



**REQUEST FOR TENDER
DESIGN, SITE DEVELOPMENT & CONSTRUCTION
White River, ON**

Development Description

Location / Address of development	Lots 94 – 98 on Ontario St. Lots 59 – 63 on Super St. As indicated in the property map
Type of Dwelling	One floor dwellings - can be town house, or duplex
Number of units	maximum \$800,000 can build
Number of bedrooms	TBD – no one bedroom units required
Room size minimums	Ontario building code standards
Minimum size of each unit	Two Bedroom Units – Est. 800-900 Square Feet Three Bedroom Units – Est. 1000 SF one floor only - open concept kitchen/living room – one bathroom Small laundry closet / side by side appliances
Accessibility	Proponent will ensure all new construction meets minimum accessibility as per Ontario Building Code.



Service Requirements Included In Bid Submission

This form must be used in order for bid submission to be considered complete and compliant.

Site plans and design plans \$ _____

Proponent/Contractor to present site plans to OAHS for approval and design plans
Proponent to submit site plans for Municipal approval

Municipal / Permit Applications \$ _____

Proponent/Contractor to prepare for all permits associated with all phases and requirements of the Municipal and Provincial Governments.

Proponent to adhere to, answer and take responsibility for all questions, concerns and compliancy as it relates to Municipal and Provincial Permits and regulations.

Site Work \$ _____

Proponent to plan and develop all site work requirements, including, but not limited to:

- Blasting work
- Connection of water main, sanitary and storm sewer
- All excavation and back fill required
- Asphalt parking with painted parking zones
- All concrete walkways and curbs where required
- All landscaping including hydro seed
- All lines for power, phone, cable
- All lines for surveillance cameras / equipment approved by OAHS to ensure compatibility
- Natural gas lines and connections for heating systems

CONTINGENCY \$ _____

- Cash purchases
- Change order requirements
- Documented / receipts provided unused portion to be removed from final expense claim

TOTAL SERVICE FEE PRICE (A) \$ _____

TOTAL H.S.T. \$ _____

TOTAL SERVICE FEE PRICE INCLUDING H.S.T. \$ _____



Construction / Supply Specifications Included In Bid Submission

This form must be used in order for bid submission to be considered complete and compliant.

FRAMING / GENERAL CONSTRUCTION

\$ _____

- To supply and install all modular framing, trusses, sheathing, insulating, vapour barrier and air sealing in compliance with current Energy Efficiency/OBC requirements. Detailed specs as per your stamped drawings.

ENTRY DOORS

\$ _____

- To supply and install new 36" x 80" insulated 6 panel Steel Entry Doors.
- One door at the front of the unit and one door at the back of the unit.
- Doors to come pre-painted white both sides from factory.
- Slab to come predrilled for deadbolt.
- Door frame to come with white vinyl clad frame.
- Door to come with magnetic weather-stripping, peep holes (accessible and standard) and all necessary sill extensions.
- All interior and exterior finishing to be included. Interior casing/trim to be composite PVC unless approved otherwise by OAHS rep.
- Brick mould to be maintenance free – Vinyl.
- No hollow capping permitted.
- To supply and install wireless doorbell at main entry.
- To supply and install interior hinge pin door stops on all entrance doors.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

ENTRY LOCKS

\$ _____

- To supply and install WEISER passage lever handle and Weiser SMART key Deadbolt.
- Locks to come with nickel finish.
- Both doors to be keyed alike. Keys to be given to OAHS representative upon completion unless directed otherwise.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

ROOFING

\$ _____

- To supply and install new drip edge around perimeter of roof.
- To install 2 rows of ice and water shield on all eaves, valleys and vulnerable area. Cover remainder of roof with synthetic underlayment. Venting must be adequate for square footage of attic space. Venting to be either Max Static Vents or Ridge Venting. No whirly birds permitted.
- Supply and install new ABS flashing around all vent stacks.
- Supply and install Lifetime Architectural Shingles on entire roof surface. Seal where necessary
- Remove all debris, shingles and nails off site.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

