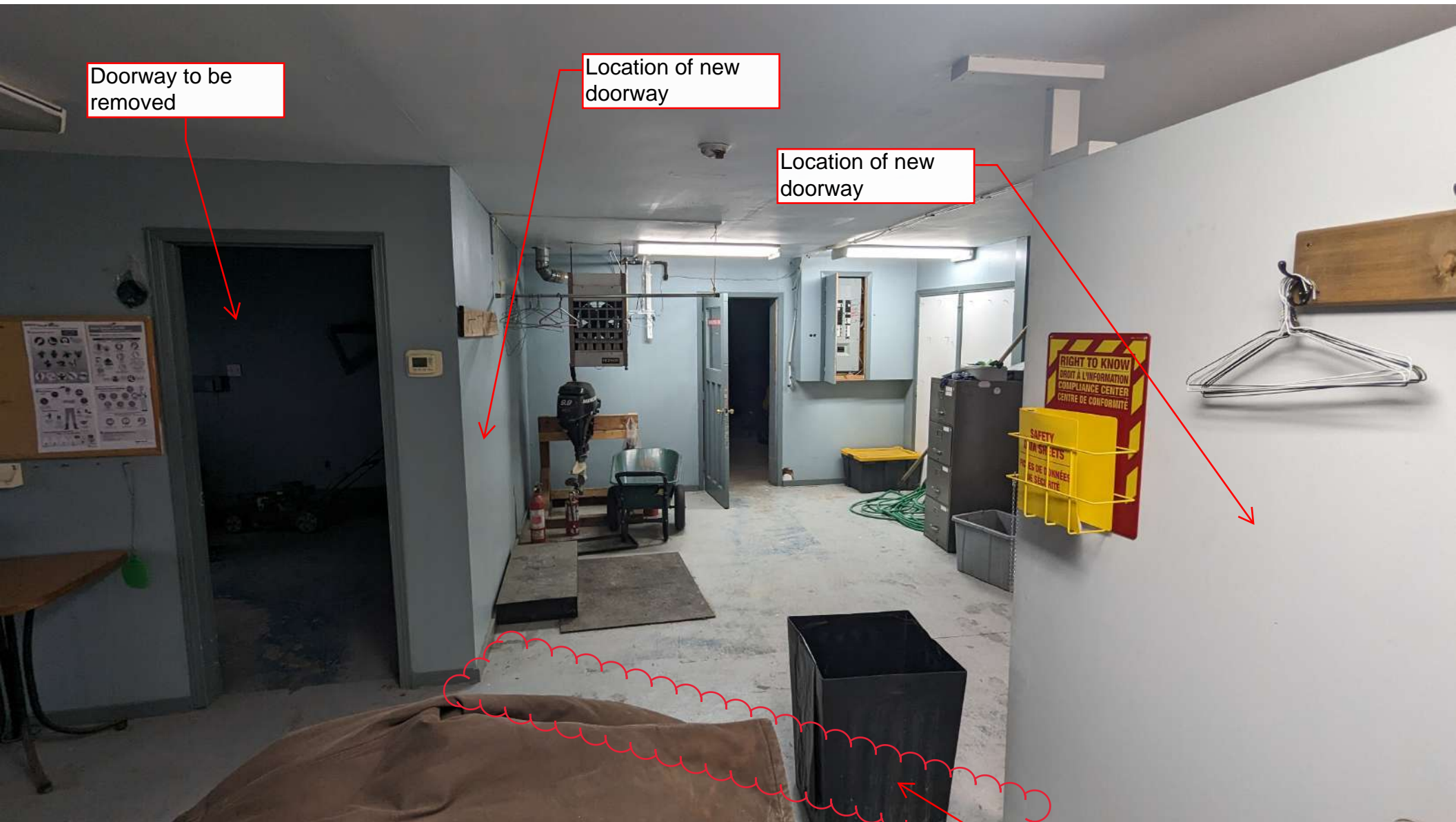
Doorway to be removed

Doorway to be removed

Location of new doorway

Location of new doorway

Location of new wall



Future animal wash room

Window to be removed



**City of Temiskaming Shores
RS-RFQ-007-2023
