Request for Proposal

Moosonee Fire Department Schematic Design and Design Documents, Communications and Pandemic Resiliency, Flood and Fire Protection 2021

Requested By:
Town of Moosonee
Economic Development
PO Box 727
Moosonee, Ontario
POL 1Y0

Table of Contents

1. Our Town
1.1 Overview
1.2 Key Facts
1.3 Values
1.4 External Links

2. Our Project
2.1 The Problem
2.2 The Team
2.3 The Solution

3. The Process
3.1 Aims and Objectives
3.2 Project Timeline (table)
3.3 Contact Details
3.4 Supplier Questions Due
3.5 Suppliers Proposals Deadline
3.6 Assessment Criteria
3.7 Evaluation of Proposals
3.8 Short Listing
3.9 Supplier Selection
3.10 Signed Contract

4. The Specification
4.1 Scope – Goods and Services
4.2 Scope – Contract Length
4.3 Scope – Locations
4.4 Scope – Implementation
4.5 Scope – Volumes
4.6 Scope – Second Proposal
4.7 Scope – Further Detail
4.8 Scope - Photos

1 Our Town

1.1 Overview

The Corporation of the Town of Moosonee is one of two municipalities in the Far North of Ontario. Our uniqueness is characterized by no road access, we touch the edge of the Arctic! Moosonee is located on the Moose River 12 miles south of James Bay at a latitude 51 N 07' and longitude 80 W 35'. The town site is in the Hudson Bay Lowlands, the largest wetland area on earth. Originally settled as a fur trading post by Revillon Freres of Paris in 1903 in competition with the Hudson Bay Company, the town grew in importance with the arrival of the rail in 1932 when Moosonee became a transportation hub for the James Bay coastal communities. Moosonee serves as a gateway to the north and a launching point for further destinations, whether across the Moose River to Moose Factory, or further north up the western coast of James Bay to our neighboring First Nation communities. Moosonee is not connected to the road system in Ontario and all travelers arrive in Moosonee by train or plane. Scheduled rail services are provided by Ontario Northland, from Cochrane, Ontario. Scheduled air services are provided by Air Creebec & Thunder Airlines. There are also several small charter air companies based in Moosonee.

1.2 Key Facts

- The community is accessible by railway or airport, for 5 weeks of the year there is a winter road
- The community has electrical service provided by Hydro One Networks Inc and street lighting
- Telephone and high-speed Internet is provided by Ontera.
- Cable television and high-speed internet is provided by Creecable
- LTE Cellular service is provided by Bell Aliant operating as Ontera
- There is high quality drinking water operated by Viola and the water use metered and billed
- Moosonee is the only hub for supplying fuel, supplies and food for 5 neighboring communities
- Moosonee does not have paved roads; gravel roads are maintained with a grader tractor.
- There is a grocery/retail store, furniture store, hunting/fishing retail, LCBO, 1 gas bar/garage, 1 pharmacy, 1 corner store and a propane tank refill service.
- There is one major hotel chain and 5 local BnB's
- There is one dine in restaurant/bar and 4 take-out food services
- There are 2 elementary schools, 1 high school and 1 community college
- Policing is provided by Ontario Provincial Police and Ambulance is provided by WAHA
- There is a health center and a public health authority
- The closest community is Moose Factory and is home to Moose Cree First Nation, Mushkegowuk Council and Mocreebec Council of the Crees.
- The population is approximately 3,500 with about 85% being Cree.
- The main language is English with Cree as a second language.
- There is a small French population.
- There is a small Filipino Population

1.3 Values

A Connected Town – Moosonee will work in partnership, within the community and the region, to pursue, promote and prepare for sustainable, new economic development and business projects and to attract regional head offices

A Prosperous Town – Moosonee will continue to grow and will be a great place to live, and to start and run a business. Moosonee will operate as the economic and public service hub for the Mushkegowuk region.

A Well-Run Town – Moosonee will provide increased tax value for residents and businesses. Municipal rates, services and incentives will be equivalent to, or better than, those offered in other northern municipalities.

A Great Town to Live In – Every citizen will have adequate employment, a home to live in and opportunities to enjoy our rich culture and environment.

