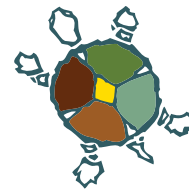




**REQUEST FOR PROPOSALS**  
**#2022-REC-001**  
**SWIMMING POOL CONTRACTOR (DESIGN/BUILD)**

**For the Municipality of Boissevain-Morton**

**Design & Construction of New Outdoor Swimming Pool**



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## 1.0 Overview

The **Municipality of Boissevain-Morton** is requesting proposals from qualified Pool Contractors to undertake the **design and construction** of a new outdoor leisure pool to be constructed in the Municipality of Boissevain-Morton.

### 1.1 Purpose:

The purpose of this Request for Proposals (RFP) is to inform potential bidders of an opportunity and to permit them to submit proposals. The Municipality's CAO may oversee the work of the Pool Contractor, in addition to directing all aspects of the Scope of the Work identified in this RFP.

It is expected that bidders will submit their own specific design for the swimming pool component and waterslide component of the work and to ensure the available space is not exceeded.

### 1.2 Site Location:

- The chosen site for the Construction of the new Aquatic Centre is located at 859 Rae St. in Boissevain, MB
- The new outdoor swimming pool will consist of a leisure pool of approximately 5,600 square feet with a depth ranging from 0' – 10'
  - \*The existing pool building itself is not being replaced under this project or RFP. The only related pool building components included within this RFP will be in relation to the mechanical components as related to the new pool
  - The mechanical room and concession area in the existing facility will merge to result in a larger mechanical room to accommodate the outdoor swimming pool requirements. Please reference the Attached Site Plan for further details and related specs.
- The Municipality of Boissevain-Morton is not responsible for any costs incurred by proponents in preparing for, or in connection with their proposals, or otherwise incurred in connection with this RFP process.

### 1.3 Budget: (20 points)

The budget for this Project is set at \$1,775,000. *Applicable taxes not included*



#### **1.4 Scope of Work:** (20 points)

To provide design-build services for the construction of a new outdoor aquatic facility including all pool related mechanical components to be built in the Municipality of Boissevain-Morton.

#### **1.5 Proposal Requirements**

Submitted proposals shall meet the following minimum requirements;

- Design Leisure/Lap pool with zero depth beach entrance, including piping and mechanical systems under the Government of Manitoba's Provincial Health Pool Design Regulations
- Additional water play zones and features:
  - A list of additional desired features include a tot pool, splash/spray features, mini lazy river, lap pool, two (2) water slides, and diving board. Specific features and sizes have not been included in the RFP as it shall be the responsibility of bidders to demonstrate their abilities by creating and submitting a design that includes a variety of additional water play features and zones within the pool.
  - Reinforced structural pool perimeter concrete decking c/w deck drainage a minimum of 1.8 meters in width
  - Waterslides:
    - Two (2) water slides
    - Bidders to demonstrate abilities to create and submit a waterslide design and size that will function well within the pool area.
    - *\*The waterslide access towers and included engineering, supply, and construction as related to the towers are excluded from the above budget price*
  - Mechanical Room layout:
    - Submittals shall include a layout of the proposed pool mechanical equipment to ensure that it conforms with the space available within the pool mechanical building. The space available for Pool contractor's equipment shall be comprised of the existing pool building's mechanical room and concession (see enclosed blueprints for dimensions)
- \*\* EXISTING POOL BUILDING:
  - The existing pool building is not being replaced under this RFP at this time. Although, the mechanical room and pool/deck area should be designed in such a way that this building can be replaced in the future without making adjustments to the pool area design.



**1.6 Relevant Dates:** (20 points)

- RFP Closing date – Noon on April 18, 2022
- Project Award Date – Week of April 21, 2022
- Design work and Engineered Constructions Drawings shall be completed and submitted for Provincial Health Approvals by July 4, 2022
- Commencement of Construction – August 15, 2022
- All of the work shall be substantially completed, commissioned and ready for public use by July 17, 2023

**1.7 Performance Specifications** (20 points):

This performance specification is written to provide bidders with specific information regarding the minimum required performance and expectations on systems, materials and equipment that are required for completion of the work.

