



Request for Quotation

Date: July 13, 2023 **Project No.:** 300055553.0000

Project Name: Tiny Home Lot Development **RFQ No.:** 2

To: Michael Earl, Senior Administrative Officer

Client Name: Chippewas of Nawash Unceded First Nation

This is not a Change Order and is not authority to proceed with the work described. Until further notice, do not proceed with any work that would render the inclusion of the revisions detailed in this proposal more difficult or expensive. Include quoted cost for revisions or additions to contract requirements necessitated by this proposal. Other than by the addressee, copying or distribution of this document, in whole or in part, is not permitted without the express written consent of Neegan Burnside Ltd.

This document is provided to assist in the submission of quotations by Contractors to the Owner and is intended to help clarify the scope of work depicted on the Issued For Tender drawings with specifications provided on the drawings. The form of Contract will be developed with the successful bidder and the Owner in a direct arrangement.

1.0 Background Information and Existing Conditions

1.1 Project Location

This document is intended to outline the final work required for the development of the Tiny Home lot located on the Chippewas of Nawash Unceded First Nation (Lot 41, CONCESSION 4 WEST, 44°56'39" N, 81°01'51"W, on the east side of Nayaushing Road, just north of the Farm Road / Nayaushing Road intersection).

1.2 Current Site Condition

The interim 2022 work included clearing and grubbing of the site for the placement of the foundations. The site has been previously cleared of approximately ninety percent (90%) of the necessary tree and organic cover, leaving a current working base of stiff red clay. A total of 30 helical have been placed to support the tiny home foundations. The placement of granular b fill to an approximate level of 198.8 m across the unit location site and access points has also been completed. The remaining work to conclude the site preparation and septic installation is part of this work.

Please submit a quotation inclusive of all labour, equipment, and materials to complete the work outlined in the IFT set.

1.3 Schedule of Work

The Contractor shall include a planned schedule for the work with their submission, including a start and completion date. The Owner deadline for the work is September 15, 2023. It is understood that topsoil and seeding may take place in 2024.

1.4 Subsurface Conditions

Three (3) test pits across the lot were conducted. They revealed the that the subsurface conditions are as follows:

- **TEST PIT #1 (TP1):** 198.30 m (Located at the proposed position of the western most housing unit)
 - To 200 mm (200 mm) Organics / roots / topsoil.
 - To 350 mm (150 mm) Organics / Silty Clay.
 - To 1,200 mm (850 mm) Mix of red, some grey clay; stiff.
 - 1,200 mm Weathered Shale (refusal with small excavator).
 - Terminated at 197.1 m.
- **TEST PIT #2 (TP2):** 198.74 m (Located at the proposed position of the central housing unit)
 - To 250 mm (250 mm) Organics / roots / topsoil.
 - To 450 mm (200 mm) Organics / Silty Clay.
 - To 1,300 mm (850 mm) Mix of red, some grey clay; stiff.
 - 1,300 mm Weathered Shale (refusal with small excavator).
 - Terminated at 197.44 m.
- **TEST PIT #3 (TP3):** 198.3 74 m (Located at the proposed position of the eastern most housing unit)
 - To 250 mm (250 mm) Organics / roots / topsoil.
 - To 450 mm (200 mm) Organics / Silty Clay.
 - To 1,100 mm (650 mm) Mix of red, some grey clay; stiff.
 - 1,100 mm Weathered Shale (refusal with small excavator).
 - Terminated at 197.20 m.

It should be noted to the contractor that part of the site has already been built up with approximately Granular 'B' to a level of fill in order to allow for proper frost cover to the base of the installed helical piles.

2.0 Scope of Work

The Contractor shall perform all of the general work covered by the Drawings and Specifications included therein to provide the remaining work for the new housing development. The work consists of the following major components:

- Placement of Environmental and Traffic Controls;
- Utility Locates;
- Excavation, backfilling, and compaction for all works;
- Placement of Gravel Driveway and Culvert Installation;
- Clearing and Grubbing of the Septic Area;
- Construction and Installation of Septic System;
- Septic Tank Testing for Water Tightness;
- Connection of individual domestic water services;
- Construction of Utility Housings for the Units;
- Site Grading Including Topsoil and Seed;
- Removal of any clay contaminated granular fill; and
- Removal of all waste material from site.