INTERIOR LIGHTING

\$ _____

- Interior lighting fixtures with 7" LED flush mount low profile lights. Different profile can be used if approved by OAHS rep.
- Bulbs to be LED and equivalent to 60 watt incandescent minimum.
- Eco Option / Energy Star qualified.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

PAINTING

\$ _____

- Prime and Paint all walls with Semi-gloss latex paint. Paint colour must be neutral, confirm with OAHS prior to start date.
- Do not paint light fixtures, vinyl windows, vinyl or rubber casings, handles, plug covers, etc. unless requested otherwise by OAHS rep.
- Leave unused cans on site in basement for future touch ups.
- Forward colour swatch to OAHS with invoice for future reference.

WINDOWS

\$ _____

- To supply and install new Vinyl dual pane slider windows.
- All windows to come Low E Argon & Energy Star Rated.
- All windows to come with vinyl jamb extensions to suit wall depth.
- To come with vinyl, maintenance free brick mould.
- All exterior and interior finishing to be included.
- Interior casing/trim to be MDF minimum 2 ¾" width & 5/8 thickness.
- All casing to have nail holes and joints filled/puttied and painted.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

KITCHEN

\$ _____

- Kitchen Design to meet CSA standards
- To supply and install all new Kitchen Cabinets as per approved drawings. Cabinets to come with solid wood framing and wood veneer, laminate or melamine doors. Colour & style of cabinets to be verified prior to install.
- To supply and install all kitchen cabinet hardware including handles/pulls. All hardware to be nickel in colour. Any changes must be verified/ approved by OAHS.
- To supply and install laminate countertops as per drawing. Colour to be verified by OAHS prior to install. Ensure all countertops are caulked where necessary.
- To supply and install new stainless steel double kitchen sink. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- Ontario Aboriginal Housing will supply all appliances

SMOKE ALARMS

\$ _____

- To supply and install new hardwired Smoke CO combo detectors in all required locations as per OBC.
- All operating instructions to be left on site. Consult OAHS rep on location to leave them.

ATTIC INSULATION

\$ _____

- To supply and install mor-vents/ baffles into each rafter space to suit insulation depth.
- To build and secure retainer around attic hatch to hold back insulation.
- To blow in fiberglass wool insulation to approximately 18.5” in total to achieve R50.
- To insulate back of attic hatch using rigid board insulation.
- To install weather-stripping around face of attic hatch to ensure it seals properly.
- All items and installation must meet current energy requirements/OBC.

EXTERIOR SIDING:

\$ _____

- To supply and install rigid insulation and house wrap around entire exterior of unit to meet current OBC.
- Install all necessary light/ utility extensions to suit wall depth.
- To supply and install dryer, exhaust, receptacle and all necessary J Blocks. Vents must be vinyl. Colour to be verified by OAHS with siding colour.
- Supply and install 4.5” dutchlap vinyl siding around entire exterior. Lighter, stock colour for siding and associated vinyl J trim to be verified by OAHS prior to start date.
- To seal all windows, doors, vents and penetrations with exterior caulking.
- To clean job site and remove all debris and nails.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

FLOORING

\$ _____

- To supply and install glue down Resilient Vinyl Plank flooring throughout unit. Flooring must be minimum 3.8 mm in thickness.
- To supply and install new white pvc baseboard throughout. Other materials such as rubber may be permitted if approved by OAHS rep.
- To supply and install any transitions/ reducers/ nosings necessary.
- To remove all debris and leave work area clean.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

EAVESTROUGH

\$ _____

- To supply and install new seamless aluminum eaves trough on all eaves with proper slope for drainage.
- To supply and install necessary aluminum downspouts.
- To supply and install Low Profile Vinyl Downspout Extensions. Minimum 24” in length, black in colour.
- To seal with silicone where required.