It does not include, for the most part, specified materials, systems, and equipment as it is the responsibility of bidders to provide a proposal that meet the requirements of this RFP

It shall be the responsibility of the Pool Contractor to provide the design drawings, engineered structural and mechanical drawings and all shop drawings required for completion of the work.

A visionary board of preliminary or final design of the outdoor pool is requested for use in displaying publicly for fundraising efforts. An early Fall 2022 design and finalization of this visionary board is desired.

**1.8 Minimum Qualifications:** (20 points)

Only those bidders that meet the following minimum criteria will be accepted as qualified to bid on this project:

- Qualified bidders must have completed a minimum of (10) ten commercial swimming pool projects with surface areas of no less than 250 square meters of water surface within the last ten years. Ten (10) past project references shall be included with the RFP submission and shall include:
  - Five (5) references of similar sized projects completed within the last five years
  - Five (5) references of similar sized projects completed more than five years prior to RFP submission date
- Qualified bidders must have completed a minimum of (5) five waterslide installations within the last ten years. Bidders who are able to provide waterslide installation under TSSA (Technical Safety Standards Authority) certified supervision shall be given preference.



- Bidders must include a copy of their company Safety Policy/Program or COR registration number with their submittal
- Bidders are to provide complete list outlining Country of origin for all manufactured components of the pool they are proposing. Including but not limited to: Prefabricated pool panel system, PVC membrane liner system, PVC piping and Fittings, Pool mechanical equipment
- Additional proof of experience must be submitted to The Municipality upon request.
- Although use of subcontractors is acceptable, the pool contractor must agree in writing to take full responsibility for work undertaken by all of their subcontractors. A list of subcontractors shall be included with RFP submittals. All labor and/or portions of the work subcontracted must also be in compliance with the minimum qualifications listed above.

### **1.9 Value Engineering, Construction Technology and Pool Systems: (20 points)**

Public facilities are costly to build and to operate. Preference shall be given to designs that incorporate the potential to add value to this facility through proven and improved construction and operational technology and/or reduced development and maintenance costs.

Submitted designs should incorporate technology that adequately addresses any environmental impacts on the swimming pool structure and its components. Accessibility for service and repair to all pool perimeter piping and fittings is desirable, as is the ability to add future water features. Pool systems with the ability to minimize the impact of excessive ground water levels, unstable soil conditions and extreme freeze thaw cycles should be considered in the design of this facility.

Submittals proposing prefabricated modular pool systems must provide references for no less than five (5) outdoor pool projects which have been in operation for a minimum of ten (10) years, located within geographical regions where winter temperatures reach -40 degrees Celsius and winter frost reaches depths of 2.0 meters or greater.

### **2.0 Submission Requirements: (20 points)**

Bidders are to include the name and the credentials of the individual within their organization who will be assigned to the project.

Bidders are to include list of similar projects undertaken by the organization and the individuals assigned to each project.

Bidders are to include other relevant information necessary to support their proposal.

In addition to the items outlined in the request for proposal, all submittals shall include:



- A concept plan of the proposed facility indicating pool size, all relevant pool and deck dimensions, water depths, pools volumes and design turnover rate.
- A waterslide layout drawing indicating length, height and slope of water slide, pipe sizing and supply pump to be provided.
- A comprehensive list of all mechanical equipment to be included in the construction including filters, pumps, heaters, chemical feed system, automated chemical control system.

