



**SEALED TENDERS WILL BE RECEIVED BY:**

The Corporation of the Municipality of Powassan  
250 Clark Street  
Powassan, ON, P0H 1Z0

**TENDER NUMBER: 2025-011**

**SOUTH HIMSWORTH COMMUNITY CENTRE WALL REPAIRS**

**TENDER CLOSING DATE AND TIME:** 3:00 P.M Local Time August 14, 2025

**TENDER OPENING TIME:** 3:15 P.M Local Time August 14, 2025  
To be awarded at the council meeting of  
August 19, 2025

**TENDER FOR:** Wall repairs at the South Himsworth  
Community Centre.

**This complete tender package must be submitted in a sealed envelope, clearly  
marked "SHCC Tender 2025-011"**

## **LOWEST OR ANY TENDER NOT NECESSARILY ACCEPTED**

### **Location Of Work:**

The location of work is to be: South Himsworth Community Centre, 7 Glendale Heights Drive, Powassan ON P0H 1Z0.

### **Schedule of Contract Documents:**

1. The following information for bidders
2. The following Special Provisions
3. Bid Form
4. Standards OPSS.MUNI 100 (These forms are not attached hereto)
5. Appendix A: South Himsworth Community Centre Pictures
6. Appendix B: Engineered Drawings

### **General Information:**

All inquiries concerning the tender, prior to tender closing shall be directed to:

**Brayden Robinson, Director of Corporate Services/Treasurer**  
**Municipality of Powassan**  
**250 Clark Street, Powassan ON P0H 1Z0**  
**Email: [brobinson@powassan.net](mailto:brobinson@powassan.net)**

For the purposes of this document, a company performing work for the Municipality of Powassan, will hereby be referred to as a "Contractor".

The Contractor will submit their sealed Tenders by traditional mail/drop-off at the previously stated Municipal building before Tender closure.

A Contractor may amend their Tender at any time prior to the set closing date/time by submitting a signed and sealed amendment. No amendments will be accepted post Tender closure. A Tender may be voided by superseding it with a later Tender or letter of withdrawal, prior to the closing date and time.

Any and all Tenders that are received after the Tender closing date/time, will be rejected by the Municipality. Any and all unsigned Tenders will be deemed unacceptable and will be rejected by the Municipality.

Notification of Acceptance of Tender will be by telephone and written form of notice, to the address of the Contractor used on the bid forms. The Date of Acceptance shall be deemed to be the date the Contractor receives the Notification of Acceptance.

### **Project Details:**

Over the past several years, the North side block wall at the South Himsworth Community Centre has experienced progressive cracking and deterioration. It is anticipated that this is due to repeated freeze-thaw cycles.

Generally, the scope of work is to remove all existing cracked, chipped, spalled, or otherwise heavily deteriorated block and parts of the existing foundation wall and footings, as specified by the municipal Engineer, and reconstruct with a foundation wall and footings extending below 4—0" in depth. Existing doors and jambs to be replaced or refurbished.

The complete scope of work is as per the Engineered Drawings attached as Appendix B and forming part of the contract documents.

### **To be completed as soon as possible, but no later than October 30, 2025**

Should the Contractor anticipate the need for sub-contractors, the Contractor shall include in their Tender submission a list of the sub-contractors and their experience with similar projects.

The work shall be completed during daylight hours only.

For the unit price bid, the Contractor shall supply all materials, labour, tools, blocking and jacking, equipment, environmental protection, and all other things necessary to complete the work in accordance with these contract documents and to the satisfaction of the Chief Building Official or his representative.

### **Delivery and Official Closing Time:**

A physical copy of the tender submission must be submitted to:

Brayden Robinson, Director of Corporate Services/Treasurer  
Municipality of Powassan  
250 Clark Street, Powassan ON P0H 1Z0  
Email: brobinson@powassan.net

Tenders must be received no later than 3:00 p.m. on August 14, 2025. The time clock in the Council Chambers at the Municipal Office is the official time for the deadline for submission.

