

REQUEST FOR PRICING
for
NET ZERO COMMUNITY BUILDINGS
KEPPOCH LODGE BUILDING - FOUNDATION & ATTIC INSULATION

MUNICIPALITY OF THE COUNTY OF ANTIGONISH
ANTIGONISH, NOVA SCOTIA
PROJECT NO: 22-82D-MOCA-NZCB-KLB



Prepared by:
Strait Engineering Limited

Date:
January 15, 2024

NET ZERO COMMUNITY BUILDINGS
KEPPOCH LODGE BUILDING - FOUNDATION & ATTIC INSULATION

MUNICIPALITY OF THE COUNTY OF ANTIGONISH
ANTIGONISH, NOVA SCOTIA

REQUEST FOR PRICING

1.0 Request For Pricing:

Prices are invited from contractors for the above noted project in a sealed envelope clearly marked with the name and full address of contractor and name of project or by email. The proposals will be received at the office of:

Strait Engineering Limited
298 Reeves Street, Unit-9
Port Hawkesbury, NS
B9A 2B4

Attention: Mr. Darryl Myette
Email: dmyette@straiteng.com
Telephone: (902) 625-3631 ext. 101

Pricing will be received up until 3:00pm Thursday, April 25th, 2024.

The purpose of the request for prices is to select a Contractor who will carry out the below mentioned scope of work for the Net Zero Community Buildings – Keppoch Lodge Building located in **193 Keppoch Road, Antigonish, Nova Scotia, B2G 2R6.**

2.0 Scope of Work:

- The work under this project shall generally comprise but not necessarily be limited to provision of all labour, materials, and equipment for adding insulation to the attic and foundation of the Keppoch Lodge Building.
- **Attic Insulation:**
 - For detailed scope of work and material specifications for attic insulation, refer to **3236 MOCA-Keppoch Attic Insulation** sheet attached below.
- **Foundation Insulation:**
 - For detailed scope of work and material specifications for foundation insulation, refer to **Dwg No: M-107 Keppoch Lodge Foundation Insulation** attached below.
- Pricing must be in effect for 30 days from the closing date.
- Contractors shall verify dimensions and areas before providing their proposal.

3.0 Examination:

Contractors shall examine documents provided and prepare their price based on providing all aspects of construction described above.

4.0 Pricing Preparation:

The Contractor shall submit pricing in such a manner to clearly indicate what items are included in the price and anything not to be included. Prices are to be lump sum to complete all the scope of work listed in 2.0 above and as per attached documents.

Prices quoted shall exclude Harmonized Sales Tax (HST)

5.0 Owner Rights:

The Owner reserves the right to reject any or all Pricing or to accept any individual Pricing deemed most satisfactory. The Owner also reserves the right to waive any minor informality in any or all Pricing.

6.0 Insurance/WCB:

Contractors shall also provide certificate of insurance for not less than \$1,000,000.00 liability and auto. Also, to be included is a clearance letter from Nova Scotia WCB.

