

**DUNDAS MANOR - LONG TERM CARE FACILITY
533 CLARENCE ST., WINCHESTER, ON**

Wednesday August 23, 2023

Phillippe Marleau, Project Manager,
Dundas Manor
Office of the Administrator
533 Clarence Street, Winchester, ON, K0C 2K0.

Re: Dundas Manor - Long Term Care Facility

Bid by: McDonald Brothers Construction Inc.

Name of Bidder

262 Westbrook, Ottawa Ontario K0A 1L0

Address of Bidder

613-831-6223 ext 237

613-831-5528

tenders@mbc.ca

Telephone Number

Fax Number

Email Address

hereinafter called the "Bidder".

1 Contract Documents

1. The Contract Documents for **Dundas Manor** are:
 - The Agreement between Owner and Contractor, including the definitions
 - SUPPLEMENTARY CONDITIONS CCDC 2
 - Section 00 40 00 - FORM OF TENDER
 - GENERAL CONDITIONS, CCDC 2 - Stipulated Price Contract 2020
 - SPECIFICATIONS DIVISION 00 as listed in Section 00 01 10 - Table of Contents
 - SPECIFICATIONS DIVISION 01 as listed in Section 00 01 10 - Table of Contents
 - SPECIFICATIONS DIVISIONS 2 to 33 as listed in Section 00 01 10 -Table of Contents
 - DRAWINGS as listed Section 00 01 50 - List of Drawings.

2 Bidder's Declarations

1. The Bidder declares that it has obtained and read the Contract Documents.
2. The Bidder declares that it understands and agrees to be bound by the Contract Documents.
3. Without limiting the generality of Item 2.2 of this Form of Tender, the Bidder declares that it has, at the time of bidding, fulfilled all of those obligations under the Contract, which are required to be fulfilled by the time of bidding.

Initial of Bidder

4. The Bidder declares that all information, which it has provided or will provide to the Owner, is true.
5. The Bidder declares that this Bid is made without knowledge, comparison of figures or arrangement with any other company, firm or person submitting a Bid for the same Work.
6. The Bidder agrees to provide, before the Bid Call Deadline of **Wednesday August 23, 2023 prior to 4:00pm (EST)**.
 1. the executed offer on the Bid Form 00 40 00 provided which is signed and with corporate seal;
 2. the Appendix A 00 40 01 List of Subcontractors signed and with corporate seal;
 3. the Appendix B 00 40 02 Separate Prices signed and with corporate seal;
 4. the Appendix C 00 40 03 Alternate Prices signed and with corporate seal;
 5. the Appendix D 00 40 04 Unit Prices signed and with corporate seal;
 6. the Appendix E 00 40 05 Commitment to Provide Itemized Prices signed and with corporate seal;
 7. the Appendix F 00 40 06 Mechanical Equipment List signed and with corporate seal;
 8. the Bid Security;
 9. the Agreement to Bond; and
 10. the WSIB Certificate of Good Standing.
7. I/We do hereby agree to supply goods and/or services as provided herein in accordance with the Contract Documents. No other conditions shall apply. I/We have read, understood and agree to abide by all terms and conditions in the Contract Documents.
8. I/We declare that to our knowledge no member of the Rural Healthcare Innovations Inc or Winchester District Memorial Hospital Board, and no officer or employee of Rural Healthcare Innovations Inc or Winchester District Memorial Hospital is, will be, or has become interested, directly or indirectly, as a contracting party, partner, or in the supplies, work or business in connection with the said Contract, or in any portion thereof, or of any supplies to be used therein, or in any monies to derived there from.
9. I/We agree that within ten working days after the issuance of a notification of award or conditional award. I/We will commence the Work, assembling all necessary labour forces and equipment on the Site and will continue the Work with the utmost diligence until completion of the project.