### **Acceptance or Rejection of Tenders:**

The Owner reserves the right to reject any or all tenders or to accept any tender should it be deemed in the interests of the Owner to do so, and, in particular, if only one tender is received, the Owner reserves the right to reject it.

Neither the Consulting engineer nor any officer or employee of the Engineer has the authority to make or accept an offer or to enter into Contract on behalf of the Owner or to create any right

against or to impose any obligations on the Owner. Recommendation of a Tender to the Owner for acceptance does not constitute acceptance of the Tender by the Owner.

The Owner shall not be responsible for any liabilities, costs, expenses, loss or damage incurred, sustained or suffered by any Tenderer prior to, subsequent to or by reason of the acceptance of the non-acceptance of a Tender save as provided in the contract. Tenders are subject to a formal Contract being prepared and executed. The Owner reserves the right to reject any or all Tenders and to waive formalities as the interests of the Owner may require without stating reasons, therefore, the lowest or any Tender will not necessarily be accepted.

**Performance Evaluation:**

Failure to execute the contract in a competent and timely manner will result in the disqualification of the Contractor from bidding on the Municipality of Powassan's contracts for a period of two (2) years.

**Liability/Indemnification:**

The Contractor shall indemnify the Municipality, its officers, employees and agents from all claims, demands, actions, or other proceedings initiated by others arising out of or attributable to anything done, or omitted to be done by the Contractor, its officers, employees or agents in connection with the services performed or required to be performed under this Contract.

**Liability/Insurance:**

The Contractor shall maintain a policy of motor vehicle liability insurance for both owned and non-owned licensed vehicles having limits of not less than \$5,000,000.00 inclusive per occurrence for bodily injury, death, and damage to property.

The Contractor shall maintain a policy of general liability insurance having limits of not less than \$5,000,000.00 inclusive per occurrence for bodily injury, death, and damage to property.

The general liability policy shall include the Municipality as an additional insured, but only in respect of and for the duration of the services to be performed under this contract and shall contain a cross liability clause endorsement.

The Contractor shall provide proof of valid WSIB coverage.

Prior to the beginning of the Contract the Contractor must provide proof of insurance (certificate of insurance or certified copy of policy) to the Clerk of the Municipality.

POLICY NO.: \_\_\_\_\_ INSURANCE CO.: \_\_\_\_\_  
AMOUNT: \_\_\_\_\_ EXPIRY DATE: \_\_\_\_\_

**Required Completion Date:**

The scope of work is to be completed as soon as possible, but no later than October 30, 2025 (the 'Required Completion Date').

The Contractor agrees to pay the Municipality, as liquidated damages, the amount of two hundred fifty dollars (\$250.00) per day for each calendar day beyond the Required Completion Date that the project is not completed to the satisfaction of the Municipality, in its sole discretion.

Any damage, loss, expense, and/or delay incurred or experienced by the Contractor in the execution of the work, by reason of unanticipated difficulties, shall be borne by the Contractor and shall not be the subject of a claim for additional compensation.

### **Contractors Ability To Perform Work:**

The Contractor is required to complete the following statements, and is required to include the said statements using the space provided or similar documentation provided by the Contractor in their Tender submission.

Statement A: The Contractor must state contracts and/or experience in successfully performing similar projects.

Statement B: The Contractor must list all senior supervisory staff to be used during the completion of the contract, and the relative experience of each listed staff member.

Statement C: Give the list and cost value of all work performed by sub-contractors.

### **Motor Vehicles and Excess Loading:**

The Service Provider will be responsible for any damage that may occur relative to the execution of all operations arising from the contract. Any damage done to municipal or private property must be made good to the satisfaction of the Municipality.

The Service Provider will supply adequately trained and competent persons to conduct work during this project.

### **Health & Safety:**

All work performed under this Contract must be carried out in accordance with the Municipality's Health and Safety Policy and any federal and provincial health and safety legislation and regulations. Failure to comply with this condition will be considered a breach of contract.