Description of the work is as follows:

2.1 Site Controls

To minimize impacts from potential erosion or migration of fine sediments from the site into adjoining areas of the nearby ditching, placement of a Light Duty Silt Fence Barrier (OPSD 219.110) and the construction of a Rock Check Dam (OPSD 210.220) are required. The general placement and location required are shown on Drawing SS1. Additionally, any work affecting the flow of traffic along Nayaushing Road is to be conducted with a traffic control plan that is to be provided to the owner upon request.

Prior to any excavation, the Contractor is required to identify and mark the location of all utilities present on the site. Any damages to the utilities will be the responsibility of the Contractor. Any discrepancies found between the utility locate markings and the drawings must be reported to the Owner immediately. The Contractor shall be solely responsible for obtaining current information in regard to the presence and exact location of all buried utilities, including but not necessarily limited to hydro, water, gas etc., and sewers, including existing service connections. This shall include excavation of inspection holes if necessary. Size, depth and location of existing utilities and structures as indicated are for guidance only. Completeness and accuracy are not guaranteed. The Contractor must exercise necessary care in construction operations to safeguard utilities, septic beds, heat pump lines, and sewers from damage. The Contractor will be liable for all damage to the same occurring within or outside the Contract limits caused by their operations.

2.2 Excavation, Backfilling, and Compaction for All Works

For placement of all underground utilities, the Contractor will be responsible for all excavation work required on the project site, ensuring the appropriate depth and dimensions as detailed in the project drawings. All excavated material must be managed appropriately. Following the excavation, the Contractor is also tasked with backfilling the area using suitable material, and ensuring no large stones or harmful debris are included that could harm the underlying utilities or structures. The backfill material must be appropriately compacted at regular intervals to attain the required degree of compaction as specified on the project drawings.

In accordance with the project contract drawings, the site requires further placement of Granular 'B' subbase and Granular 'A' base. The Contractor will need to ensure that these granular materials are layered to the correct elevations, compacted as per the design drawings, ensuring a uniform, stable, and suitable substrate for the ongoing construction. The proper placement of this granular fill is critical for the overall stability and longevity of the project site.

In addition, the Contractor is required to conduct compaction testing on these granular fills and confirm the results, assuring their compaction has reached the required standard. Please note, all fill materials used must be clean fill.

2.3 Placement of Gravel Driveway and Culvert Installation

The Contractor is tasked with the creation of a shared driveway and an individual parking space for each of the tiny homes. Construct the traffic circulation area according to the specifications and details found on sheet C102 of the drawings. All driveways must be adequately compacted and smooth following the contours and slopes shown in the drawings. The Contractor will be responsible for the installation of culverts at the specified locations as shown in the project drawings. The culverts will aid in managing the site's stormwater and help prevent erosion. The Contractor will also be responsible for ensuring the culverts are installed at the correct grade and properly backfilled.

2.4 Additional Clearing and Grubbing

Undertake clearing and grubbing to a minimum of the limits shown on the Drawings. In the event the Contractor requires additional space for working equipment, the maximum area to be impacted is a 12 m by 60 m area to the east of the existing cleared area, and an area as needed between the granular fill and Nayaushing Road. This will involve the removal of primarily aspen, cedar, and poplar trees, and 150 mm to 250 mm (6" to 10") of topsoil, roots, and organic material.

Waste material can be transported to the community landfill site at the Contractors expense, with no tipping fees required. Alternatively, the Contractor can dispose of the material at their

own, pre-selected site. Due to timing constraints, it is not expected that burning of the material on-site can be accommodated.

2.5 Construction and Installation of Septic System

Supply, install and make operational one (1) new two-compartment, pre-cast concrete low profile septic tank with a minimum working volume of 9,000 L, as shown on the Contract Drawings, including excavation, granular bedding, all equipment to place tank, backfill, connection of all pipe work, and all access risers, fittings, inlet and outlet tees, effluent filter, etc. The Contractor is also responsible for installation of all sanitary lines to the units, but final connection will not be done until the units have been placed (by others).