1.4 External Links

Home: www.moosonee.ca

YouTube: https://www.youtube.com/watch?v=qUPnqLXj6KY

2. Our Project

2.1 The Problem – The Town of Moosonee has outgrown its current firehall facility

The Town of Moosonee's Fire Station was built in and 1960's making it approximately 60 years old. The building is a typical slab on grade foundation with a steel frame building and insulation standards from that era. The Fire Station was designed for a community of 500 people and since then the population grown six times and the community, it has also tripled in homes, business, and industry. The original design had 2 garage bays to store 1 fire truck and 1 equipment truck, a central room for crew PPE and an upper loft area for office and storage space. In the 1980s an additional bay and upper loft were built on the left side of the building to house a new fire truck too large to fit into the original bays. The upper loft in the new addition is the meeting room and training space for the local volunteer fire fighters brigade. The meeting room has an emergency exit however does not lead to any stairs on the exterior of the building. The concrete foundation is deteriorating, and the structural integrity is in question. The fire department has a second fire truck however it is too large to fit into any of the garage bays and is stored in a third-party storage off site until needed. The building has poor insulation and expensive to heat in the winter. There is no back-up generator tied into the electrical incase of power outages in the area.

2.2 The Team

The Moosonee Volunteer Fire Department is lead by a dedicated Part Time Fire Chief and 4-6-person fire executive with a volunteer contingent of between 20-30 fire fighters including officers. Fire prevention and information services are based in the fire hall office. The MVFP provides fire suppression and rescue services in the Town of Moosonee.

2.3 The Solution

There is an urgent need for a new fire hall for the Town of Moosonee that is scaled up to the population of the community, scaled up to the number of structures in the community, is prepared for all types of fire and emergencies and will be an emergency headquarters. The new facility must be pandemic control ready, Regional flood and evacuation support ready, regional forest fire support ready communications and broadcasting ready and support the needs of the dedicated brave volunteers who make up the fire department. Moosonee could be a staging area for community evacuations due to flooding or forest fire for Northern Communities. People can arrive by air and transferred to rail service for all destinations south. Equipment and supplies will need to be housed in a new facility.

3. The Process

3.1 Aims & Objectives

- To combine feasibility, design, location, and class D costs into one document for submission for funding.
- To retain an Architect Firm on contract to create a shovel ready design and build plan for submission to Federal and Ontario funding programs.
- Feasibility: History, current tangible conditions, limits, obstacles, barriers, annual budget, staff and volunteers, efficiency, response time, types of emergencies, forecasting the status quo and opportunities for disaster mitigation, regional staging area for evacuation from flooding and forest fires , fire protection, fire suppression and first responders.
- Design: Community needs, floor plans, drawings, features, flow, energy, climate resiliency, comfort, 3D rendered visuals.
- Location: position withing the community existing location vs. new locations. traffic efficiency analysis.
- Costs and Project Scope: Land, freight, construction (material and HR), equipment, construction timeline,

3.2 Project Timeline

Deliverable	Fall 2020	Winter 2021	Spring 2021	Summer 2021
RFP posting	October			
Incoming Tenders	October			
Tender Selection	November			
Prerequisites	November			
Consultation	December			
Draft Concept	December			
Draft Design		January		
Consultation		February		
Final Design		February		
Final Report		March		
Funding App			April	
Funder response			TBD	
Shovels in ground				June
Construction				TBD
Completion				December 31, 21

3.3 Contact Details

Name	Position	Telephone	Email
David Henderson B.sn, MBA	CAO	705-336-2993	cao@moosonee.ca
Bryan Narhgang, Fire Dept.	Captain	705-336-2625	moosonee.recreation@moosonee.ca
Jay Monture, Ec. Dev.	EDO	705-336-2993	jaymonture@moosonee.ca

3.4 Supplier Questions Due

For details regarding this RFP, all questions will be taken until 3:00 pm October 26, 2020

3.5 Suppliers Proposals Deadline

All proposals shall be e-mailed, faxed, or delivered to the attention of David Henderson CAO no later than 3:00 pm October 30, 2020.