Total Bid Amount \$ _____

List of Sub-Contractors: _____

Contractor Name: _____

Signature: _____

Date: _____

3236 MoCA – Keppoch Attic Insulation

General Scope of Work and Material Specifications

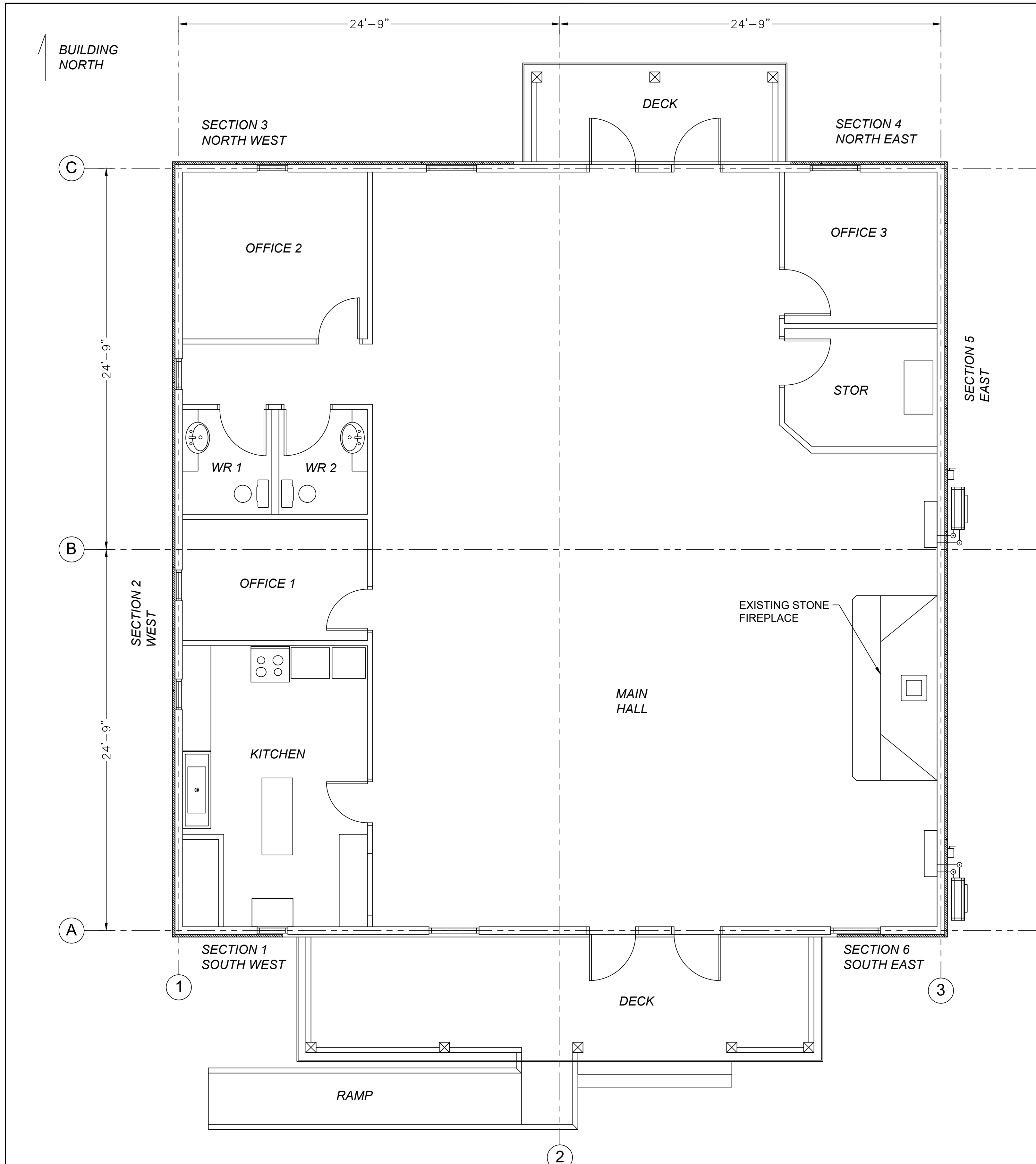
- Existing building has approximately R20 insulation in the attic space.
- Attic area is approximately 50 feet by 50 feet – 2500 square feet
- An access hatch to the attic space is centrally located in the attic and located in the large common room in the lodge.

Supply and install:

- Soffit baffles at each end of the building between each truss to ventilate the roof underside and allow air to flow into the attic space from the soffit vents.
- Additional R20 insulation over top of existing insulation.
 - Fiberglass batts or blown-in insulation is acceptable.
 - Fibreglass batts shall be rated R20 or greater.
 - Length and width of batts shall be suitable for the existing conditions.
 - Blown-in insulation shall result in R20 or greater coverage.

Inspections:

- Before Material Order - Submit proposed materials – both soffit baffles and insulation
- After completion of soffit baffle installation and before insulation installation.
- After completion of insulation installation.