HEATING SOURCE

\$ _____

- To supply and install 1 condensing gas boiler with minimum efficiency of 95%. Boiler and rads to be appropriate size to service 6 units with individual controls.
- Boiler to be housed in separate room with it’s own access door from exterior.
- Units to come with programmable thermostats.
- To ensure units are functioning properly.
- To leave instructions on site with unit.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

HOT WATER

\$ _____

- To supply & install 40 gallon hot water tank.
- Must be Energy Star rated.

AIR EXCHANGES

\$ _____

- Ensure proper air exchange/ air quality is met as per OBC
- If installing Heat Recovery Ventilator. Unit must meet current OBC requirements, have defrost mode and have sensible recovery efficiency of at least 75% at 0°C

EXTERIOR LIGHT FIXTURES

\$ _____

- To supply and install outdoor wall lights at all entrances. Lights to be black in colour & LED compatible.
- To supply and install LED exterior bulb in fixture. Minimum 60 watt equivalent.

INTERIOR DOORS

\$ _____

- To supply and install 6 panel pre-hung textured & primed interior doors.
- All main floor interior doors (including bathrooms) to have a clear opening width of 32 in.
- Paint doors and frames white in colour using semi-gloss latex paint.
- All main floor int doors (including bathrooms) to have a clear opening width of 810 mm (32 in.)
- To supply and install passage handles. Nickel finish unless approved by OAHS.
- To supply and install hinge pin doors stops on all interior doors.

BATHROOM

\$ _____

- **Vanity:** To supply and install 30" vanity in both bathrooms. Vanity to come with 1 piece sink & countertop. Caulk where necessary. Colours/ style to be verified with OAHS prior to install. Supply and install door handles/hardware if not supplied with vanity. Nickel finish. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- **Showers :** To supply and install 1 piece shower & tub unit in bathrooms. To supply and install permanent shower curtain rod on both units. To supply and install shower/tub fixtures. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta. To caulk where necessary. Verify style of Shower/Tub surround with OAHS rep prior to install.
- **Toilets :** To supply and install 1 new *American Standard* Water Sense toilet. Toilet to come with elongated bowl, chair height and no greater than 4.8 LPF. Include any plumbing modifications as required. Any other manufacturer or changes in spec must be approved by OAHS.
- **Exhaust Fan:**
 Supply & Install new ventilation exhaust fans in bathroom.
 Fan must be minimum 100 cfm & Energy Star rated/qualified.
 Fan must be humidity sensing.
 All exhaust fans ductwork must be properly insulated & vented to the outside.
 Leave operation manual on site. OAHS rep to instruct where.
 Forward all receipts and warranties to OAHS upon completion

INTERIOR CLEANING

\$ _____

- Clean all sinks, tub, surround and toilets.
- Wash all cupboards, vanity and countertops.
- Clean all exterior doors and windows.
- Clean interior and exterior of fridge and stove.
- Clean and lubricate bathroom exhaust fan.
- Clean all flooring surfaces.

ADDITIONAL SPECIFICATIONS

\$ _____

- Submit details as an attachment and include price here
- If numerous specifications are needed submit details separate but Include price as inclusive of all here

CONTINGENCY

\$ _____

- Cash purchases
- Change order requirements
- Documented / receipts provided unused portion to be removed from final expense claim

\$ _____

TOTAL CONSTRUCTION PRICE (B) \$ _____

TOTAL H.S.T. \$ _____

TOTAL INCLUDING H.S.T. \$ _____

TOTAL SERVICE FEE PRICE (A) \$ _____

TOTAL H.S.T. \$ _____

TOTAL INCLUDING H.S.T. \$ _____

TOTAL PRICE INCLUDING SERVICE FEES (A+B) \$ _____

Proponent Name: _____

Proponent Signature: _____

Proponent Address: _____

Phone: _____ Cell #: _____

Email: _____

H.S.T. #: _____

Date: _____