The Contractor shall ensure that all staff on the job site wear appropriate PPE (Personal Protective Equipment), and that all safety measures are in place to minimize and/or prevent their staff and the general public from harm or injury.

### **Breach of Contract and Contract Termination:**

If the Contractor or Municipality fails to meet the terms of the contract herein explained, the party conforming to the contract will have the opportunity to terminate the contract due to the other party breaching the contract. When a non-conformance is noticed by a party, the conforming party has a responsibility to notify (either by letter or email) the nonconforming party. The non-

conforming party will have 10 business days to meet the terms of the contract; failure to do so will be a breach of contract and will be grounds for immediate dismissal.

Additionally, should the Contractor or Municipality knowingly provide false information during the completion of this contract document, it will be henceforth considered that the complying party was given insufficient information to formally accept the contract, meaning that the contract will be considered void unless both parties can agree on new terms to this contract.

**Bid Form:**

The Contractor has carefully examined the conditions and specifications attached and referred to in this contract, and has carefully examined the site and work location and understands and accepts the said conditions and specifications, and for the prices set forth in this quote, hereby offers to furnish all labour, equipment and materials, except as otherwise specified in the contract, to complete the work in strict accordance with said conditions and specifications for the sum provided in the table below:

Item	Spec	Description	Unit	Quantity	Unit Bid Price	Total Bid
1	S.P.	SHCC Wall Repairs	Lump Sum	1	\$	\$
					HST	\$
					<b>Total Bid</b>	\$

**I/We (the Contractor) promise that: I/we are over the age of 18, are of right mind, are not under the influence of alcohol or controlled substances, wish to enter into a legally binding contract with the Municipality of Powassan, and agree to perform the work without undue delay to ensure that work is completed as specified by the above stated Tender no later than: OCTOBER 30, 2025**

Name of Individual or Firm \_\_\_\_\_  
hereinafter referred to as the  
"Contractor" (Print)  
Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Authorized Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Witness or Firm Seal \_\_\_\_\_

**Required Statements:**

Statement A – Contractor’s Experience for Reference:

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Statement B – Senior Supervisors and Experience:

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Statement C – List of Sub-Contractors:

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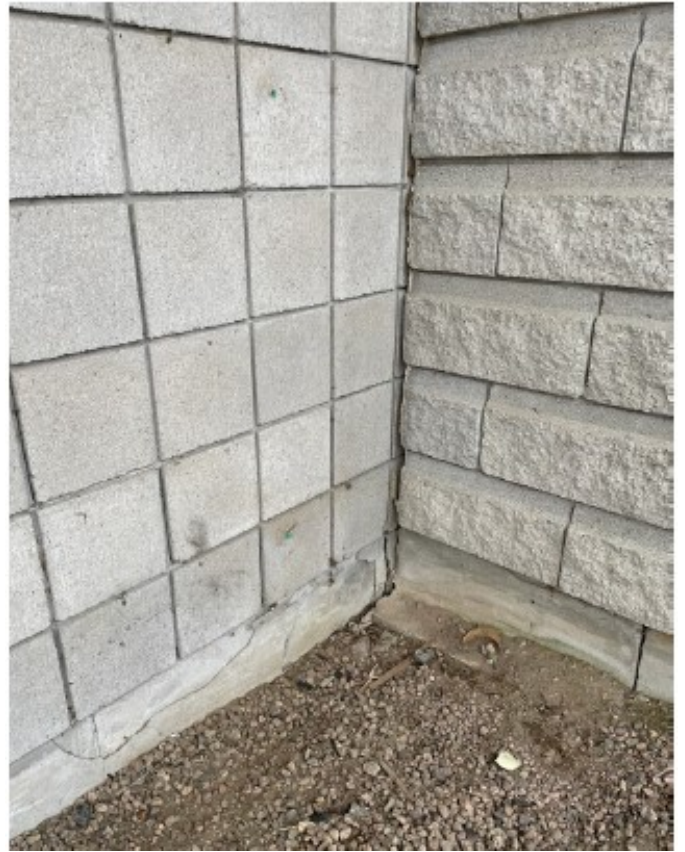
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## Appendix A: Site Pictures