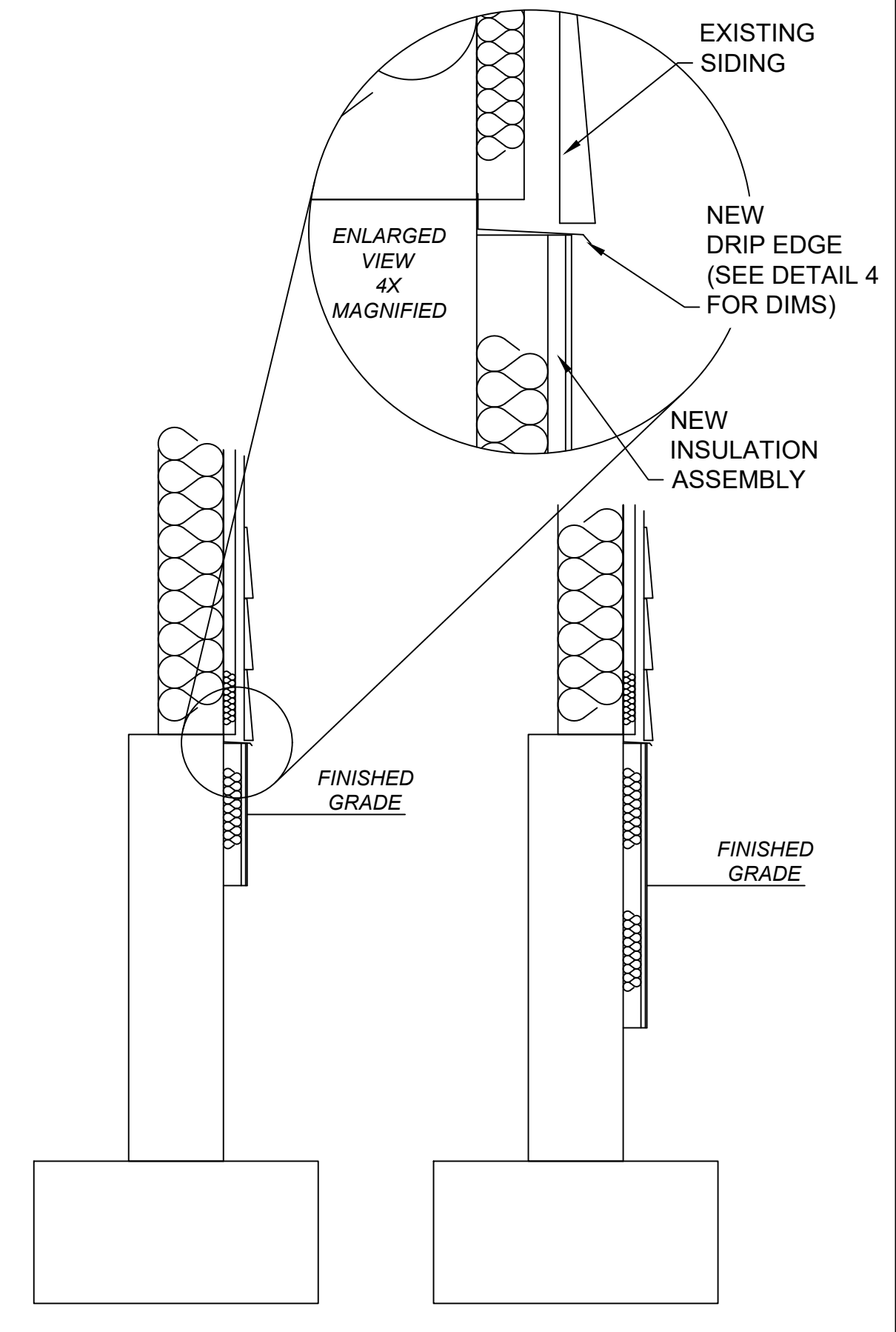


1 KEPPOCH LODGE PLAN
M-101 SCALE: 1/4" = 1'

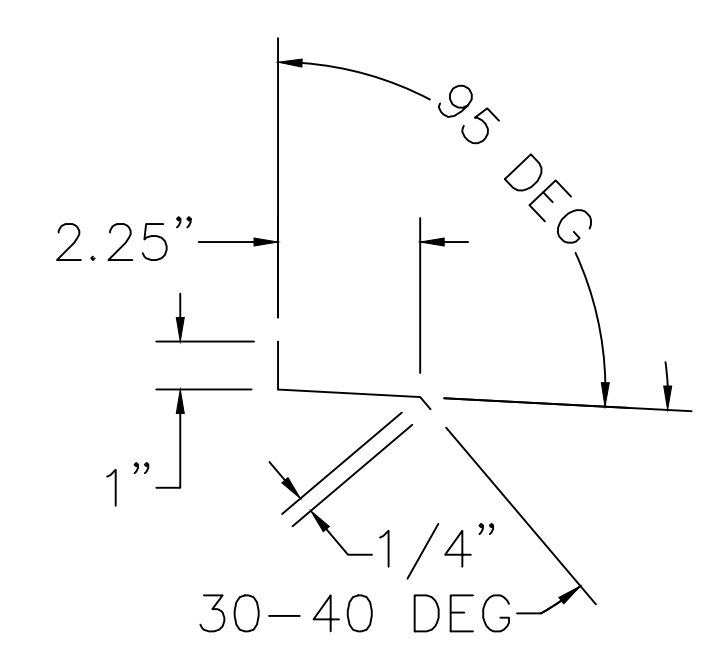
GENERAL NOTES:
 SUPPLY AND INSTALL ALL MATERIALS IN ACCORDANCE WITH THE DRAWING, NOTES, SCHEDULE AND DETAILS.
 ALL WOOD STRAPPING AND PLYWOOD TO BE PRESSURE TREATED. COAT ALL CUT EDGES OF PRESSURE TREATED MATERIALS. USE 'CUT N SEAL' OR EQUAL.
 ALL ALUMINUM FACING OVERLAPS TO BE MINIMUM TWO (2) INCHES.