Animal Pound Renovations**

Appendix 02

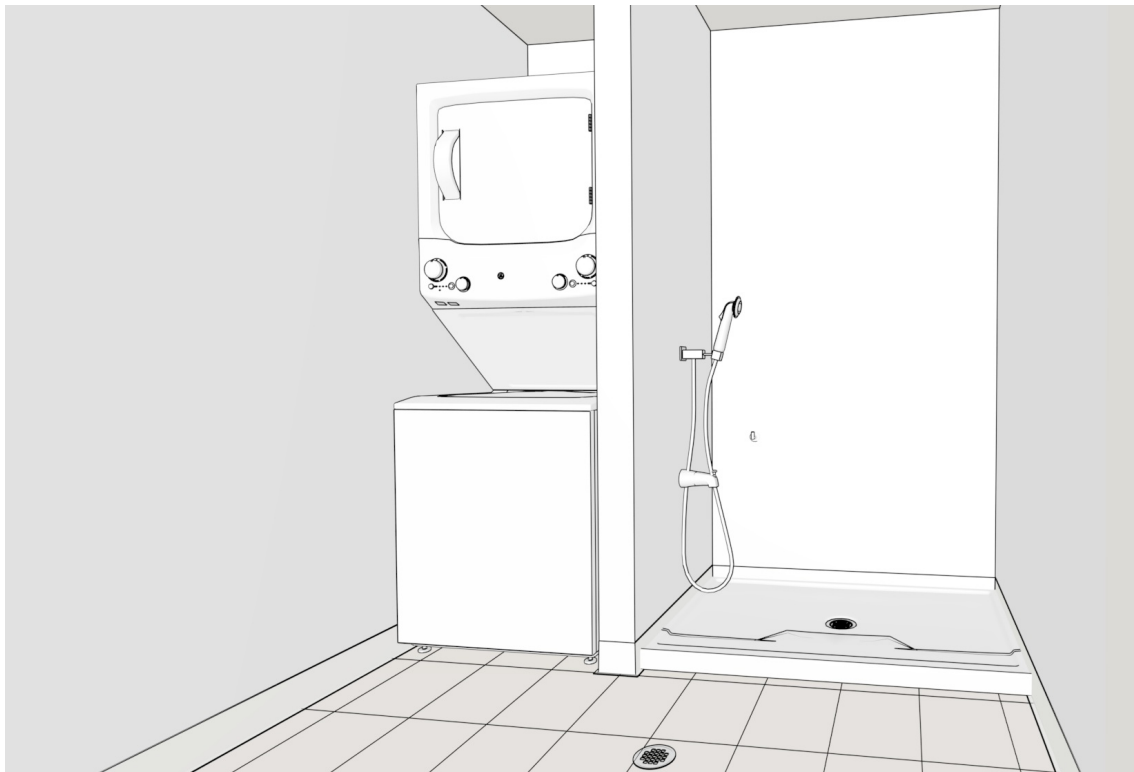
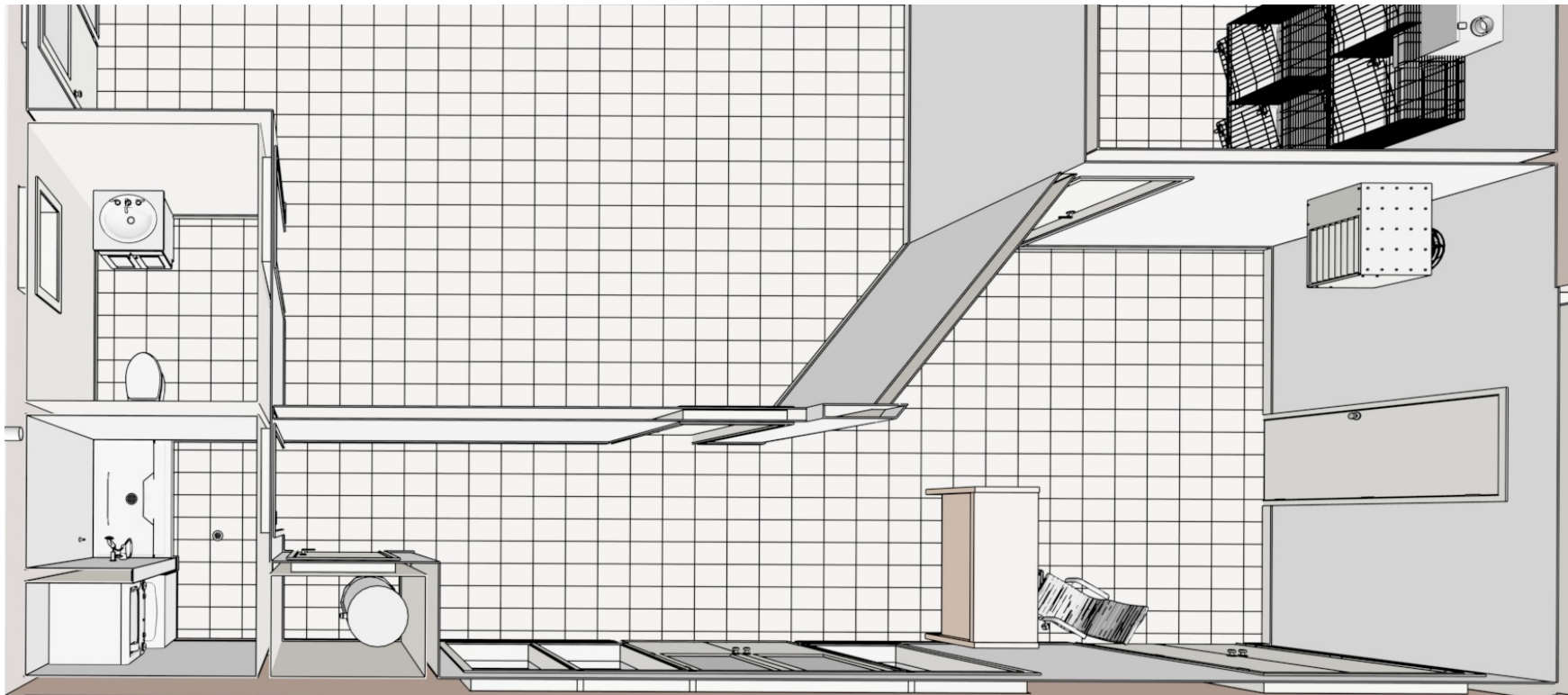
Marina Renovation

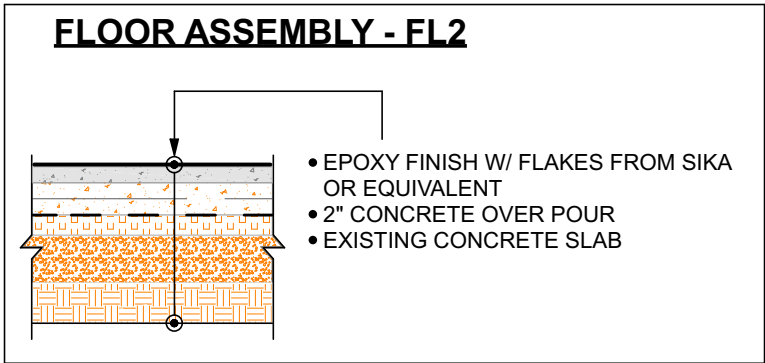
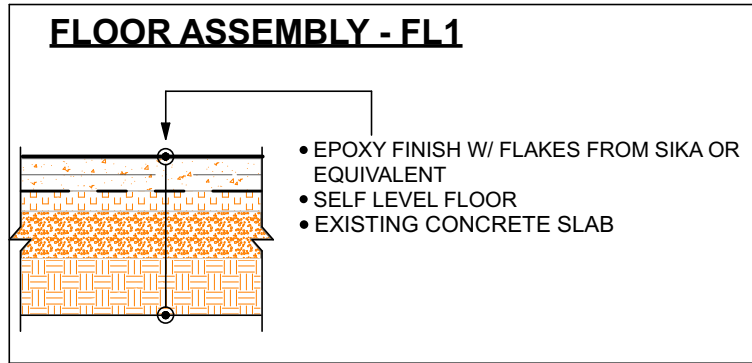
Job No. 22034
305 Farr Dr.,
Temiskaming Shores, ON.