10. I/We agree to attain Ready-for-Takeover by March 31st, 2026 and Total Completion of the Work by May 31st, 2026, as defined in the Supplementary Conditions.
11. I/We recognize the right of the Owner to accept or reject any or all Bids. Lowest or any Bid will not necessarily be accepted.
12. I/We agree that the Owner has the absolute right to accept or to reject the offer that this Bid comprises, for any reason whatsoever, without explanation, including if it contains the lowest stipulated price of the Bids received by the Owner.
13. I/We will execute and deliver to the Consultant an Agreement for the Work in the form prescribed in the Bid Documents, within seven (7) days of receiving the Agreement from the Owner, or the Consultant.
14. I/We acknowledge and agree that we shall not be entitled to any compensation for the cost of preparing this Bid, nor shall the Owner have any obligation to compensate us for the cost of preparing this Bid. We further acknowledge that neither the Owner, nor the Consultant, nor their representatives or agents, shall be liable to us for any cost, loss or damages suffered or incurred as a result of the rejection of this Bid.
15. I/We agree to observe and perform by the following rules:
 - a) All communications, including requests for information, between Bidders and Rural Healthcare Innovations Inc. follow the Instructions to Bidders;
 - b) Apart from the communication between and among the designated representatives, there must be no communication between Rural Healthcare Innovations Inc. and any representative of the Bidder, and no giving of information with respect to the RFT processes and the final Agreement;
 - c) Any attempt on the part of any Bidder, or any of its employees, agents, contractors or representatives to contact any persons other than the designated representatives with respect to this RFT or any action or violation of the above requirements will be grounds for disqualification, and Rural Healthcare Innovations Inc. may, in its discretion, in addition to any other rights or remedies at law, reject any potential or actual Bid submitted by that Bidder;
 - d) Bidders must inform their staff of the rules contained in this section 15, and ensure their compliance therewith.

3 Bidder's Offer

1. The Bidder offers to perform the Work in accordance with the Contract Documents.
2. The Bidder offers to complete the Work and to accept payment at the stipulated price specified in this Form of Tender, in accordance with the Contract Documents.

3. The Bidder shall fulfil the role of "constructor" on the Project given the language of OHSА and given the condition that the Owner will employ third party contractors on the Project whose operations will be monitored, controlled and co-ordinated by the General Contractor. This work will be scheduled and coordinated by the General Contractor to suit the overall Project's Construction Schedule and to achieve the required completion dates identified in the Contract Documents.
4. This Bid will be valid for a period of 60 (sixty) days after the date of the Bid Call.
5. The Bidder must provide a safety manual for this Project which describes the General Contractor's plan for health and safety on this Project. A copy of the safety manual shall be provided prior to mobilization on site and will be reviewed with each contractor prior to commencing work on site.
6. The Bidder must maintain a daily log of all trades on site and indicate the number of employees working on site for each trade. The Consultant and Owner reserve the right to review the daily log of all site activity.
7. The Bidder's list of Staff being assigned to this project is as follows:

Project Director: _____

Project Manager: _____

Site Superintendent: _____

Assistant Site Superintendent (if applicable): _____

Safety Officer: _____

Commissioning Manager: _____

4 Addenda

1. I/We acknowledges having received, reviewed and provided in its Bid Price for all work and costs associated with the following addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6 Stipulated Price

Stipulated Price shall be separated into components as follows:

TOTAL STIPULATED PRICE \$ _____

(price for all work to be done, exclusive of HST)

Repeat TOTAL STIPULATED PRICE in writing:

_____ Canadian Dollars

This offer is made this _____ day of _____, 20_____.

CONTRACTOR (BIDDER)

WITNESS

Signature

Signature

Name and title of person signing

Name and title of person signing

Signature

Signature

Name and title of person signing

Name and title of person signing

Company Name

**Accepts and undertakes to ensure compliance with
the terms of the Agreement to Abide by the
Established Process**

Signature of Responsible Officer

Initial of Bidder

Print Name of Responsible Officer

BIDDER'S CORPORATE SEAL

Failure To Return This Form Will Be Cause For Disqualification

Initial of Bidder

TO BE SUBMITTED AS PART OF BID

Project: **Dundas Manor Long Term Care, Winchester, Ontario**

Herewith is the List of Sub-Contractors referred to in Item 2.6 of the Bid Form.

Bid submitted by: _____

TO: Rural Healthcare Innovations Inc.