FOUNDATION INSULATION - SCOPE OF WORK:

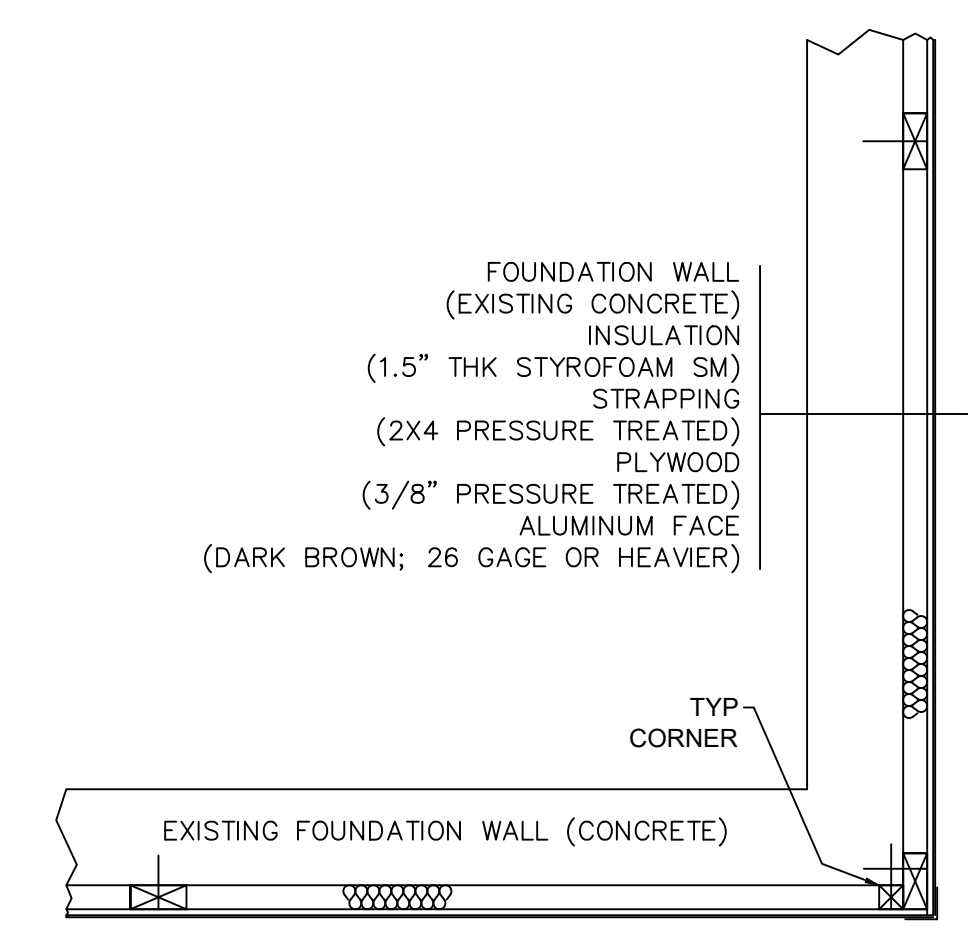
- EXCAVATION:** REMOVE SOD (IF PRESENT) AS REQUIRED IN THE AREAS TO BE EXCAVATED AND PLACE IN A SAFE AREA FOR LATER REINSTATEMENT. REMOVE GRAVELS AND EXCAVATE APPROXIMATELY 14 INCH WIDE TRENCH ALONG EACH WALL SECTION TO ALLOW FOR INSTALLATION OF INSULATION, STRAPPING, PLYWOOD AND ALUMINUM FACE.
- DRIP EDGE:** CUT TO SIZE AND INSTALL A DRIP EDGE UNDER THE EXISTING SIDING. SEE DRAWING DETAIL FOR APPROXIMATE SIZE. OVERLAP THE CORNERS AS SHOWN. THIS STRAPPING CAN BE HELD IN PLACE WITH THE STRAPPING (SEE NEXT STEP). MATERIAL TO BE GALVANIZED STEEL OR ALUMINUM (BROWN); 26 GAUGE OR HEAVIER.
- STRAPPING:** CUT AND INSTALL 2"x4" STRAPPING AND ATTACH TO CONCRETE WALL WITH AT LEAST THREE (3) TAPCON (OR EQUAL) ANCHORS. ANCHORS TO BE FOUR (4) INCHES LONG WITH FLAT HEAD TO ALLOW FOR FLUSH SURFACE AT THE STRAPPING. STRAPPING TO BE VERTICAL AND AT FOUR (4) FOOT CENTRES MAXIMUM.
- INSULATION:** CUT AND INSTALL RIGID STYROFOAM INSULATION BETWEEN THE STRAPPING TO THE DEPTH INDICATED IN THE TABLE BELOW.
- PLYWOOD:** CUT TO SIZE AND INSTALL PRESSURE TREATED PLYWOOD TO COVER BOTH THE INSULATION AND THE STRAPPING. SECURE THE PLYWOOD TO THE STRAPPING WITH AT LEAST FOUR (4) #8 X 2" LONG COATED DECK SCREWS AT EACH PIECE OF STRAPPING. SECURE THE ABOVE GRADE PLYWOOD TO THE FOUNDATION WITH AT LEAST TWO (2) TAPCON SCREWS AT THE HALF WAY POSITION BETWEEN THE STRAPPING.
- FACING:** CUT TO SIZE AND INSTALL ALUMINUM COVER OVER THE PLYWOOD. PREPAINTED BROWN. MAXIMUM PIECE LENGTH TO BE 48 INCHES PLUS 2 INCH OVERLAP.
- OVERLAP:** OVERLAP THE ALUMINUM AT LEAST TWO (2) INCHES AT EACH JOINT. FOR HORIZONTAL JOINTS THE UPPER PIECE MUST OVERLAP THE LOWER PIECE TO PREVENT WATER INGRESS. SECURE WITH STAINLESS STEEL PAN HEAD SCREWS #8 X 3/4" (MIN). ALL SCREWS TO BE INSTALLED SNUG BY HAND AND THEN BACK OFF 1/4 TURN TO ALLOW FOR EXPANSION. PRE-DRILL ALUMINUM 1/8" INCH OVERSIZE FOR EACH SCREW.
- CORNERS:** CUT TO SIZE AND INSTALL ALUMINUM CORNERS. PREPAINTED BROWN. SECURE WITH AT LEAST THREE (3) SCREWS PER FLANGE EQUALLY SPACED. USE STAINLESS STEEL SCREWS #8 X 3/4" (MIN). PRE-DRILL THE ALUMINUM WITH A 1/8" INCH OVERSIZE BIT TO ALLOW FOR EXPANSION AND CONTRACTION OF THE ALUMINUM. ALL SCREWS TO BE INSTALLED SNUG BY HAND AND THEN BACK OFF 1/4 TURN.
- SEE DRAWING SCHEDULE, PLAN AND DETAILS FOR MORE INFORMATION.