DRAWING LIST

NO.	TITLE
A1.0	COVER PAGE
A2.0	GROUND FLOOR LAYOUT
A3.0	PLUMBING PLAN
A4.0	DETAILS / ELEVATIONS / NOTES

Animal Wash Area 40 sq/ft
Dog Area 532 sq/ft
Cat / Storage Area 164 sq/ft

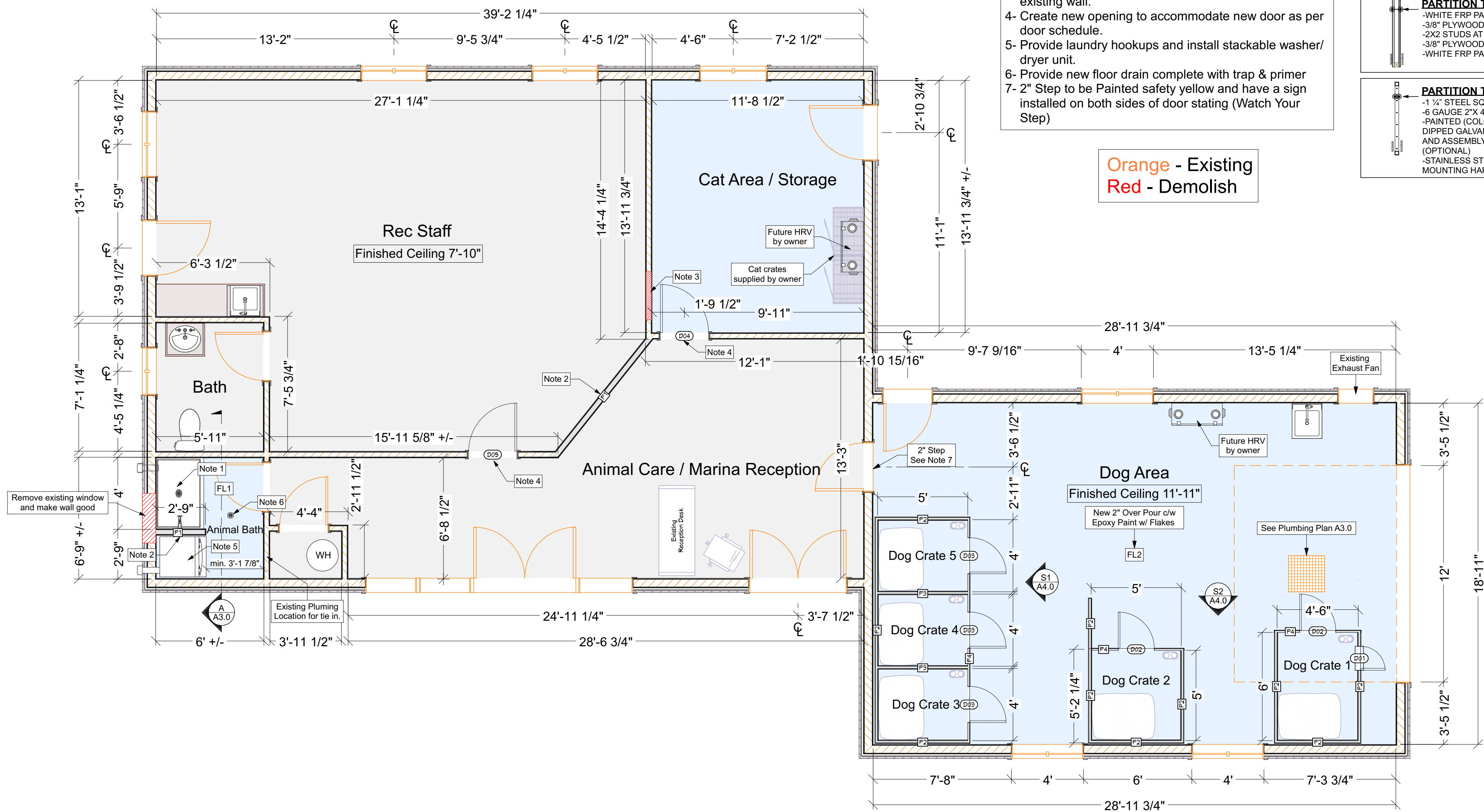
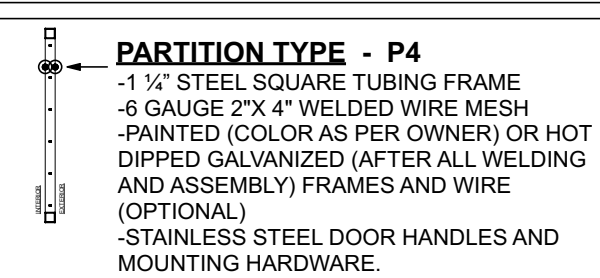
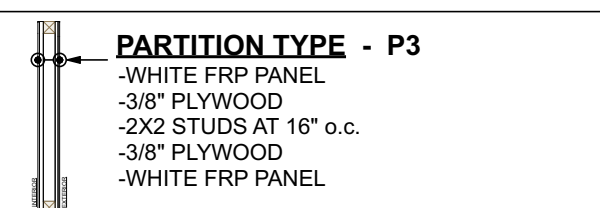
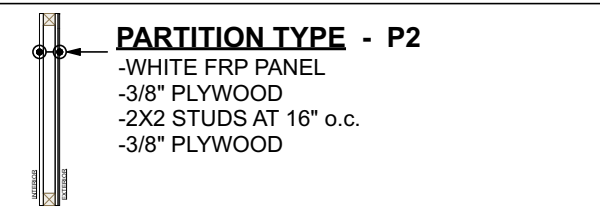
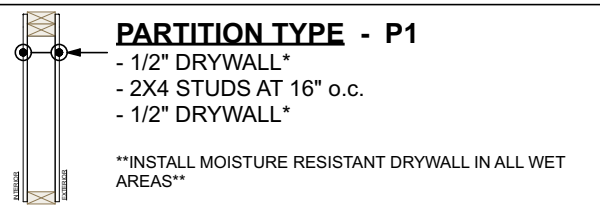




