

The Township of Rideau Lakes



Rideau Lakes

**Request for Proposals for
the Demolition of Former
Delta Maple Syrup Factory**

PW2025-09

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1.0 Information to Bidders

General Description

The Township of Rideau Lakes is seeking a qualified proponent to provide all labour, materials, and equipment necessary to demolish and remove the Former Maple Syrup Factory and provide a hard cap asphalt surface as per the Scope of Work in Section 3.0.

Bid Submission

Proposals shall be made in the format specified in Section 1, include the forms in Section 2, and fully contemplate the project scope outlined in Section 3. Proposals shall be properly labeled with the proposal number ‘PW2025-09’ and submitted no later than the Closing Date and Time.

Proposals are to be submitted by mail or hand delivered in a sealed envelope, clearly marked with its contents, to the undersigned by the following deadline:

Closing Date: 3:00p.m. E.S.T., April 9, 2025
RFP Opening: Immediately following closing.

RFP: PW2025-09
Steve Holmes C. Tech.
Manager of Facilities and Parks
Township of Rideau Lakes
1439 County Road 8
Delta, ON., K0E 1G0

Registration

Individuals or firms interested in submitting a proposal should register as a Bidder with the Municipality to ensure they receive any addenda which may be issued. Individuals or firms may register by contacting the Manager of Facilities and Parks by email below:

Steve Holmes C.Tech.
Manager of Facilities and Parks
parksmanger@rideaulakes.ca

Optional Site Meeting

There is an optional site meeting for this project, which is scheduled for **March 26, 2025, at 1:00PM**. Please register for this site meeting with the Manager of Facilities and Parks at parksmanger@rideaulakes.ca.

RFP Schedule

Every attempt will be made to meet all dates. The Township of Rideau Lakes reserves the right to modify any or all dates at its sole discretion.

Optional Site Meeting: March 26, 2025, at 1:00 PM – Lower Beverly Lake Park Road, Delta, ON.

Last Day for Questions: April 2, 2025

RFP Closing Date and Time: April 9, 2025, at 3:00 PM

Selection of Successful Vendor: April – May 2025

Project Execution: May - June 2025

Cost of Submission

The Township of Rideau Lakes will not be liable nor reimburse any Bidder for any costs incurred in developing a proposal submission, attending meetings/interviews, demonstrating the goods and or services, legal services, or any other services that may be required in responding to this Request for Proposal.

Right to Accept or Reject Proposal

The Township of Rideau Lakes reserves the right to reject any or all Proposals, as a whole or in part, and waive formalities as the interests of the Corporation may require, without stating reasons. Therefore, the lowest or any Proposal may not necessarily be accepted. If there are a limited number of responses to this request, the Township reserves to right to terminate the request or make further requests for proposals.

Validity

The Proposal submitted shall remain valid for at least sixty (60) days from the Proposal Closing Date.

Withdrawal of Proposal Prior to Closing

A Bidder who has submitted a response to this Request for Proposal may request that such response be withdrawn. Withdrawals shall be completed and shall be allowed under the following conditions;

- 1 The RFP closing date and time has not passed. There shall be no withdrawals of Proposals allowed after the closing date and time for receiving Proposals.

- 2 The request is made in writing on the Bidder's letterhead and signed by a senior official of the Bidder, and include his direct contact information; and
- 3 The request is made to the Manager of Facilities and Parks by email or by hand.

In all cases, a request for the withdrawal of a Proposal will be verified by the Township of Rideau Lakes, by way of a telephone call to the senior official representing the Bidder and making the request, to confirm the withdrawal.

All confirmed requests for withdrawal will be placed on record and the associated Proposal shall be given no further consideration.

Review of Documents

The Bidder must personally study the entire Request for Proposal document as to satisfy himself/herself of the conditions and requirements of the Proposal. There will be no consideration of any claim, after submission of Proposals, that there is a misunderstanding with respect to the conditions imposed by the Request for Proposal.

Multiple Proposals

Multiple responses from any one Bidder are acceptable, providing each response is complete as per the format specified herein, and is packaged and transmitted separately.

