

REQUEST FOR PROPOSAL (RFP): Public Works Building Upgrades

1. Introduction

Wahnapitae is seeking proposals from qualified contractors to undertake necessary repairs and upgrades to a critical infrastructure asset: the Public Works building. This RFP provides the guidelines and requirements for submitting proposals for this project.

2. Project Background

The Public Works building , constructed in 1992, and the Fire Hall, constructed in 1998, We are experiencing structural and functional deficiencies including roof leaks, compromised insulation, and physical damage to Public Works building components. These issues have necessitated the planned repairs and upgrades outlined in this document.

3. Project Overview

Identified Problems:

1. Roof Issues:

- Public Works has a metal roof that are leaking due to aged and failing fasteners and degraded rubber washers, leading to multiple leak points.
- The existing insulation under the roofs is wet and compromised, significantly reducing its R-value and effectiveness, resulting in higher heating costs.

2. Structural and Mechanical Concerns:

- One interior support column in the Public Works building is rusted through and requires replacement to maintain structural integrity.
- Two garage door frames in the Public Works building are severely damaged by collisions with heavy equipment, necessitating complete replacement.

3. Exterior Wall Damage:

- The siding on the front of the Public Works & Fire Hall building is damaged due to impacts from mobile equipment, affecting both aesthetic and functional aspects of the building envelope.

Scope of Work:**1. Roof Replacement or added layer and Insulation:**

- Remove and dispose of the existing metal roofing or add a 2nd layer and insulation the Public Works building roof.
- Install new high-quality metal roofing , Flashing & Gutter using modern, durable materials that include improved fastening systems to prevent future leaks.
- Apply new thermal insulation across the Public Works, opting for materials with high R-values to enhance energy efficiency and reduce heating costs.

2. Wall Insulation and Repair:

- For the Front wall Public Works & Fire Hall building, strip the existing damaged siding on front of building and inspect for structural damage.
- Install insulation from the floor to ceiling, providing a continuous thermal barrier.
- Cover insulated areas with cladding to protect insulation to ensure durability and enhance appearance.

3. Structural Repairs:

- Replace the rusted interior support column in the Public Works building with a new, corrosion-resistant column that meets current building codes and safety standards.
- Replace the damaged garage door frames with new, heavy-duty steel frames designed to withstand impacts from mobile equipment and provide secure, functional operation.

4. Window Replacement

- Replace 4 old single pain windows with new double thermal windows.

All garbage arising from the project will be the responsibility of the contractor to dispose of

4. Deliverables

- Fully replaced or added layer and insulated roofs for the Public Works building.
- Flashing to seal roof to Fire Hall side of building
- Insulate and clad interior and repaired exterior walls for the Public Works section of the building.
- Structural integrity restored with new support columns and door frames.
- (4) New Thermal efficient windows
- Project completion documentation.

5. Submission Requirements

6. Proposal Evaluation Criteria

- Cost-effectiveness of the proposal.
- Contractor's experience and past performance.
- Quality of the proposed materials and methods.
- Construction Schedule
- Environmental and safety compliance.

7. Project Timeline Proposals must include a detailed schedule. The project is expected to this summer and be completed within six months.

8. Site Visit A mandatory site visit for interested contractors is scheduled for [Date]. This visit will allow contractors to assess the site conditions and clarify any questions regarding the project scope.

10. RFP Timeline

- RFP Issue Date April 30th 2025
- Site Visit Date: May 13th 2025 2:00 Pm
- Proposal Submission Deadline: June 13th 2:00 pm 2025

11. Submission Instructions Proposals should be submitted via email to Dave Nicholls and Leo de Ruiter

EMAIL: DAVE.NICHOLLS@WAHNAPITAEFN.COM & leo.deruiter@wahnapietaefn.com

12. Contact Information For any inquiries regarding this RFP, please contact: Dave Nicholls

Title: Asset Management Officer

Phone: 705-858-0610 ext 239

Email: DAVE.NICHOLLS@WAHNAPITAEFN.COM

13. Additional Terms and Conditions

- Wahnapietae First Nation reserves the right to reject any and all proposals.
- No proposal shall be considered binding until a formal contract is executed.
- All work must comply with federal, provincial, and local regulations.
- Wahnapietae will review alternative solutions to the problems identified

14. Appendix: Site Photos



Remove and replace front Metal
cladding of Public Works and Fire
Hall