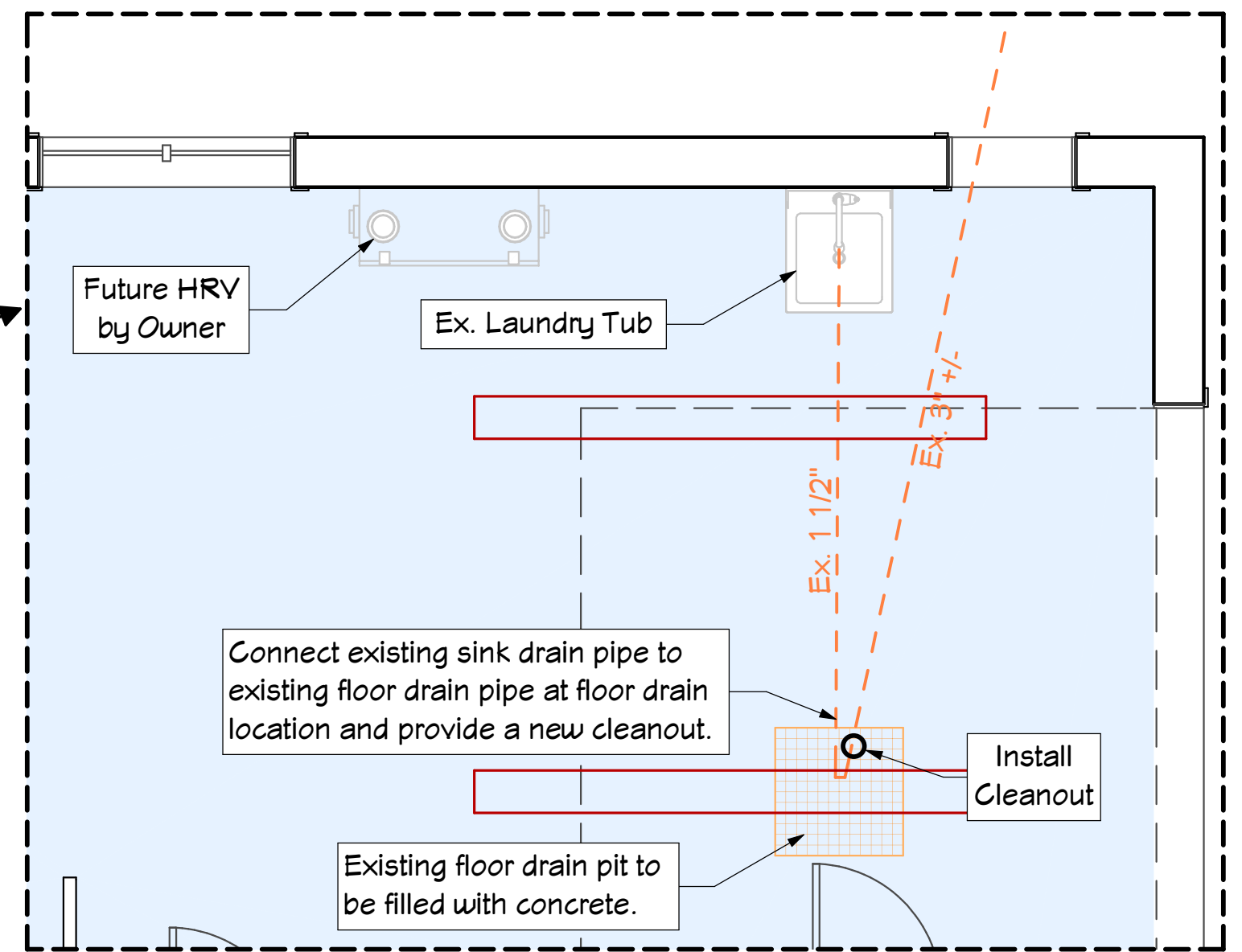
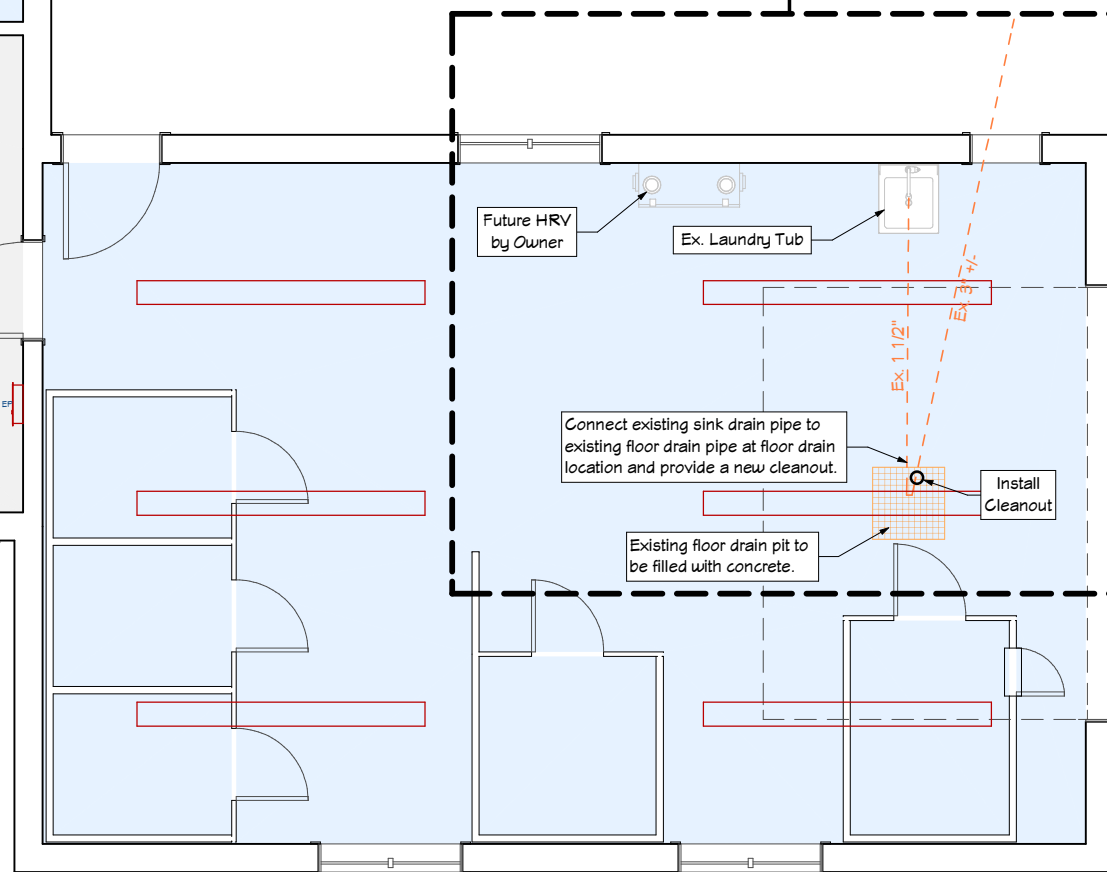
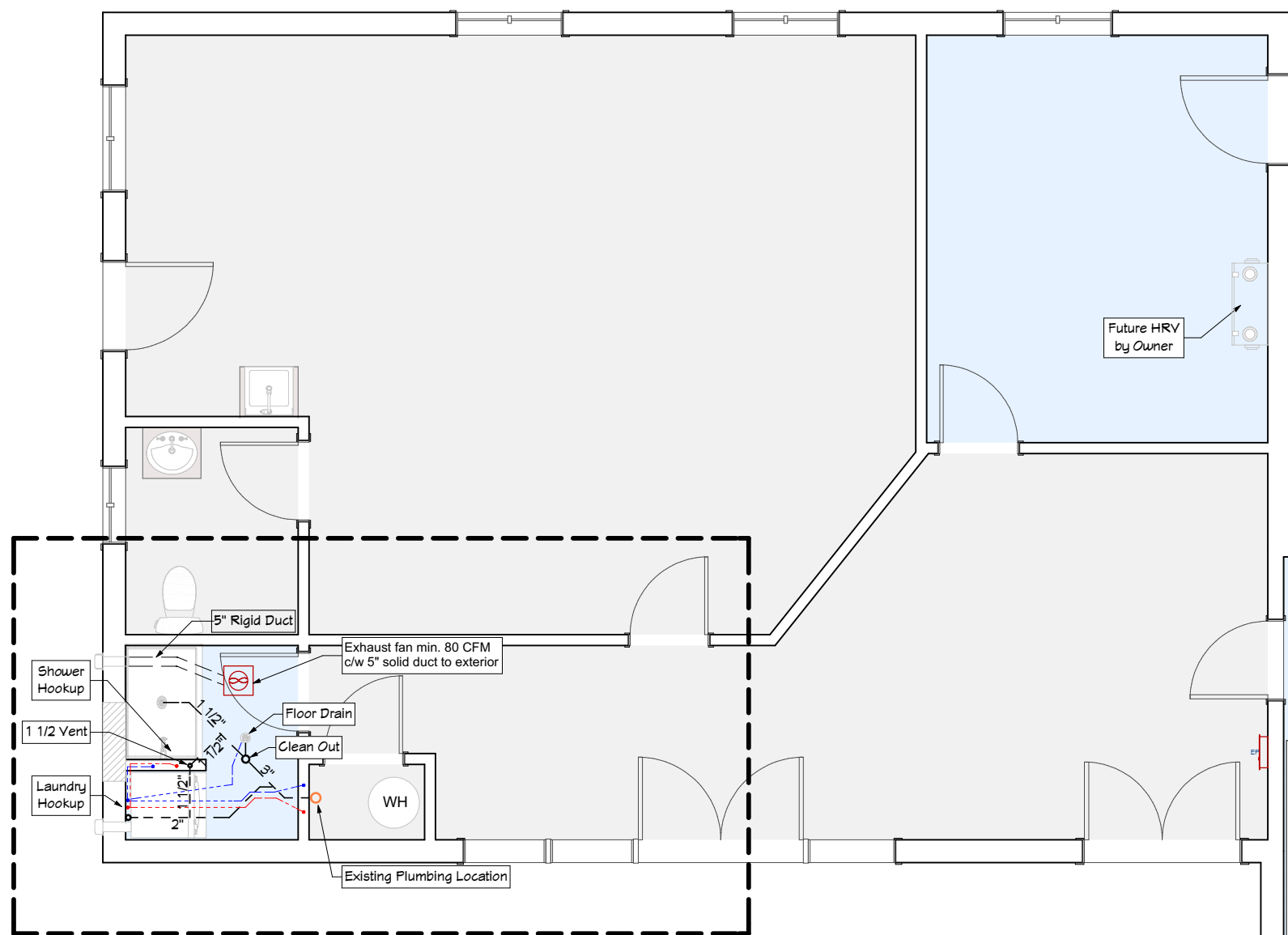
****ALL MEASUREMENTS TO FACE OF EXISTING WALLS, EDGE OF FRAMING OR CENTER OR EDGE OF ROUGH OPENING UNLESS OTHERWISE INDICATED****