Addenda

The Township of Rideau Lakes may choose to issue addenda to provide clarification or additional information. Addenda will only be sent to vendors that have registered as Bidders. It is the Bidder's responsibility to ensure they have received all addendums and provide the Township of Rideau Lakes with the proper contact information through the registration process.

Price Submission

The Proposal price shall include total costs, in Canadian Dollars, including, but not limited to labour, material, equipment, supervision, statutory charges and vendor overhead and profit.

Award

Upon completion of evaluations, the Township of Rideau Lakes may select a Bidder with whom it wishes to undertake negotiations for the project. Negotiations may take the form of adding, deleting, or modifying certain requirements based on the response to the Request for Proposal, and adjusting pricing accordingly if required. Assuming mutually acceptable terms and conditions can be agreed upon, a purchase order will be issued to the selected bidder.

The Township of Rideau Lakes reserves the right in its absolute discretion to:

- 1 Adjust, discontinue, or cancel the submission process, and/or commence a new process for the same or similar goods or services, if the Township of Rideau Lakes, at its sole discretion, deems it necessary.
- 2 Accept or reject any submission(s) in whole or in part.

Therefore, the lowest cost Proposal may not necessarily be accepted. The acceptance and award of a Proposal shall be subject to the approval of The Township of Rideau Lakes' Council Budget approvals.

Collection of Personal Information and Confidentiality Provision

Any personal information collected through the Request for Proposal process will be done so, and managed, in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. Any personal information collected is being done so for the purposes of proposal review and potential vendor selection.

All responses to this Request for Proposal will only be treated as Third Party Information and/or Economic or Other Interests in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* where **an explicit request to do so is provided in writing in the proposal**. Submission of a proposal without this explicit request shall constitute consent for disclosure in accordance with the Act.

The information contained in this Request for Proposal will be utilized by the Bidder solely for the purposes of preparing a submission. Any other use of the information for any other purpose is not authorized by the Township of Rideau Lakes.

Standard Terms and Conditions

The Township of Rideau Lakes maintains standard procurement Terms and Conditions that apply to this Proposal. A copy of the Township's Procurement of Goods and Services Policy – Revised May 2024 will be provided on request.

Terms of Payment and Invoices

The terms will be as per the project proposal and any subsequent negotiated agreement. Generally, the Township of Rideau Lakes' terms of payment are net thirty (30) calendar days upon completion of work and receipt of invoice.

Steve Holmes
Manager of Facilities and Parks
parksmanager@rideaulakes.ca

Notice Of Project

The Successful Bidder shall be responsible for taking out a Notice of Project to the Ministry of Labour and shall post on site prior to commencing the project as set out in section (1) of the Regulation for Construction Projects, O.Reg. 213/91 (the

regulation). Proof of such Notice must be made evident to the Township of Rideau Lakes before the first payment is made.

Termination

The Township of Rideau Lakes reserves the right to terminate the contract for sufficient cause, including, but not limited to, poor performance, late deliveries, inferior quality, incorrect pricing, statutory non-compliance, and health and safety concerns. If any successful Bidder should neglect to perform the work properly or fail to perform any provision of the Request for Proposal, the Township of Rideau Lakes may terminate the contract after fifteen (15) business days with written notice to the vendor.

Background Check

The Township of Rideau Lakes, at its discretion, may perform background checks on any service personnel, and reserves the right to refuse access to buildings or equipment to any personnel or other representatives of any successful vendor or manufacturer.

Conduct of Vendor Staff

The successful vendor shall employ orderly, competent and skilled staff to ensure that the Request for Proposal is completed in a respectable manner. If any one person employed by the successful vendor in connection with the Request for Proposals efforts, in the opinion of the Township of Rideau Lakes is just cause for complaint, the vendor, upon notification from the Township of Rideau Lakes, shall not permit such person to continue in any future work arising out of the Request for Proposal.