FOR: **Dundas Manor Long Term Care, Winchester** and which is an integral part of the above-noted Tender. I/WE agree that this list will not be revised or substituted except as negotiated with the Owner in accordance with the General Conditions and relevant Supplementary Conditions of the Contract. We have ascertained that these subcontractors are capable of executing the work to the kind and quality specified and within the time and other limitations required.

Where the specifications call for minimum experience or other qualifications for the installer and/or the Manufacturer of a product, we confirm that we have verified that those listed below meet this qualification.

- Clearing and Grubbing _____
- Excavation and Backfill _____
- Site Services _____
- Reinforcing Steel, Fabrication and Setting _____
- Concrete Formwork _____
- Concrete Finishing _____
- Masonry _____
- Miscellaneous Metal _____
- Structural Steel _____
- Porch Guardrails _____
- Rough Carpentry _____
- Finish Carpentry _____
- Architectural Woodwork _____
- Glulam Supplier _____
- Roofing _____
- Metal Flashing _____

Initial of Bidder

Joint Sealants	
Fire Stopping	
Spray Fire Protection to Steel Structure	
Steel Doors and Frames	
Aluminum Doors and Frames	
Biparting Entrance Doors	
Cross Corridor Doors	
Curtainwall	
Wood Doors	
Rough Carpentry	
Aluminum Clad Vinyl Windows	
Door Hardware	
Glazing	
Gypsum Board / Acoustic Ceilings and Metal Stud Framing	
Ceramic Tile	
Resilient Tile and Sheet Flooring	
Carpet	
Epoxy Flooring	
Hygenic PVC Wall Covering	
Painting	
Washroom Accessories	
Wall Protection and Corner Guards	
Lockers	
Ceiling Lifts	Arjo
Food Service Equipment	
Laundry Equipment	

Elevator	_____
Fire Protection	_____
Prime Mechanical Contractor	_____
Plumbing and Utilities (if not prime)	_____
Ventilation and Air Conditioning (if not prime)	_____
Pipe and Duct Insulation	_____
Air and Water Balancing	_____
Pipe and Duct Insulation	_____
Controls	Johnson Controls
Prime Electrical Contractor	_____
Electrical Sub-trades	_____
Fire Alarm Systems	_____
Commissioning Specialist	_____
Waste Management Specialist	_____
Cleaning & Detailing Specialist	_____
Landscaping	_____
Site Services	_____
Asphalt Paving and Curbs	_____

Tenderer's Signature or, if Tender is submitted by an)
incorporated company, its seal attested by the hands)
of its proper officers.)
)
) _____)Seal)

END OF SECTION

TO BE SUBMITTED AS PART OF BID

Project: **Dundas Manor Long Term Care, Winchester, Ontario**

Herewith is the List of Separate Prices referred to in Item 2.6 of the Bid Form.

Bid submitted by: _____

We, the above named bidder, offer below the requested separate prices. The amount to be added to, or deducted from, our base bid price (as entered in the Bid Form) is entered for each requested separate price. All separate prices exclude Value Added Taxes. If there is no change to the base bid price for a list separate price, we have so indicated. It is understood that:

- (a) The Owner may accept any of the alternatives and corresponding separate prices in any order or combination, including all or none.
- (b) Separate prices are open for acceptance by the Owner for a period of 6 months following contract award unless specifically noted in Appendix B form.
- (c) The work of the Contract and the Contract Price will reflect the separate prices, if any, accepted by the Owner and
- (d) Acceptance of any separate prices will not affect the base bid contract completion time, unless the Description specifically indicates an increase or decrease in time, in number of days, on account of a particular alternative.

APPENDIX SEPARATE PRICES

Price to include all work as noted:

Item #	Description	Extra	Credit
C1.0	<p>SEPARATE PRICE 1 The Base Bid does not include for the construction of the Finished Basement between grid lines D and K, 6a and 10. For clarity a drawing package is being issued as part of an Addendum where all drawings will be titled SP1- ____.</p> <p>Provide a separate price to replace the unexcavated areas between grid lines D and K, 6a and 10 with Storage room B009, Accessible Washrooms B010, B011, Storage B012A, Training Room B012. Price to include all Architectural, Structural, Mechanical, and Electrical work required to expand the finished basement as part of this Contract's scope of work.</p> <p>If Separate Price 1 is approved it will be added to the Base Bid and will be included in the Tender price.</p> <p>This Separate Price 1 will ADD _____ days to the Substantial Completion Date.</p>		