- Notes:**
- 1- Install new 48"x32" shower base and surround c/w handheld shower head, faucet and tap.
 - 2- Erect new partition wall as per detail height to match existing wall.
 - 3- Remove existing door and close in opening to match existing wall.
 - 4- Create new opening to accommodate new door as per door schedule.
 - 5- Provide laundry hookups and install stackable washer/dryer unit.
 - 6- Provide new floor drain complete with trap & primer
 - 7- 2" Step to be Painted safety yellow and have a sign installed on both sides of door stating (Watch Your Step)

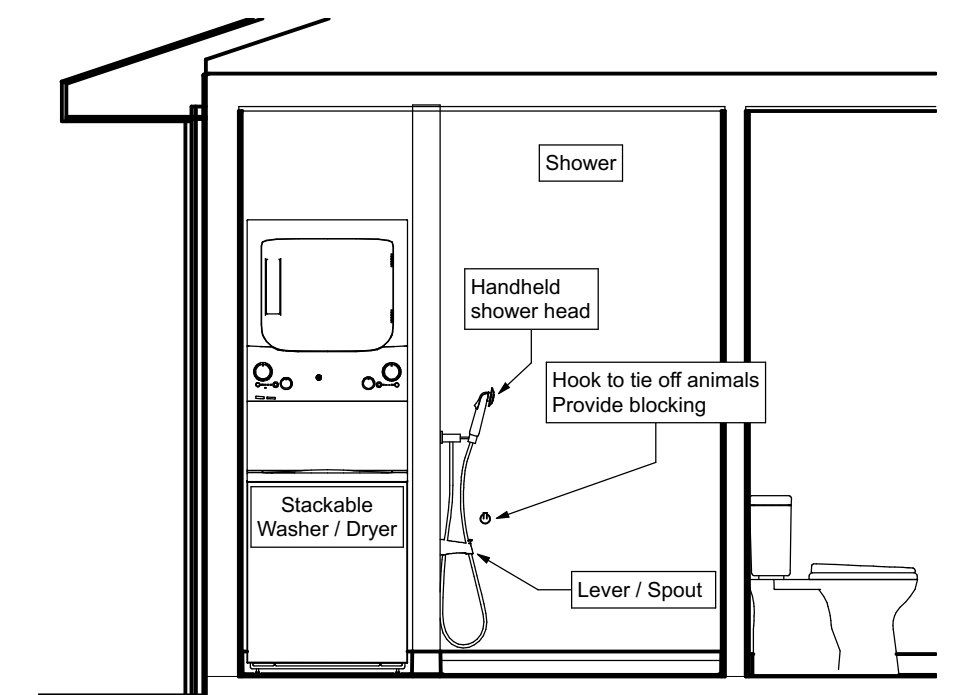
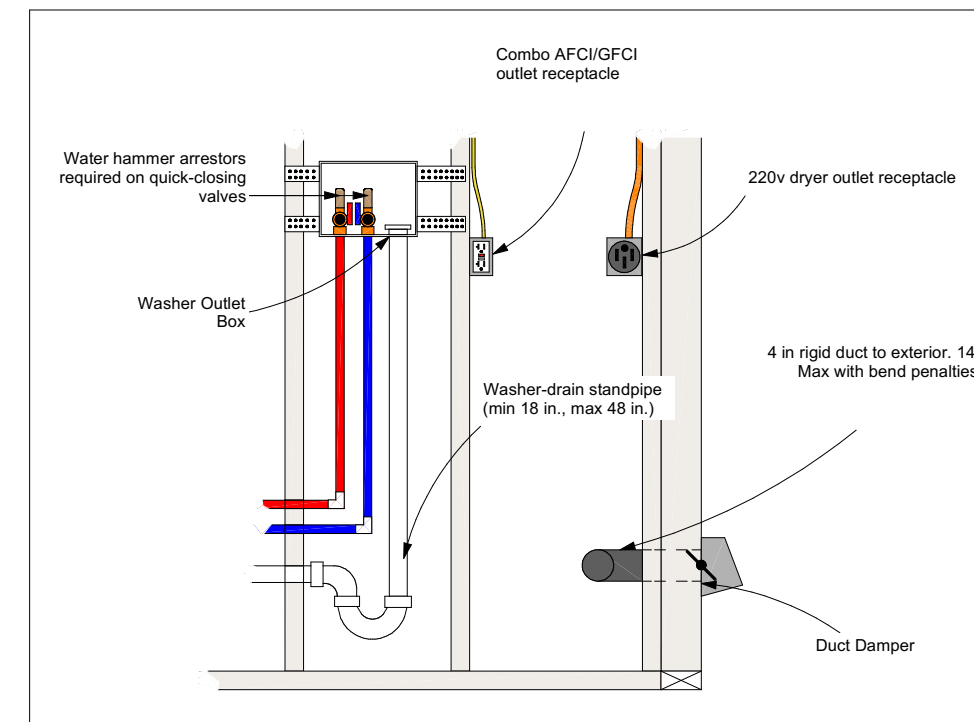
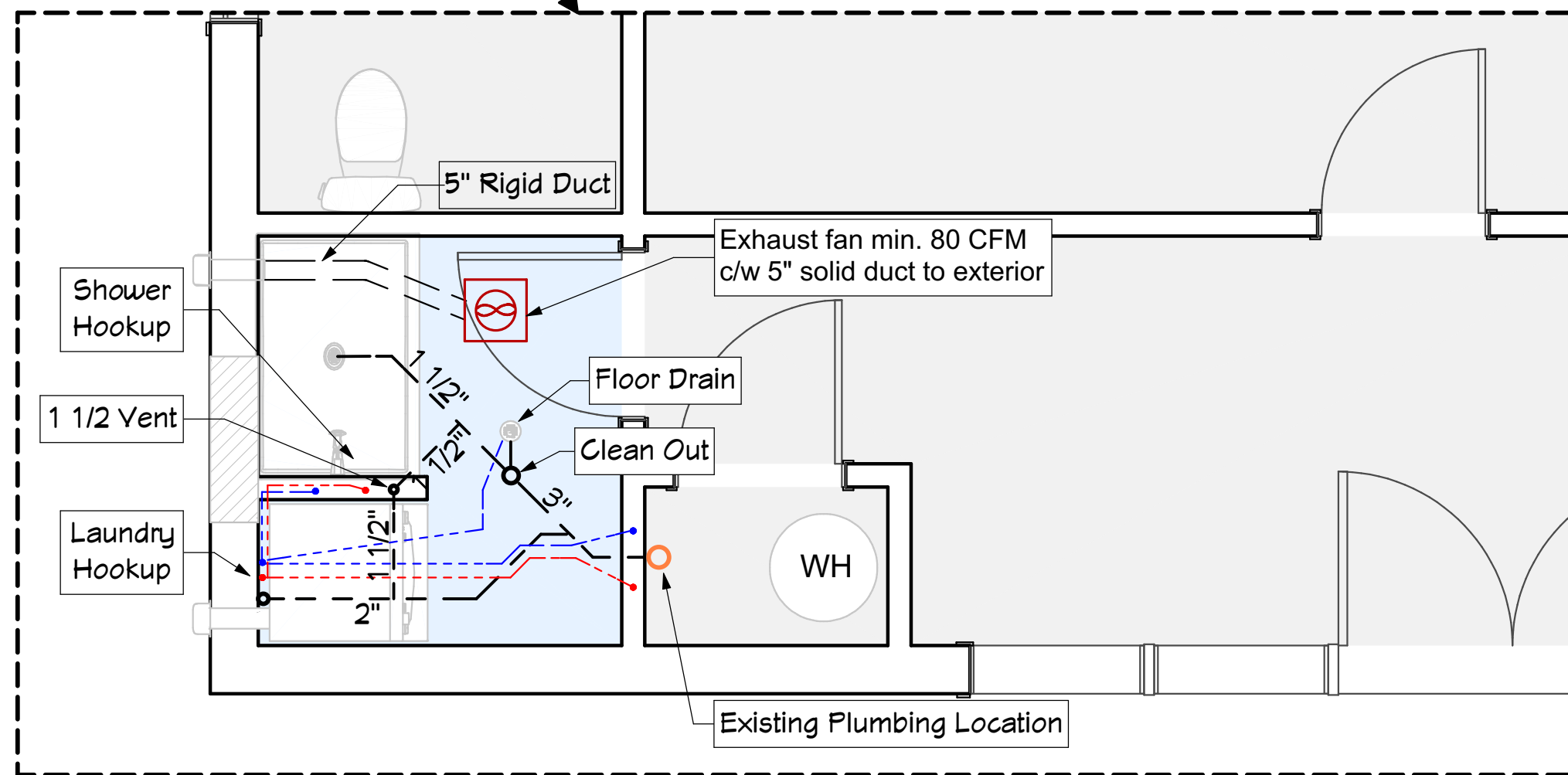
Orange - Existing
Red - Demolish