Accessibility

The Township of Rideau Lakes is required to comply with the Accessibility for Ontarians with Disabilities Act, 2005 as amended and any associated regulations.

Any successful Bidder for the completion of work with regards to this Request for Proposal must be aware of these requirements and certifies that all statutory requirements will be met at the vendor's full cost.

Insurance – Liability, Automotive and Non-Owned Automobile Insurance

Without in any way limiting the liability of any successful vendor, the vendor shall:

- 1 Maintain and keep in force during the term of the contract, General Liability Insurance protecting the contractor's liability, legal or assumed, under the contract for all claims arising from personal injury to members of the public, damage to property of public including loss of use of such property and the minimum insurance shall be \$5,000,000.00.
- 2 Maintain and keep in force during the term of the contract, automobile and non-owned automobile insurance on all vehicles used in connection with the work under this contract. Such insurance is to carry the minimum limit of \$2,000,000.00.

- 3 Maintain and keep in force during the term of the contract, Contractor's contingent liability insurance, covering the liability of the Contractor under this contract in respect to his sub-contractor's same limits as required in Clause (a).
- 4 Deposit with the Township of Rideau Lakes, before commencing any work under this contract, a certificate of insurance detailing the coverage and expiry date for all policies duly executed by the insuring company stating that if said policies are cancelled or changed in any manner, sixty (60) days written notice of such change or cancellation will be given to the Corporation of the Township of Rideau Lakes, Clerk, Delta Ontario. The Township shall be shown as an additional insured.

Workplace Safety Insurance Act

Any successful vendor is required to comply with all the regulations of the Workplace Safety and Insurance Board (WSIB) in respect to the contract work and all persons employed on or in connection therewith and shall furnish a Certificate of Clearance from the Board to the Township of Rideau Lakes and maintain good standing with the WSIB throughout the contract period.

Contractor's Liability

Any successful vendor shall be liable for all injuries and/or death to persons and for damage to property caused by his/her operations and those of sub-contractors and their employees engaged on and off site; and shall indemnify and save harmless the Township of Rideau Lakes from all suits and actions for damages and costs to such damages to property of others as well as the Township, resulting from negligence, poor workmanship and materials, as well as any cause whatsoever in the performance of the work.

Quality of Work

Any successful vendor at all times shall provide the Township of Rideau Lakes Representative with suitable access, and or status of the work covered under the Request for Proposal. The Township of Rideau Lakes Representative shall be the sole judge of the work and therefore of its acceptability. Work that is unsatisfactory, in the opinion of the Township of Rideau Lakes Representative, shall be made satisfactory at no additional cost to the Township of Rideau Lakes.

Conflict of Interest

By submitting a bid, a Bidder declares that the submission is not made in connection with any other submitting Bidder or vendor, and is in all respects fair and without collusion or fraud and further that no member of Council, officer or employee of the Township of Rideau Lakes has become interested, directly or indirectly, as a contracting party, partner, stockholder, surety or otherwise on the performance of the said contract.

Lobbying

In order to ensure fairness to all Proponents, the Township must endeavour to prevent unfair advantage created by lobbying. Therefore, the Township reserves the right to disqualify, at any time and at its sole discretion, any Proponent engaging in lobbying in connection with a competitive bidding process between a date that is no later than the date of issue of the RFP and the date of signing of a contract or Purchase Order between the Township and the Successful Proponent(s). The Township may disqualify a Proponent at any time in the procurement process, including after the selection process has been completed.

Lobbying may include any activity that the Township, in its sole discretion, determines has or may give an unfair advantage to one Proponent relative to other Proponents. Without limiting the foregoing, lobbying may include:

- a) Verbal or written communication with or to any Township staff / Council member other than those identified as contacts in this RFP in respect of this RFP.
- b) Verbal or written communication with or to any expert or other advisor assisting the Evaluation and Selection of this RFP.
- c) Verbal or written communication with or to any member of the RFP Evaluation and Selection team other than those identified as contacts in this RFP.
- d) Direct or indirect requests by the Proponent to any person, organization or group to provide a written or verbal expression of support not required by this competitive bidding process to any member of the Evaluation and Selection team or Council.
- e) Verbal or written communication with or to media organizations.
- f) Direct or indirect offer of gifts of any kind or value to any Township representative or personnel.