### **2.1 Scope Gaps:** (20 points)

In aquatic facility projects there are often gaps between the Scope of Work of the Pool Contractor and others involved in the project. Identifying such items prior to commencing the construction phase is critical to the success of the project. Proposals shall include a comprehensive list of items that fall outside of the scope of work of their proposal. Any are items that are necessary for completion of the work that will not be included in their bid pricing shall be clearly defined

### **2.2 Work by Others** (not included in pool contractor's scope of work or bid pricing): (20 points)

- Demolition and disposal of existing pool
- Soil remediation, site preparation, excavation for new pool and waterslide foundations in conjunction with pool contractor.
- Gas piping, venting and breaching for pool heater
- Domestic water supply
- Additional pool decking outside of 1.8-meter minimum required decking
- Pool deck drains and all drainage piping (outside 1.8-meter perimeter deck)

### **2.3 Pool Contractor's Duties & Responsibilities:** (20 points)

Shall include but not limited to the following items:

- Cooperate with the Municipality during the course of construction
- Address all concerns that arise concerning pool construction on a daily basis
- Responsible for resource control, financial management and contract administration related to pool, waterslide and pool deck construction
- Responsible for providing an opportunity for local suppliers and trades to be involved in pool construction where practical
- Responsible for ensuring that all local and provincial safety regulations and building code requirements are met and maintained



## **2.4 Construction Meetings:**

Construction Meetings will be scheduled as deemed necessary by the Municipality. Meetings shall be attended by the Municipality's CAO or designated representative and the Pool Contractor to discuss any issues relating to the project as required during the duration of the work.

## **2.5 Insurance:** (20 points)

In order to maintain the covenants contained herein, the successful bidder shall:

- Obtain at their own expense Builder's liability insurance in the amount of not less than **two million dollars** (\$2,000,000.00), indemnifying the Municipality and Pool Contractor against any and all liability arising out of the performance of this Contract.
- The Pool Contractor shall provide proof of WCB coverage by way of a current WCB clearance letter with their submittal.

## **2.6 Quality Assurances:** (20 points)

All work shall be completed in a professional workmanship manner using quality materials in accordance with all applicable laws, by-laws and regulations. No approved materials or equipment shall be accepted without submission of shop drawings.

All materials shall be stored on-site in their original containers. Equipment shall be identified with manufacturer's name and product specifications.

All electrical equipment including pumps, chemical pumps and controllers shall be CSA approved. Equipment that is not CSA approved shall be made known to The Municipality in writing prior to submission of proposals.

All work shall be in conformance with the regulations of the following authoritative bodies, the codes in effect at the time of construction and any other authorities having jurisdiction.

## **2.7 Protection of Materials:** (20 points)

The Pool Contractor shall make their own arrangements for transporting, delivering, handling, storing and protecting of all materials and equipment required in connection with the project work. The Pool Contractor shall be responsible for the care and protection of all materials and equipment to be supplied under this contract until they have been placed in the work and accepted by the Municipality. Extreme care and provisions shall be taken to protect all cast in place pool fittings, anchors, etc., in the work during the extended construction period. The Pool Contractor shall be responsible for removing and replacing any fittings damaged prior to start up.





**2.8 Warranty:** (20 points)

The Pool Contractor shall provide a Warranty Certificate covering correction of defects in the piping and fabricated equipment supplied and installed by the Pool Contractor, due to faulty material and/or workmanship appearing within two (2) years from the date of Substantial Completion of the Project, excluding normal wear and tear or improper use and/or maintenance.

The warranty certificate shall, to the extent permitted by manufacturers or suppliers, assign the Municipality the benefit of any guarantee or warranty provided by any manufacturer or supplier that exceeds the coverage of other provisions of the guarantee specified herein.

The Pool Contractor shall provide a Warranty Certificate covering the structural integrity of the swimming pool structure for a period of ten (10) years, and the swimming pool surface for a period of ten (10) years from the date of substantial completion. The Pool Contractor shall further provide verification that warranty service and aftermarket parts and components are readily available within Canada.

**2.9 Shop Drawings:** (20 points)

The Pool Contractor shall submit to the Municipality for review and approval three (3) sets of all shop drawings and one (1) electronic copy plus any other samples and accessories specifically requested in the drawings.

The Pool Contractor shall submit for the Municipal review and selection samples of finishes specified, as requested.