Supply, install and make operational one (1) new single compartment pre-cast concrete Pump Chamber, complete with a duplex pump, as shown on the Contract Drawings, and shall include excavation, granular bedding, all equipment to place chamber, backfill, connection of all pipe work, access hatch, two (2) submersible electric sewage pumps, guiderails, lifting chains, mounting brackets, float level switches, float tree, access ladder, piping, gate valves, check valves, unions, connections and transition coupling to the forcemain.

Electrical connection and requirements as outlined on the Contract Drawings are also to be completed as part of this item. The electrical will be connected to the panel of Unit #3 once the unit is placed. Include pricing to run electrical to the panel in Unit #3.

Final restoration of grassed surface of the outline of the Septic System shall be included in the Septic System pricing.

Payment for this item shall be on a Lump Sum basis as set out in the Form of Quotation and shall include all costs associated with supply and installation of the above items.

2.6 Septic Tank Testing for Water Tightness

The Contractor shall include in this item the cost to conduct onsite watertightness testing of the new septic tank and pump chamber. Each tank shall be tested after installation and partial backfilling by inserting a watertight plug, cap or seal into the inlet and outlet, filling the tank with water to approximately 50 mm (2-inches) above the joint between the riser and the tank. After 24 hours, the water level shall be verified by the Engineer. If the tank does not pass the watertightness test to the satisfaction of the Engineer, the Contractor will be required to make the necessary repairs and the test will be repeated to the satisfaction of the Engineer.

2.7 Installation of Water Services

The Contractor will be responsible for coordinating with the local water provider. The Contractor must ensure the proper connection of the water services from the main line to the designated connection points at the new development. This includes providing a service line complete to the curb stop, with an additional line to be connected at the time of house placement. Close attention must be paid to the hot / live tapping of the water main to ensure it is properly completed in a manner that will avoid contamination of the line. The Contractor should refer to OPSP 1104.010 on drawing C201, as well as OPSS.MUNI 441, for the connection plan details to adhere to when making each new connection. Furthermore, the Contractor must ensure that all connection components are installed according to the manufacturer's specifications and procedures.

Excavation for the new water service lines will require work on Nayaushing Road (paved) at five (5) locations. The Contractor is responsible for necessary traffic controls during this work, as well as proper restoration of the road to a paved state after backfilling. This includes ensuring proper compaction and grading and it is anticipated that a chip and tar surface to match the existing will be utilized.

2.8 Construction of Utility Housings

The Contractor will be responsible for the construction and installation of utility housings to protect the water and sanitary services. This work to be completed after the placement of the units. The housing is to consist of a 300 mm x 300 mm wood framed box with painted pressure treated plywood exterior and lined with 38 mm rigid Styrofoam insulation to a minimum depth of 1,200 mm below grade for the water service, and to the grade level where sanitary outfall transitions from vertical to horizontal. Service line will be centered in middle of the box, with a heat trace line provided from within the unit for the water service only.

2.9 Site Finishing and Grading Including Topsoil and Seed;

This item covers all work shown on the drawings not covered elsewhere. All disturbed grassed surface areas shall be restored in accordance with OPSS 802 and 804 with the supply and placement topsoil with hydroseed as per the drawing set. Imported or existing topsoil may be reused for the cover on the excavated areas. All stones in excess of 25 mm, roots, noxious weeds, debris, and contaminated material etc. shall be removed from topsoil and disposed of at an off-site location prior to fine grading.

Seed mix shall be applied with a hydraulic seeder and be OSC Low Maintenance Lawn Mixture as manufactured by OSC Seeds, or approved equal, and shall be mixed and supplied by a recognized seed house with tested rate for purity and germination of not less than the government standard rates.

Provide wood privacy fencing between units to limits shown.

2.10 Removal of Clay Contaminated Granular Fill

Prior to placement of the next layer of Granular fill, Contractor to review and remove all areas that may have been contaminated by clay during placement or grading procedures. Allow for removal of 100 mm of Granular material and levelling across the existing site.

2.11 Demobilization Including Removal of All Waste Material From Site.

Upon completion of all the work, the contractor must demobilize all equipment in a timely manner. Furthermore, any stockpiles of waste material (contaminated gravel, cleared vegetation, surplus excavation material etc.) or debris shall be taken off site and disposed of so that the site is left in a clean state.