Questions Regarding the Request for Proposal

Bidders having questions or finding discrepancies or omissions or having doubts as to the meaning or intent thereof, shall contact Michelle Jones. The Township may elect to provide clarifications directly or via an Addenda to all vendors, depending on the nature, scope and materiality of the questions. Any questions arising from the Request for Proposal shall be directed to:

Steve Holmes
Manager of Facilities and Parks
parksmanager@rideaulakes.ca

2.0 Submission Forms

Form # 1 – Price Form – Option 1 – Fill Cap Soil

Please complete this form as a part of your proposal outlining the costs for the proposed work in response to the scope outlined in Section 3.

Fixed Costs	Cost (excluding HST)
Total fixed costs for the demolition and removal of the Former Delta Maple Syrup Factory including foundation.	\$
Total fixed costs for removal of all designated substances listed in the designated substances survey report completed by Cambium, dated June 9 th , 2023	\$
Structural consultant to review and report on removal of links to Old Town Hall at 8 Lower Beverly Lake Road, Delta, ON.	\$
Total fixed costs for full site restoration, including fill cap material, 0.5 m of impacted fill cover (topsoil) and hydro grass seed at all disturbed areas of demolition.	\$
Total Demolition Costs	\$

Form 1 must include all elements to satisfy the Scope of Work (Section 3.0) and be detailed by each major deliverable/component. This shall include, but is not limited to, all costs related to products, material, labour, site security, delivery, on-boarding, troubleshooting, training, professional fees, and ongoing costs.

Form # 2 – Price Form – Option 2 – Asphalt Hard Cap

Please complete this form as a part of your proposal outlining the costs for the proposed work in response to the scope outlined in Section 3.

Fixed Costs	Cost (excluding HST)
Total fixed costs for the demolition and removal of the Former Delta Maple Syrup Factory including foundation.	\$
Total fixed costs for removal of all designated substances listed in the designated substances survey report completed by Cambium, dated June 9 th , 2023	\$
Structural consultant to review and report on removal of links to Old Town Hall at 8 Lower Beverly Lake Road, Delta, ON.	\$
Total fixed cost for hard cap of asphalt as per detail section 3.0 at area of demolition and fill cap with hydro grass seed at all disturbed areas outside of new asphalt. Area allowance for asphalt 2850 m2.	\$
Total fixed costs to install fill cap, including fill material, 0.5 m of impacted fill cover (topsoil) and hydro grass seed at all disturbed areas of demolition outside of existing slab.	\$
Total Demolition Cost	\$
Provide unit rate for asphalt and granular as per detail section 3.0.	\$

Form 2 must include all elements to satisfy the Scope of Work (Section 3.0) and be detailed by each major deliverable/component. This shall include, but is not limited to, all costs related to products, material, labour, site security, delivery, on-boarding, troubleshooting, training, professional fees, and ongoing costs.

Should the lowest compliant bid exceed the budget for this project, the Township reserves the right to remove or revise components of work as identified below from the scope of work. The component of work would be **reduced** from the total demolition cost should the Township at its complete and unfettered discretion choose to exercise to remove work below from project’s scope of work.

Form #3 - Experience Form

To assist with proposal evaluation, please identify up to three (3) projects of a similar nature that you have completed, the scope of work involved and a reference contact.
Please submit this information as a separate attachment in the format you wish.

