

July 28, 2025

## Request for Quotation

### East End Hall Foundation Dampproofing

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The Town of Fort Frances is looking for a construction firm to complete foundation repairs and dampproofing of the basement walls at the East End Hall at 1227 Fifth Street East in Fort Frances. The east end hall is an approximately 1800 square-foot community hall constructed in 1965 on top of a concrete block basement. The basement has an existing sump hole however we do not expect that there is perimeter drainage connected to it.

The Town is looking for a contractor to complete the following scope of works:

1. Excavate the perimeter of the building exposing the foundation to the bottom of the footing depth.
2. Clean and remove any loose or deleterious material from the foundation wall.
3. Repair or replace any cracked, loose, or damaged mortar joints with type 'S' mortar.
4. Install new weeping tile and filter sock below the exposed footing and tie into existing sump in the basement.
5. Place well-draining gravel or stone fill around the new weeping tile to a minimum 8" above top of footing.
6. Apply new damp proofing membrane (liquid rubber or similar) to the exterior of the foundation wall.
7. Install dimpled foundation drainage membrane or similar to the exterior of foundation wall.
8. Backfill in lifts with free draining soil that does not contain any deleterious or organic materials and slope away from foundation wall.
9. Final site grading shall be completed including cleanup of any spilled excavation materials, wastes etc. and perimeter landscaping shall be completed including topsoil and seeding, reinstating gravel driveway and concrete sidewalk.

The contractor shall remove, store and replace the existing stairs and accessibility ramps at the site. The Town will relocate the existing dumpster and Air Conditioning condenser to allow works to be undertaken. The East End Hall is an active facility and the contractor shall coordinate the works with the Town of Fort Frances and any confirmed rentals of the site.

Contractors are to obtain all necessary permits and approvals including locates. The contractor is responsible for application for a building permit, however there will be no cost for such permit.

Contractors shall carry the following insurances and shall provide proof of such to the Town.

Commercial General Liability:

The Proponent shall, at their expense obtain and keep in force during the term of the Agreement, Commercial General Liability Insurance satisfactory to the Town of Fort Frances and underwritten by an insurer licensed to conduct business in the Province of Ontario. The policy shall provide coverage for Bodily Injury, Property Damage and Personal Injury and shall include but not be limited to:

- a. A limit of liability of not less than \$2,000,000/occurrence with an aggregate of not less than \$2,000,000
- b. Add the Town of Fort Frances as an additional insured with respect to the operations of the Named Insured
- c. The policy shall contain a provision for cross liability and severability of interest in respect of the Named Insured
- d. Non-owned automobile coverage with a limit not less than \$2,000,000 and shall include contractual non-owned coverage (SEF 96)
- e. Products and completed operations coverage
- f. Broad Form Property Damage
- g. Contractual Liability
- h. Work performed on Behalf of the Named Insured by Sub-Contractors
- i. The policy shall provide 30 days prior notice of cancellation

Automobile Insurance:

Standard Form Automobile Liability Insurance that complies with all requirements of the current legislation of the Province of Ontario, having an inclusive limit of not less than \$2,000,000 per occurrence for Third Party Liability, in respect of the use or operation of vehicles owned, operated or leased by the Proponent.

Primary Coverage:

The proponent's insurance shall be primary coverage and not additional to and shall not seek contribution from any other insurance policies available to the municipality.

Builders' Risk Insurance:

Broad Form Builders' Risk Insurance written in the joint names of the Contractor, Owner, Sub-contractors, and underwritten by an insurer licensed to conduct business in the Province of Ontario. The policy shall have limits of not less than 1.1 times the bid price and the full value as stated. Should the Owner provide any property to be incorporated into the structure, the policy must be endorsed to include the Owner's property. Coverage shall be maintained during the term of the contract and until 10 calendar days after the date of Substantial Performance of the Work.

The Builders' Risk shall:

- a. Be endorsed to grant permission to occupy prior to the completion or acceptance of the entire work.
- b. Not be less than the insurance coverage provided by IBC Forms 4042 and 4047 or their equivalent replacement.
- c. Apply to all products, labour, equipment and supplies of every nature, the property of the Owner or Contractor or for which the Owner or Contractor may have assumed responsibility (whether on site or in transit), that is to be used in or pertaining to site preparation, erection, fabrication, construction or reconstruction of the structure.
- d. Be subject to a waiver of coinsurance.
- e. Include coverage for materials while in transit, awaiting installation or stored at off-site locations. Coverage shall be in an amount equal to the value of the material.
- f. Contractor purchased policies shall provide that in the case of a loss or damage payment shall be made to the Owner and the Contractor as their respective interests may appear, the Contractor shall act on behalf of the Owner for the purpose of adjusting the amount of such loss or damage payment with the insurer. When the extent of the loss or damage is determined, the contractor shall proceed to restore the Work. Loss or damage shall not affect the rights and obligations of either party under the Contract except that the Contractor shall be entitled to a reasonable extension of Contract Time.

Certificate of Insurance:

The proponent shall provide a Certificate of Insurance evidencing coverage in force at least 10 days prior to contract commencement.

The Contractor shall defend, indemnify and save harmless the Town of Fort Frances its elected officials, officers, employees and agents from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever, including but not limited to bodily injury, sickness, disease or death or to damage to or destruction of tangible property including loss of revenue or incurred expense resulting from disruption of service, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of the Supplier, its directors, officers, employees, agents, contractors and subcontractors, or any of them, in connection with or in any way related to the delivery or performance of this work. This indemnity shall be in addition to and not in lieu of any insurance to be provided by the Contractor in accordance with this Contract and shall survive this Contract.

The Contractor agrees to defend, indemnify, and save harmless the Town of Fort Frances from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to the Supplier's status with WSIB. This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by the Supplier in accordance with this Contract and shall survive this Contract.

Quotations shall be submitted by email to [trob@fortfrances.ca](mailto:trob@fortfrances.ca) no later than **4:00pm Fort Frances Local Time, August 11, 2025**

OPERATIONS & FACILITIES DIVISION

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