3.0 Drawings

The work is guided by the drawings noted below, the specifications and notes contained therein, and this document. The Drawings consist of:

- C001 – General Notes and Index;
- C101 – General Plan;
- C102 – Sit Grading Plan;
- C103 – Site Servicing Plan;
- C201 – Sections and Details;
- C202 – Details; and
- SS1 – Sewage System Design.

Where necessary, specifications and details relating to the work have been provided directly on the Issued For Tender (IFT) drawings. This document is intended only for guidance on the scope and understanding of the Project.

4.0 Payment Terms, Substantial Performance and Warranty Period

Payment Terms will be developed and agreed to between the Contractor and Owner. Substantial Performance will be issued when the site work has been completed to the satisfaction of the Owner and will be provided in writing by the Owner. The Contractor will be required to provide a 12-month warranty period for the project commencing on the date of issuance of the Substantial Performance letter. The Contractor shall be responsible for the correction of all deficiencies noted by the Contract Administrator including repairs during the warranty period due to faulty workmanship or materials.

5.0 Bid Submissions

Contractors are directed to submit their bids as directed by the Owner representative. All questions regarding the Drawings, notes and this document are to be directed to the Owners Representative who will in turn, as necessary, contact the Engineer.

6.0 Bid Form

The bid form attached is requested to be completed by bidding Contractors for the proposed work in addition to any other instructions provided by the Owners Representative. The 'Total Project Bid' section should reflect the Contractors entire bid price for the project, with any additional comments or specifications included in the 'Notes' section. Contractors' signatures certify the accuracy and completeness of the provided information.

7.0 Contract

The contract for the work will be prepared between the Owner and the Contractor directly. The Engineer maintains a separate contract with the Owner to supply services in support of the execution of this work. All invoices and progress payments for the Construction work will be submitted directly to the Owner for consideration and processing. Terms of Insurance and Bonding, if required, will be directed by the Owner.

CJ/HM:aec

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Chippewas of Nawash Unceded First Nation

RFQ for New Tiny Home Housing Fabric

Form of Quotation (1 of 2)

Contractor: _____

Address: _____

Phone Number: _____

Contact Email: _____

Proposed Construction Schedule (start): _____

Proposed Construction Schedule (finish): _____

Description (2.1 to 2.11): \$ _____

Contingency Allowance:
(only to be used at Owner's direction) \$ 10,000

Total Construction Cost: \$ _____

HST (13%): \$ N/A

Total Quotation Amount (TQA): \$ _____

Authorized Contractor's Signature: _____

Print Name: _____

Date: _____

Chippewas of Nawash Unceded First Nation

RFQ for New Tiny Home Housing Fabric

Schedule A

Form of Quotation (2 of 2)

This form is provided for the Contractor to provide itemized Lump Sum for the Owners tracking only. The Total Quotation Amount (TQA) will represent the Contractor's Bid Price and total payable for the work represented on the contract drawings.

Item No.:	Description:	Amount: (All prices are Lump Sum)
2.1	Site Controls	\$ _____
2.2	Excavation, Backfilling, and Compaction for All Works	\$ _____
2.3	Placement of Gravel Driveway and Culvert Installation	\$ _____
2.4	Additional Clearing and Grubbing	\$ _____
2.5	Construction and Installation of Septic System	\$ _____
2.6	Septic Tank Testing for Water Tightness	\$ _____
2.7	Installation of Water Services	\$ _____
2.8	Construction of Utility Housings	\$ _____
2.9	Site Finishing and Grading Including Topsoil and Seed;	\$ _____
2.10	Removal of Clay Contaminated Granular Fill	\$ _____
2.11	Demobilization including removal of all waste material from site.	\$ _____
TOTAL:		\$ _____

Quantity Estimate

In addition to the pricing, please indicate, by estimate, the Quantity of the following materials which form part of the Price. This will be used to assist the Owner in partial payments and tracking of work completed.

Item:	Description:	Amount: (Indicate m ³ or yd ³ or tonnage)
A	Granular 'B' to complete subgrade	
B	Granular 'A' to complete to finished grade	
C	Imported topsoil	