FLOOR PLAN
SCALE: 1/4" = 1'0"

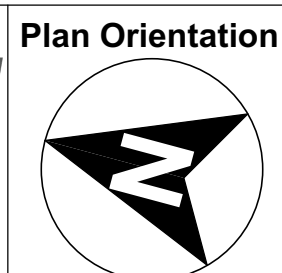


PLUMBING PLAN
SCALE: 3/16" = 1'0"



A
A3.0 SECTION
Animal Wash Station
SCALE: 3/8" = 1'0"

- PLUMBING NOTES:**
- Drainage Piping 3" Or Less Min Slope 1/4" Per Ft.
 - Drainage Piping 4" Min Slope 1/8" Per Ft
 - 4" Vent Pipe To Extend Through Roof to Open Air
 - DWV Piping - ABS - B181.1 or PVC - B181.2
 - Water Service Pipe - CSA B-137.1 (Series 160) Or Copper ASTM B88
 - Water Supply Pipe - CSA B-137.5 PEX



Rev.	Description	Date
0	Issued for Client Preliminary	23.03.21
0	Issued for Client Review	23.08.29
0	Issued for Tender	23.09.18
0	Issued for Construction / Permit	23.10.24

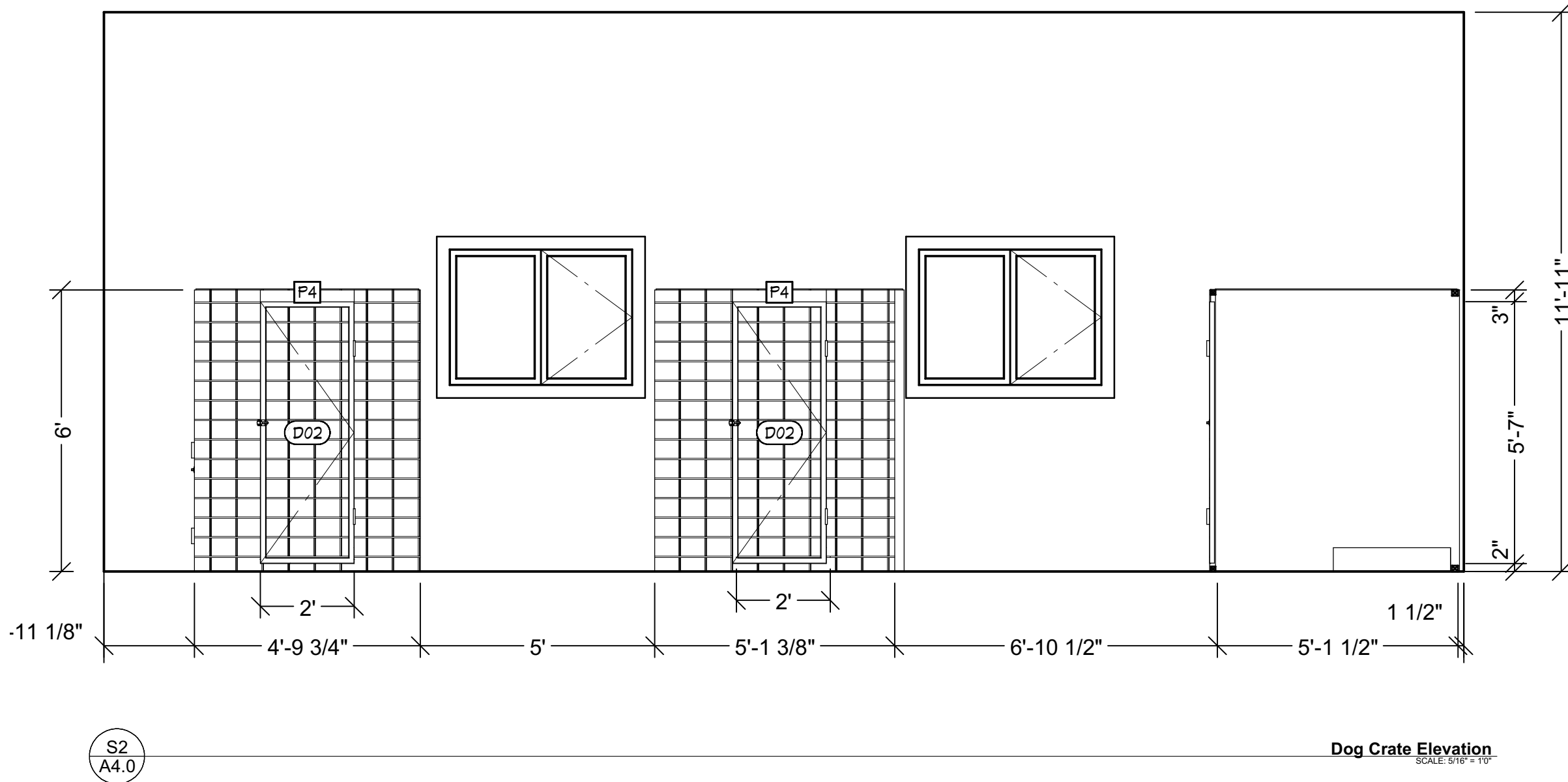
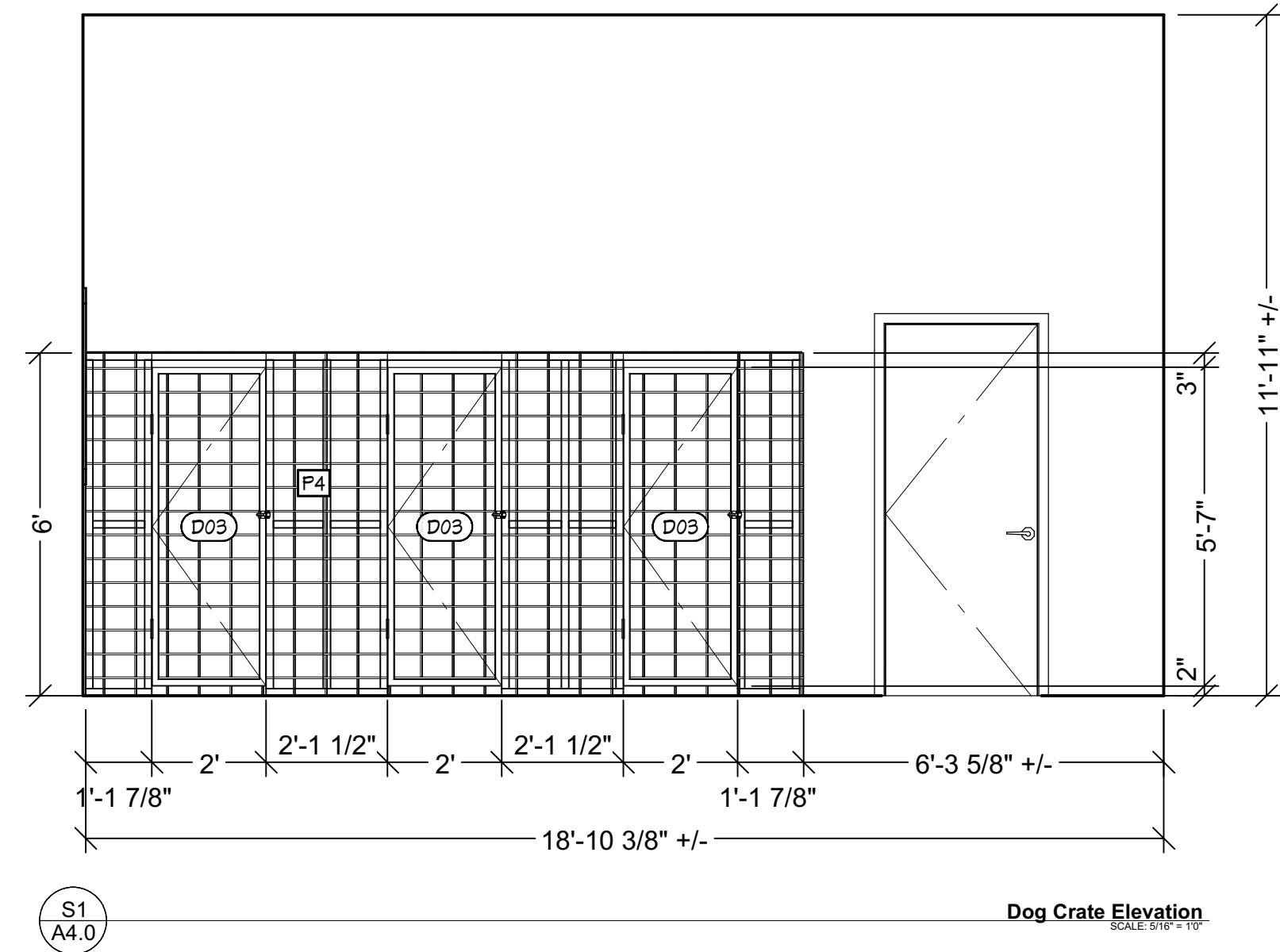
FOR CONSTRUCTION

Client
City of Temiskaming Shores
325 Farr Drive,
Haileybury, Ontario
P0J 1K0

Drawing Title
Floor Plan
Project Title
Haileybury Marina
Renovation

Professional Stamp
"I REVIEWED THIS DOCUMENT AND TAKE RESPONSIBILITY FOR THIS DESIGN. I AM QUALIFIED IN THE APPROPRIATE CLASSES/CATEGORIES AS PER SUBSECTION 3.2.4 OF DIVISION C OF THE BUILDING CODE."
Francis Rivard Drafting & Design
BCIN # 122341
Francis Rivard
BCIN # 103936
SIGNATURE

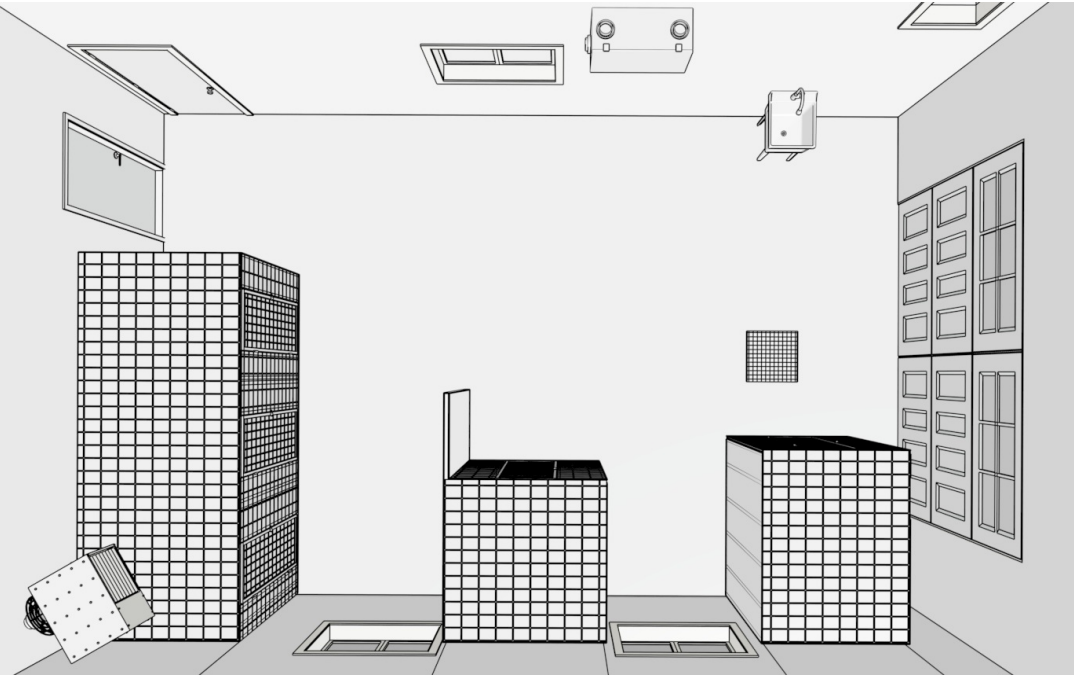
Scale	As Indicated	Project No.	23010
Sheet Size	18" X 24"	Date	23.10.24
Revision	0	Drawing No.	A3.0
Drawn By	FR		