 Initial of Bidder

Item #	Description	Extra	Credit
C2.0	<p>The Base Bid does not include for a lounge at the north end of the west RHA at the ground and second floors north of grid line BX east of grid line 3X. For clarity a drawing package is being issued as part of an Addendum where all drawings will be titled SP-2___.</p> <p>Provide a separate price to add a new lounge and to shift Stair E. Price to include all Landscape, Architectural, Structural, Mechanical, and Electrical work required to modify the layout on the ground and second floors as part of this Contract's scope of work.</p> <p>If Separate Price 2 is approved it will be added to the Base Bid and will be included in the Tender price.</p> <p>This Separate Price 2 will ADD _____ days to the Substantial Completion Date.</p>		
C3.0	<p><u>SEPARATE PRICE 3</u> The Base Bid is to be based on exterior wall types as noted on drawings A0.01.</p> <p>Provide a separate price to ADD 50mm spray foam insulation as specified in Section 07 21 29 to exterior wall types: EW1, EW1a, EW1b, EW3, EW3a, EW4, EW4a, EW5, EW5a, EW5b, EW7.</p> <p>This Separate Price 3 will ADD _____ days to the Substantial Completion Date.</p>		
C4.0	<p><u>SEPARATE PRICE 4</u> The Base Bid is to be based on exterior wall types as noted on drawings A0.01.</p> <p>Provide a separate price to ADD 100mm spray foam insulation as specified in Section 07 21 29 to exterior wall types: EW1, EW1a, EW1b, EW3, EW3a, EW4, EW4a, EW5, EW5a, EW5b, EW7.</p> <p>This Separate Price 1 will ADD _____ days to the Substantial Completion Date.</p>		
C5.0	<p><u>SEPARATE PRICE 5</u> The Base Bid is to be based on ceiling lift tracks in Basic Resident Bedooms noted on detail 3/A8.01.</p> <p>Provide a separate price to ADD Arjo ceiling lift tracks in the remaining 32 Basic Resident Bedrooms.</p> <p>This Separate Price 5 will ADD _____ days</p>		

C5.0 (cont'd)	to the Substantial Completion Date.		
Item #	Description	Extra	Credit
C6.0	<p>SEPARATE PRICE 6 The Base Bid is to be based on ceiling lift tracks in Private Resident Rooms noted on detail 3/A8.02.</p> <p>Provide a separate price to ADD Arjo ceiling lift tracks in the remaining 56 Private Resident Bedrooms.</p> <p>This Separate Price 6 will ADD _____ days to the Substantial Completion Date.</p>		
C7.0	<p>SEPARATE PRICE 7 The Base Bid is to run conduit for electrical and data lines to run to southeast corner of parking lot as shown on E0.2.</p> <p>Provide a separate price to install 3 EV charging stations complete with 100mm dia concrete filled steel bollard as per detail on S05.</p> <p><u>EV CHARGING STATION-DUAL HEAD</u> Flo smartTWO-BSR, 208-240V Model# S2-V4-TETE-FL-BRV charging station heads (2) c/w RFID reader, connector module with straight cable and locking mechanism. Charging station mounting base# S2-V4-SBDRM-FL-BCE and 2xsmartTWO, NEMA 3R aluminium casting, 2x SAE J1772 charging connector. Signage# SIGN-RESE-GEN-EN and global management service for each station for one year SP-SGG-01.</p> <p>This Separate Price 7 will ADD _____ days to the Substantial Completion Date.</p>		

Tenderer's Signature or, if Tender is submitted by an)
 incorporated company, its seal attested by the hands)
 of its proper officers.)

)
)
) _____)Seal)

END OF SECTION

TO BE SUBMITTED AS PART OF BID

Project: **Dundas Manor, Winchester, Ontario**

Herewith is the List of Alternate Pricing for Controls and referred to in Item 2.6 of the Bid Form.