3.6 Assessment Criteria
The Town of Moosonee will take into account the estimated value, the project scope and complexity. As well as the professional nature of the services rendered. If the Town of Moosonee recommends the award of a contract, the town will recommend the award of contract to the Architect who is responsive to all administrative and technical requirements of the RFP, and who has demonstrated competence and qualifications of the types of services required.

3.7 Evaluation of Proposals
a. Competence to perform the services
b. Ability to perform the services
c. Past performance
d. Experience & qualifications
e. Accessibility to the Town of Moosonee
f. Prior designs: costs, durability, energy efficiency, post occupancy evaluation
g. Value, deliverables, and compensation

3.8 short Listing
The Town of Moosonee wishes to evaluate a minimum 3 proposals in competition for the contract.

3.9 Supplier Selection
The Town of Moosonee will provide interview opportunities from the shortlist for the town to seek clarifications from the Architect or firms. Architects selected for an interview will be notified of the date, time, and place of the interview. Interviews are tentatively scheduled to take place in October 2020. The review committee anticipates making a final recommendation to Mayor and Council in Early November 2020.

3.10 Signed Contract
The Town of Moosonee will negotiate the terms of a contract with any selected Architect. If an agreement is reached, the contractor will enter into a written contract and will perform all the work pursuant to that contract. The proposal does not constitute an agreement or contract with the Town of Moosonee, and they reserve the right to not enter into any agreement with any architect. The negotiated terms and conditions of the contract shall be provided in duplicate by the Town of Moosonee.

4. The Specifications

4.1 Scope – Goods and Services
The architect firm will work with the Moosonee Fire Department and volunteers, Town of Moosonee Administration and Mayor and Council. The firm will re-evaluate the current location of the fire hall with new suggested locations near the new James Bay Hospital on town property. The architect will provide schematic designs and design documents of a new fire hall and combination ambulance headquarters. 3d rendered visual shall accompany the design documents. The architect shall provide a class D cost estimate including:

<u>A: General Requirements</u>:
- Supervision
- Mobilization to site

- Telephone/trailer/portable toilet
- Insurance
- Testing
- Cleanup
- Miscellaneous Labor
- Winter Heating and Hoarding
- Construction Fence

B: Sitework

- Footings and foundations – Excavation
- Footings and foundations – backfill gran B type 2
- Footings and foundations – backfill gran A
- Interior of building – excavation
- Interior of building – backfill gran B type 2
- Interior of building – backfill gran A
- Electrical trench – excavation
- Electrical trench – back fill gran A
- Sidewalks – Excavation
- Sidewalks – Backfill gran B type 2
- Sidewalks – Backfill gran A
- Sitework (incl. clearing, grubbing, etc)
- Site grading, sod
- Landscaping allowance
- Asphalt paving
- Concrete curbs
- Concrete sidewalks
- Garbage enclosure
- Site servicing allowance

C: Concrete

- Concrete slab on grade
- Concrete pump for slabs
- Concrete footings
- Concrete pier footings
- Concrete Piers
- ICF foundation wall

D: Metals

- Millwork Supports

E: Wood & Plastic

- Wood frame and sheathing external walls
- Wood trusses
- Sheathing for roof
- Installation of doors
- Installation of frames
- Installation of hardware
- Installation of washroom accessories
- Uppers and lowers in Kitchen
- Lower cabinets

- Millwork in washrooms
- Reception
- Storage shelfing, crew equipment
- Front entrance features
- Decorative lumber

F: Thermal & Moisture Protection

- Metal Roofing
- Fascia
- Roof Insulation
- Metal flashing above doors and windows
- Batt insulation in exterior walls
- 2” rigid insulation on exterior walls
- 2” rigid insulation under slab on grade
- Caulking around doors
- Vapor barrier (roof, slab, external walls)
- Air barrier
- Engineered wood siding

G: Doors & Windows

- Interior hollow metal doors + frames
- Hardware for interior hollow metal doors
- Exterior windows, interior bay windows
- Barrier-free operators
- Universal washroom control kits – BF washrooms
- Garage bay doors
- Power assist automation garage bay doors

H: Finishes

- Interior gypsum board partitions
- Gypsum board at exterior walls
- Gypsum board at u/s of roof
- Gypsum board bulkheads
- ACU Ceiling
- VCT + Rubber base
- Ceramic floor tile
- Carpet
- Painting