DOOR SCHEDULE							
DESCRIPTION	FLOOR	NUMBER	QTY	DIMENSIONS	HEADER	HEADER TYPE	COMMENTS
HINGED	1	D01	1	16"X36"X1 3/8" R IN			
HINGED	1	D02	2	24"X67"X1 1/4" L IN			
HINGED	1	D03	3	24"X67"X1 1/4" R IN			
HINGED	1	D04	1	32"X80"X1 3/8" L IN			
HINGED	1	D05	1	32"X80"X1 3/8" R IN			

Scope of Work:

- Animal Bath Room - Remove existing window, make all existing walls good by removing or relocating existing surface plumbing and electrical to meet all applicable codes. Install 48"x32" shower base / enclosure, and new plumbing as per drawings. Install tie off anchor and proper backing. Install 1/2" plywood and FRP panel on all walls and seal at floor. Prep floor as required and apply epoxy finish with flakes installed as per manufacturer specifications. Install new ceiling fan. Drywall ceiling mud, prime & paint as per owner.
- Cat Area / Storage Room - Supply and install cabinets as per details, install cat crates, remove and frame in existing door, install new door as per drawing A2.0, make all walls good and provide a new coat of primer & paint (color as per owner)
- Dog Area - Connect laundry tub to existing floor drain and add a clean out. Fill existing floor drain hole with concrete and provide a 2" over pour to make floor good, apply epoxy finish with flakes installed as per manufacturer specifications, make all walls good and provide new coat of paint, supply / fabricate new dog crates as per details, cap top and end of walls with FRP and corner trim or aluminum flashing, seal FRP to floor throughout w/ caulk. Remove existing shelving throughout and store as per owner for future use. Make walls good prime & paint. (color as per owner)
- All fixtures to be supplied by owner & installed by contractor.



GENERAL NOTES:

- PROJECT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE, (LATEST REVISIONS INCLUDED), ALL LOCAL BY-LAWS, ACTS AND ORDINANCES.
- PERFORM ALL WORK IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AS A MINIMUM STANDARD, REFER TO APPROPRIATE CSA STANDARDS FOR ADDITIONAL REQUIREMENTS COVERING WORKMANSHIP AND MATERIALS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BY-LAWS AND OTHER CODES AND BODIES HAVING JURISDICTION.
- ALL WORKMANSHIP SHALL BE IN COMPLIANCE WITH GOOD TRADE PRACTICES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE BUILDING DURING ALL PHASES OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE CONSTRUCTION.
- CONTRACTOR TO ASSUME THAT DETAILS ARE TYPICAL FOR ALL LIKE AND/ OR SIMILAR CONDITIONS THROUGHOUT AREA OF THE WORK.
- ALL MATERIALS AND/OR ASSEMBLIES LISTED ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE PERFORMANCE RATINGS OF THE ONTARIO BUILDING CODE AND/OR APPLICABLE REQUIREMENTS OF ALL APPROVAL AGENCIES.
- ALL NECESSARY CONTRACT HARDWARE AND ANY OTHER INCIDENTAL ITEMS NECESSARY FOR A COMPLETE JOB SHALL BE OF ACCEPTABLE QUALITY, STRENGTH, FINISH, SIZE AND DURABILITY.
- ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY.
- ALL FINISHES (TYPE AND COLOR) TO BE SELECTED BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER.
- DETAILED LAYOUT OF ALL CABINETRY DESIGNED BY OTHERS.
- ELECTRICAL, HVAC, PLUMBING, SEPTIC SYSTEM AND LANDSCAPING DESIGNS BY OTHERS (IF APPLICABLE).
- LOCATION OF ALL ELECTRICAL, PLUMBING, MECHANICAL AND HVAC EQUIPMENT TO BE COORDINATED BY CONTRACTORS.

CONCRETE NOTES:

- WORK IN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF CSA A23.1-94 AND CSA A23.2-94 AS MINIMUM STANDARDS.
- CONSTRUCT FORM WORK STRONG, TIGHT, BRACED AND TRUE SO AS TO MAINTAIN SHAPE AND POSITION. USE ONLY NEW MATERIALS.
- ALL REINFORCING STEEL TO BE CLEAN AND SECURED IN PLACE BY THE USE OF CHAIRS, SPACERS, OR HANGERS.

MATERIALS:

- CONCRETE:
 - COMPRESSIVE STRENGTH:
 - FOOTING = 32 MPa
 - GARAGE & EXTERIOR SLABS = 32 MPa
 - INTERIOR SLABS = 20 MPa
 - FLOOR TOPPING = 20 MPa
 - AIR ENTRAINMENT: 5-8% FOR GARAGE AND EXTERIOR SLABS
- REINFORCING BARS:
 - BILLET STEEL BARS, GRADE 400 TO CAN/CSA 30.12.

CARPENTRY NOTES:

- WOOD FRAMING SHALL CONFORM TO THE REQUIREMENTS OF PART 9 OF THE ONTARIO BUILDING CODE AND SHALL BE RIGIDLY AND SECURELY CONNECTED, REFER SPECIFICALLY TO TABLE 9.23.3.A FOR NAILING PRACTICE IN GENERAL.
- MISCELLANEOUS FRAMING LUMBER SHALL BE NO. 2 GRADE OR BETTER SPRUCE, PINE OR FIR SPECIES TO C.S.A. STANDARD 0141-1970.
- ALL LUMBER EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED AND ALL CUTS SHALL BE TREATED WITH A WATERPROOFING SEALANT.
- SHEATHING MATERIAL SHALL BE FIR PLY, OSB OR EQUIVALENT AND TO THICKNESSES AS NOTED ON DRAWINGS.
- SUPPORT ALL WINDOW AND DOOR LINTELS WITH A SPAN MORE THAN 5' WITH (2x) JACK STUDS ON BOTH SIDES OF OPENING (UNLESS NOTED OTHERWISE).
- THE WIDTH OF COLUMNS AND STUD POSTS SHALL BE NOT LESS THAN THE WIDTH OF THE GIRDER TRUSS OR BEAM THAT IT SUPPORTS.
- ALL COLUMNS AND STUD POSTS SHALL EXTEND DOWN TO FOUNDATION FOR SUFFICIENT BEARING. PROVIDE SOLID WOOD BLOCKING WHERE REQUIRED TO ENSURE A CONTINUOUS TRANSFER OF THE SUPPORTED LOADS.
- ALL FASTENERS EXPOSED TO THE ELEMENTS SHALL BE CORROSION RESISTANT.
- ALL EXTERIOR WALL SILL PLATES SHALL BE INSTALLED ON A FOAM GASKET. ALL INTERIOR PARTITION SILL PLATES INSTALLED ON CONCRETE SHALL BE INSTALLED ON A 2 mil POLYETHYLENE FILM (or) TYPE S ROLL ROOFING.

ALL MEASUREMENTS TO FACE OF EXISTING WALLS, EDGE OF FRAMING OR CENTER OR EDGE OF ROUGH OPENING UNLESS OTHERWISE INDICATED