Bid submitted by: _____

CONTROLS

We, the above named bidder, offer below alternate pricing for the Controls Contract. Johnson Controls has been included in our Stipulated Price (as entered in page 3 of our Appendix A Section 00 40 01) for the Controls Contract. It is understood that the Owner may accept alternate bids for this work. This price does NOT include Value Added Taxes..

Item #	Description
11.0	<p>Controls Contract General Contractor and Mechanical Contractor shall submit Controls Contractor prices and service contract prices for Owner evaluation.</p> <p>1.1 CONTROL BASE CONTRACT VALUE</p> <p>.1 Control #1 _____ \$ _____ (Johnson Controls carried in lump sum tender)</p> <p>.2 Control #2 _____ \$ _____ (name) (alternate price #2)</p> <p>.3 Control #3 _____ \$ _____ (name) (alternate price #3)</p>

_____ Initial of Bidder

12.0	<p>3-Year All-inclusive Maintenance Contract</p> <p>Controls Contractor shall provide all inclusive controls service & maintenance contract for the complete control system inclusive of material & labour as indicated under Div. 21, 22, 23 and 25 Scope of Work. Contract shall include emergency after hour service, 24/7 with maximum 2 hour response time. Contract shall be for three (3) years commencing on Substantial Performance date.</p>		
	.1	Control #1 _____ (Johnson Controls carried in lump sum tender)	\$ _____
	.2	Control #2 _____ (name)	\$ _____ (alternate price #2)
	.3	Control #3 _____ (name)	\$ _____ (alternate price #3)
<p>The Maintenance Contract is not included in our Stipulated Price (as entered in page 6 of our Tender Form)</p> <p>The Maintenance Contract will be novated to Rural Healthcare Innovations and the Controls Contractor. Values noted above should the exclude mark-up by the Mechanical Contractor and the General Contractor.</p>			

CEILING LIFT TRACKS – Section 11 70 00

We, the above named bidder, offer below alternate pricing for the Ceiling Lift Tracks. Arjo Ceiling Lift Tracks have been included in our Stipulated Price (as entered in page 2 of our Appendix A Section 00 40 01)) for the Ceiling Lifts. It is understood that the Owner may accept alternate bids from Handicare for this work. This price does NOT include Value Added Taxes.

Item #	Description
13.0	<p>Section 11 70 00 Ceiling Lift Tracks</p> <p>The following price has been carried for Arjo ceiling lift tracks for quantities and locations noted in Section 11 70 00 within our base bid:</p> <p style="text-align: right;">\$ _____</p> <p>To replace the Arjo ceiling lift tracks with Handicare lift tracks for quantities and locations noted in Section 11 70 00 the price would be:</p> <p style="text-align: right;">\$ _____</p>

Tenderer's Signature or, if Tender is submitted by an)
incorporated company, its seal attested by the hands)
of its proper officers.)

)
)
) _____) Seal)

END OF SECTION

TO BE SUBMITTED AS PART OF BID

Project: **Dundas Manor, Winchester Ontario**

Herewith is the List of Unit Pricing referred to in Item 2.6 of the Bid Form.

Bid submitted by: _____

We the above named Bidder offer the following unit prices for the work or for additional work listed here. All unit prices, unless specifically indicated, are for complete work, in place, supplied and installed in accordance with applicable Contract requirements and include all overhead and profit mark-up.

We the undersigned agree that the credits for deleted work shall be no less than eighty percent (80%) of the unit prices listed hereunder.

We the undersigned agree that the Board shall have the right to negotiate the cost of additional work instead of using the unit prices listed hereunder.

These prices do **NOT** include Value Added Taxes.

APPENDIX UNIT RATES

Item #	Description	Unit	Unit Price to Add \$	Unit Price to Deduct \$
E1.0	Base price does not include the Water Vapour Emission Control System specified in Section 09 69 90. Provide unit price in this Appendix.	per sq.m.		
E2.0	Base price to include the quantity of roof anchors shown on the drawings. This unit price is to include the unit price of an additional roof anchor. This unit price to include the cost of the supply and installation of the anchor, the structural steel and all roofing and flashing components.	per roof anchor		

Tenderer's Signature or, if Tender is submitted by an incorporated company, its seal attested by the hands of its proper officers.