3 SECTIONS
M-101 SCALE: 1" = 1'



4 DRIP EDGE DETAIL
M-101 SCALE: 4" = 1'



2 PLAN SECTION
M-101 SCALE: 1" = 1'

SCHEDULE No.1/M-101		SECTION INFORMATION			
SECTION	LOCATION	LENGTH FEET	INSULATION ASSY DEPTH (TOTAL) INCHES	INSULATION ASSY DEPTH (BELOW GRADE - APPROX.) INCHES	REMARKS
1	SOUTH WEST	7	12	6	SEE DETAIL 3 (TYPE A)
2	WEST	50	24	6 TO 12 (VARIES - SLOPED)	SEE DETAIL 3 (TYPE B)
3	NORTH WEST	20	24	12	SEE DETAIL 3 (TYPE B)
4	NORTH EAST	10	24	12	SEE DETAIL 3 (TYPE B)
5	EAST	50	12	6	SEE DETAIL 3 (TYPE A)
6	SOUTH EAST	7	12	6	SEE DETAIL 3 (TYPE A)

A.H. Roy & Associates Ltd.
 275 Main St., Antigonish
 Nova Scotia, B2G 2C3
 Tel: (902) 863-2955 E-mail: ahroyoffice@ahroy.ca

A	ISSUED FOR REVIEW	2023-11-10
REVISION	DESCRIPTION	YYYY-MM-DD

A - Detail No.
 B - Drawing No.

PROJECT
NET ZERO COMMUNITY BUILDINGS

LOCATION
KEPPOCH LODGE

KEPPOCH LODGE FOUNDATION INSULATION

SCALE AS NOTED DATE NOV 2023

DRAWN BY NV CHECKED NV REVIEWED NV

APPROVED DEPT. APPROVAL

SEAL SEAL

DEPT. JOB No. DRAWING NO.

CONSULTANT'S NO. 2022-3236

TENDER NO. **M-107**