**2.10 Maintenance & Operations Manuals:** (20 points)

At the completion of the work, but prior to the training period, the Pool Contractor shall submit to the Municipality two (2) sets of Maintenance and Operating Manuals and one (1) electronic copy which will include detailed operating and maintenance information, including complete literature on every item of pool equipment and complete detailed instructions for all aspects of proper pool operation and maintenance.

**2.11 Commissioning & Training, One Year Service Contract** (20 points)

The Pool Contractor shall be responsible for providing all labour, equipment and start up chemicals necessary in order to put the pool into operation. This portion of the work shall be under the direct supervision of a representative of the Municipality. It is anticipated that the duration of the filling, placing in operation, and training the Municipality's Operating Personnel, will require approximately three (3) working days.



The Pool Contractor shall include in their price a one-year service contract which shall include;

- 1) Any required service work during the first season of operation.
- 2) The required materials and labour for the winterizing of the outdoor swimming pool upon closing in the fall of 2023.
- 3) The required labour and materials for the outdoor swimming pool opening the spring of 2024.

### **2.12 Equipment and Materials:** (20 points)

The equipment and materials related to this project must be able to meet the applicable Manitoba codes and regulations.

### **3.0 EVALUATION CRITERIA:**

Submissions received will be reviewed and evaluated by the Municipality. Evaluation criteria will include the scoring breakdown as noted above in conjunction with other applicable factors regarding the project.

### **3.1 SELECTION PROCESS:**

- The Municipality shall evaluate all proposals to ensure they meet the requirements of this Request for Proposals.
- Personal interviews may be conducted in the Municipality with potential Pool Contractors.
- All unsuccessful respondents shall be notified by phone or by e-mail.
- THE LOWEST BID MAY NOT NECESSARILY BE AWARDED THE CONTRACT
- The Municipality RESERVES THE RIGHT TO REJECT ALL BIDS
- Proposals are NOT to include PST and GST in their bid price

Note: Engineering and preparation of shop drawings shall commence within one week of award of Contract. Pool construction work is to commence shortly after completion of required drawings and submittal for approvals.

### **3.2 SUBMISSION AND CLOSING DATE:**

Proposals shall be received by the Municipality of Boissevain-Morton **up to 12:00 pm local time, Monday April 18, 2022**. All proposals are to be submitted in both hard copy and electronic formats. Two (2) hard copies should be submitted in a sealed envelope, clearly marked and delivered/mailed to:



Leo Poulin  
Chief Administrative Officer  
Municipality of Boissevain-Morton  
420 South Railway St.  
P.O. Box 490  
Boissevain, MB  
R0K 0E0

\*In addition to the hard copies submitted to the above, proponents are to also email an electronic copy of the proposal submission to [admin@boissevain.ca](mailto:admin@boissevain.ca) with the subject line "RFP 2022-REC – Design & Construction of New Outdoor Swimming Pool".

All reviews will be reviewed and evaluated by the Municipality of Boissevain-Morton's appointed sub-committee. The Municipality of Boissevain-Morton reserves the right to reject any and all proposals or to accept any proposal should it be deemed in the interest of the Municipality to do so, including if only one proposal is received.