)
)
) _____)Seal/

END OF SECTION

 Initial of Bidder

TO BE SUBMITTED AS PART OF THE BID

Project: **Dundas Manor Long Term Care, Winchester Ontario**

Herewith is the List of Itemized Pricing referred to in Item 2.6 of the Bid Form.

Bid submitted by: _____

We, the above named bidder, are committed to providing this identified price within five days of being requested by the Owner. This price has been included within our lump sum bid. It is understood that this itemized price is provided for internal accounting only and will not be used to modify the scope of the Work or adjust our bid price. This price does NOT include Value Added Taxes.

Item #	Description	Itemized Price
D1.0	<u>Electrical rough in requirements for the following Sections:</u>	\$
.1	27 05 29 Racks and Cable Management System.	
.2	27 10 00 Voice and Data Wiring Infrastructure System.	
.3	27 21 33 Wifi 6 Lan 802.11ax Infrastructure System.	
.4	27 31 13 Admin and Residential Telephone System.	
.5	27 41 16 Audio Visual Systems.	
.6	27 41 33 TV Distribution System.	
.7	28 10 00 Door Access Control System.	
.8	28 13 28 Resident Wandering System.	
.9	28 20 00 CCTV Video Surveillance System.	
.10	28 52 24 Resident Nurse Call System.	

Tenderer's Signature or, if Tender is submitted by an)
 incorporated company, its seal attested by the hands)
 of its proper officers.)
)
) _____) Seal)

END OF SECTION

 Initial of Bidder

TO BE SUBMITTED AS PART OF BID

Project: **Dundas Manor Long Term Care, Winchester Ontario**

Herewith is the List of Equipment referred to in Item **2.6** of the Bid Form.

Bid submitted by: _____

TO: Rural Healthcare Innovations Inc.

FOR: I/WE agree that this list will not be revised or substituted except as approved with the Owner in accordance with the General Conditions and relevant Supplementary Conditions of the Contract.

Bidder to append a completed Section 20 05 03 Equipment List from the Volume 3 Specification for Mechanical Equipment.

Tenderer's Signature or, if Tender is submitted by an)
incorporated company, its seal attested by the hands)
of its proper officers.)

) _____)Seal)

END OF SECTION

PART 1 GENERAL

1.1 NOMINATION LIST

- .1 All Bidders will be required to list the mechanical sub-trades for the part of work as listed below at Tender close.

Once submitted, no changes will be permitted without the written consent of the Engineer:
Prime Mechanical Contractor: _____

MECHANICAL SUB-TRADE

- .1 Plumbing & Utilities (if not prime):
 - .2 Ventilation & Air Conditioning (if not prime):
 - .3 Air & Water Balancing:
 - .4 Pipe & Duct Insulation
 - .5 Controls
- .2 Reference Division 00 - Procurement & Contracting Section 00 41 00.1 List of Subcontractors and Manufacturers Appendix A.

Tenderer's Signature)
or if Tender is submitted by)
an incorporated company its)
seal attested by the hands)
of its proper officers) Seal _____

PART 2 PRODUCTS

2.1 NOT USED

- .1 Not used.

PART 3 EXECUTION

3.1 NOT USED

- .1 Not used.

END OF SECTION

PART 1 GENERAL

1.1 EQUIPMENT LIST

- .1 All Bidders will be required to submit the manufacturer's name, model number and details of materials for the parts of work as listed at time of Tender.

Once submitted, no changes will be permitted without the written consent of the Engineer:

MECHANICAL EQUIPMENT MANUFACTURERS:

- .1 Air and Water Source VRF:
.2 Roof Top Units and Make up Air units:
.3 DOAS Units
.4 ERV Units
.5 Boiler Plant
.6 Silencers
- .2 Reference Division 00 - Procurement & Contracting Section 00 41 00.4 Mechanical Equipment List.

Tenderer's Signature)
or if Tender is submitted by)
an incorporated company its)
seal attested by the hands)
of its proper officers) Seal _____

PART 2 PRODUCTS

2.1 NOT USED

- .1 Not used.

PART 3 EXECUTION

3.1 NOT USED

- .1 Not used.

END OF SECTION