I: Specialties

- Grab bars
- Mirrors
- Toilet paper dispensers
- Paper towel dispensers washrooms, kitchens, garages
- Soap dispensers’ washrooms, kitchens, garages
- Napkin disposal washrooms
- Shelves
- Metal toilet partitions
- Emergency eye wash
- Washer/dryer hook ups

J: Mechanical
- Mechanical systems

K: Electrical
- Electrical Systems

L: Freight
- Truck and rail
- Local truck
- Forklift, scissor lift rental

M: General Contractor Overhead and Profit
- HR costs
- 15% profit margin

N: Contingency
- 20% construction/design contingency

O: Total Project Cost
- Total Project Cost

4.2 Scope – Contract Length
November 1, 2020 to March 31, 2021

4.3 Scope – Locations
The Town of Moosonee
5 First Street

The Moosonee Fire Department
74 Henry Crescent

4.4 Scope – Implementation
- Suppliers are asked to provide their own implementation plan for this project.
- Suppliers must also include pricing for mobilization, implementation, technical costs and fees.

4.5 Scope – Volumes
- 5 Copies of the final report including schematic designs and design documents shall be provided to the Town of Moosonee.

4.6 Scope - Second Proposal
- The architect or firm will be invited to provide the cost for a comprehensive detailed design for capital construction. This will be essential in the application for capital funding.

4.7 Scope – Further Detail
- August 5, 2020, the Honorable Catherine McKenna, Minister of Infrastructure and Communities, announced changes to the federal investing in Canada Infrastructure Plan (ICIP) to help communities adapt to new need to manage the pandemic. The changes will create a new stream in the $33 billion ICIP to provide $3.3 billion to build pandemic-resilient infrastructure. In Ontario this will make $1.184 billion available for pandemic-resilient projects.
- The COVID-19 Resilience Stream of the ICIP will include faster approvals for projects and will provide an 80 per cent federal funding share for projects to a maximum of $10 million. Faster approvals and increased federal share respond directly to AMO's calls for expedited approvals and recognition of the impact of COVID-19 on municipal finances.
- The COVID-19 Resilient Stream can be used to upgrade, repair, or retrofit provincial and municipal buildings such as schools and community facilities, build new active transportation facilities such

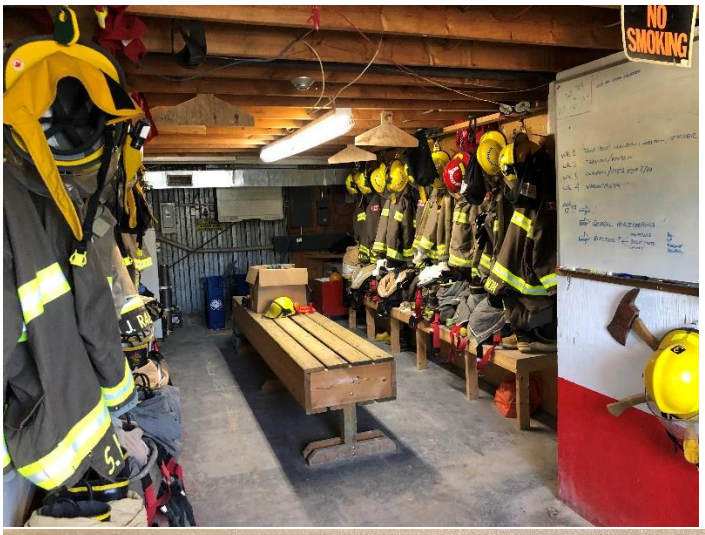
as bike lanes, trails and paths, upgrade existing or build new parks, and contribute to disaster mitigation projects such as flood and fire protection, including natural infrastructure.

- COVID-19 Resilience Stream projects must start by September 30, 2021 and be completed by December 31, 2021. Expanded ICIP Green, Public Transit, and Rural and Northern Stream Projects must be started before September 30, 2021.

4.8 Scope – Photos

PUMPER 2
MOOSONEE
FIRE
DEPARTMENT
1218

RESCUE 2


NO
SMOKING

Moosonee Fire Department

Pumper #1 is in third party storage

At the Moosonee Airport