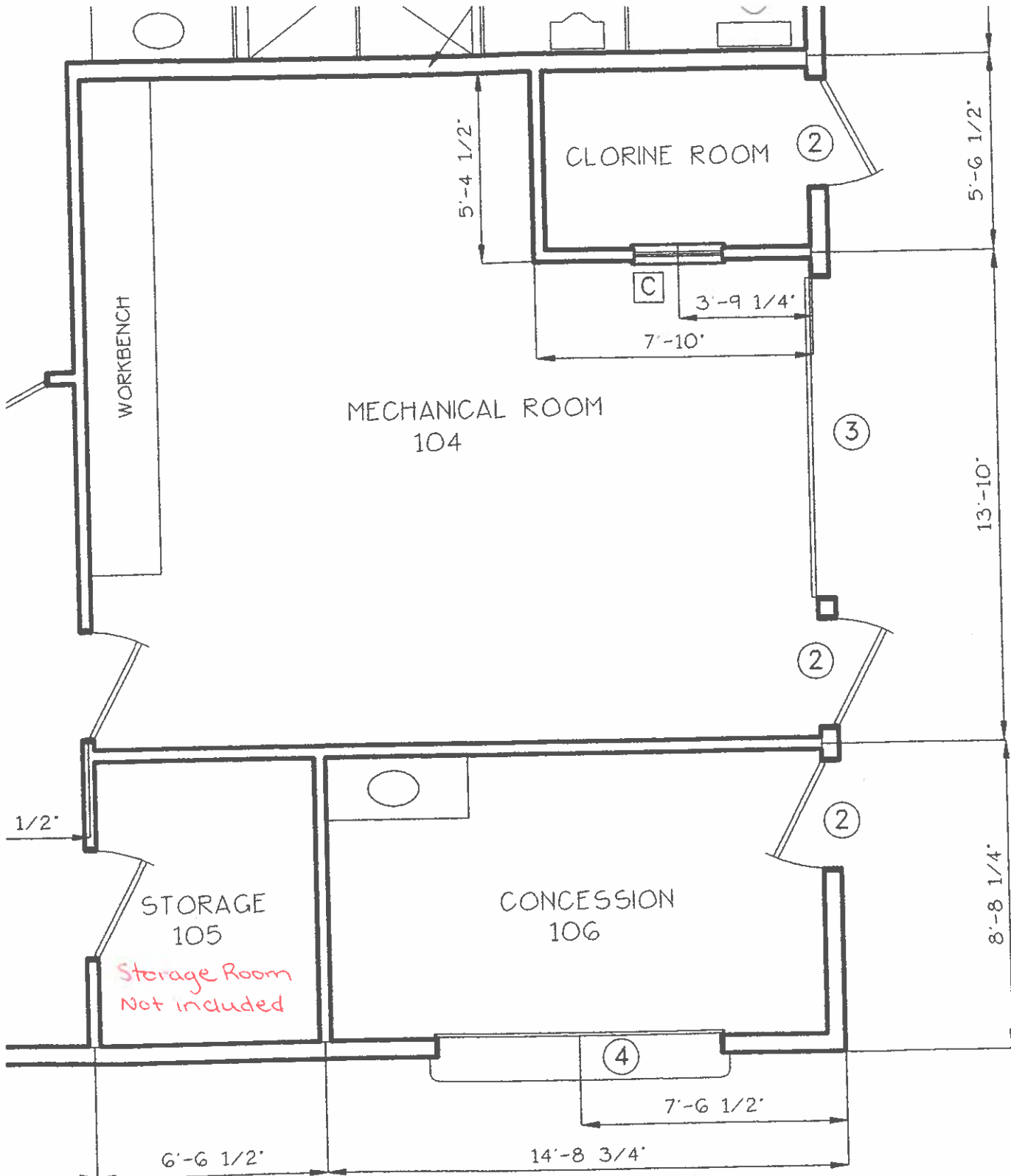
### **3.3. Enquiries**

Questions and enquiries may be directed to the following representatives from the Municipality of Boissevain-Morton:

Leo Poulin  
CAO  
Phone: (204) 534-2433  
E-mail: [admin@boissevain.ca](mailto:admin@boissevain.ca)

Melissa Perkins  
Executive Assistant  
Phone: (204) 534-2433  
Email: [mperkins@boissevain.ca](mailto:mperkins@boissevain.ca)

\*Enquiries may be directed to the above contacts up to two (2) business days prior to the submission deadline.



**sb** SID BRAYBROOK  
DRAFTING & DESIGNS

Box 1216  
Boissevain, Manitoba  
R0K 0E0 tel.. 534-6050

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date ~~FEB 17 1999~~  
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scale  
**1/4" = 1'**

for **SWIMMING POOL BLDG.  
BOISSEVAIN, MANITOBA**

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**FLOOR PLAN**

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## Site Location