Form # 4 – Bidder’s Declaration Form

I/We (enter name) _____

Title/Position _____

Name of Organization or Business _____

HST # _____

Email _____

Phone # _____

- 1) Declare that no person, firm or corporation other than the one whose signature or the signature of whose proper officers is attached below, has any interest in this proposal or in the contract proposed to be undertaken.
- 2) Further declare that this proposal is made without any connection, knowledge, comparison of figures or arrangements with any other company, firm or person making a proposal for the same work and is in all respects fair and without collusion or fraud.
- 3) Further declare that no Township of Rideau Lakes employee, or member of Township of Rideau Lakes Council and their families is, or will become, interested directly as a contracting party or otherwise or in the performance of the contract or in the supplies, work or business to which it relates or in any portion of the profits thereof, or of any such supplies to be used therein or any of the monies to be derived therefrom.
- 4) Further declare that the several matters stated in the said proposal are in all respects true.
- 5) Further declare that I/We have examined the Project Documents and hereby propose and offer to enter into a contract to provide all of the items mentioned and described or implied therein, including, in every case, freight, duty, exchange, and to accept in full payment therefore, the sums calculated in accordance with the actual quantities provided, and unit prices attached to this proposal.
- 6) Agree that this offer is to continue open for acceptance until a formal contract is executed or a purchase order is issued to the successful Bidder.

Name of Authorized Officer (please print) _____

Signature of Authorized Officer _____

Signature of Witness _____

Name of Witness (please print) _____

Dated _____

3.0 – Project Scope

The Work includes all labour, equipment, professional specialized services and material required to perform the demolition and full site restoration of the former Delta Maple Syrup Factory located at Lower Beverly Lake Park Road in Delta, ON. The work shall be in strict accordance with all Ministry of the Environment Conservation and Parks (MECP) and Ministry of Labour requirements.

Attachments to this RFP:

1. Designated Substance Survey – Former Maple Syrup Factory, June 9, 2023.
2. Phase Two Environmental Site Assessment – Lower Beverly Lake Road, July 16, 2024.
3. Screening Level Risk Assessment – Lower Beverly Lake Road, July 30, 2024.
4. Structural Review Report, June 13, 2023.

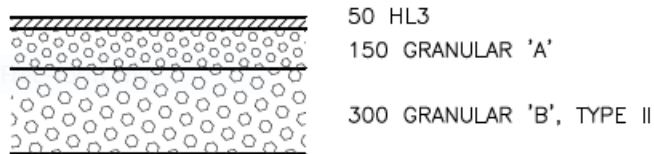
Photos of the existing site:



Link at front of Factory to Old Town Hall



Link at side of Factory to Old Town Hall



ASPHALT SECTION

N.T.S.

Proposed Asphalt Detail



Red boxes B, C, D AND E identify the former Syrup Factory to be demolished.

Box A is the existing Old Town Hall.

The bid is required to include consideration for the following project work components which include, but are not entirely limited to:

1. The Township will provide the demolition permit.
2. Abate the necessary hazardous materials and dispose of it with qualified professionals in a manner that conforms to all applicable laws and regulations.
3. Demolish, remove and dispose of all elements of the structure including, but not limited to, all the structure's foundation, footings, floor slab, wall assemblies, roof, shingles, mechanical systems, wiring, etc.
4. Ensure that the property is fully restored including the removal of all waste material, proper grading and/or seeding any ruts or other damage of the surrounding area. All resulting grading match the natural drainage patterns on the subject property and will not adversely impact any neighbouring properties.
5. The contractor is responsible for calling for complete locates.
6. The contractor will not interfere with, damage or come in contact with neighbouring properties or overhead utility lines.
7. The contractor will be responsible for notifying the Ministry of Labour regarding the project and for paying any Ministry fees.
8. The contractor will be responsible for notifying the Ministry of the Environment, Conservation and Parks (MECP) regarding the project and paying any Ministry fees.
9. The Contractor is responsible for fencing, as required, to separate from adjacent properties and from other public thoroughfares for safety.
10. The Contractor is responsible for security, clean-up, equipment and supplies during the construction period.
11. The Contractor is responsible for implementing all necessary environmental mitigation measures, such as silt fencing on the subject property between the area of demolition and the water, and absorbent booms/filter cloth around any adjacent stormwater catch basins.
12. The power and has been disconnected to building.
13. No claim for extra work shall be permitted for the contractor's failure to inspect the work area and working conditions prior to the submission of the proposal.