## **Appendix B: Engineering Drawings**

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GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS PREPARED BY ALL CONSULTANTS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN mm EXCEPT AS NOTED.
3. FOLLOW ALL SECTIONS, DETAILS, AND STATEMENTS NOTED AS "TYPICAL". UNLESS OTHERWISE NOTED ON DRAWINGS, TYPICAL DETAILS SHOW STRUCTURAL INTENT RATHER THAN ACTUAL CONDITIONS FOR THE PROJECT. TYPICAL DETAILS APPLY TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED.
4. USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR PERMIT AND/OR CONSTRUCTION"
5. DO NOT USE INFORMATION ON THESE DRAWINGS FOR ANY OTHER PROJECT OR WORKS.
6. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND CONTRACT DOCUMENTS PRIOR TO AND DURING CONSTRUCTION TO ENSURE THAT THE ASSUMPTIONS MADE IN THE DRAWINGS REFLECT THE REQUIREMENTS OF CONSTRUCTION AND FIELD CONDITIONS ENCOUNTERED. WHERE DISCREPANCIES ARISE OR THE CONTRACTOR FINDS AN ERROR OR OMISSION RELATING TO THE CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPORT IT TO THE ENGINEER AND SHALL NOT PROCEED WITH THE ACTIVITY AFFECTED UNTIL RECEIVING DIRECTION FROM THE ENGINEER.
7. THE DRAWINGS SHOW THE COMPLETED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE AND FOR DESIGN, INSTALLATION AND SUPERVISION OF ALL TEMPORARY BRACING AND FALSEWORK TO SUIT THE CONSTRUCTION METHODS AND TO SUPPORT THE SUPERIMPOSED CONSTRUCTION LOADS. DESIGN AND FIELD REVIEW OF ALL TEMPORARY WORKS TO BE CARRIED OUT BY A PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR, LICENSED AND INSURED IN THE PROVINCE OF ONTARIO.
8. ALL WORK AND MATERIALS SHALL CONFORM TO REQUIREMENTS SET OUT IN THE 2024 ONTARIO BUILDING CODE.
9. ALL CODES AND STANDARDS REFERENCED SHALL BE THE LATEST EDITION REFERENCED BY THE 2024 ONTARIO BUILDING CODE DIV. B, 1.3.1.2.
10. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.
11. IMPORTANCE CATEGORY FOR BUILDINGS: HIGH
12. PROVIDE FINAL RECORD SHOP DRAWINGS AFTER ALL CORRECTIONS ARE MADE.
13. ALL PROPRIETARY PRODUCTS SPECIFIED ON THESE DRAWINGS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS. ALTERNATIVE PRODUCTS MAY ONLY BE USED WITH THE PRIOR APPROVAL OF THE STRUCTURAL CONSULTANT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WRITTEN DOCUMENTATION AND SPECIFICATIONS AS REQUIRED BY THE STRUCTURAL CONSULTANT FOR EVALUATION OF SUITABILITY OF ALTERNATE PRODUCTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATES FOR ALL UTILITIES AND UNDERGROUND SERVICES PRIOR TO COMMENCING WORK AND SHALL COORDINATE WORK WITH SERVICES AND UTILITIES ADJACENT TO OR WITHIN THE AREA OF WORK.
15. OPENINGS AND SLEEVES INDICATED ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE ALL OPENING LOCATIONS AND DIMENSIONS WITH THE APPROPRIATE CONSULTANT AND THE SUB-CONTRACTOR PRIOR TO CONSTRUCTION.
16. DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL CONSULTANT UNLESS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
17. THE GROUND WATER TABLE SHALL BE CONTROLLED DURING CONSTRUCTION. DEWATERING PROCEDURES SHALL NOT BE TERMINATED WITHOUT APPROVAL BY THE CONSULTANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL DE-WATERING OPERATIONS.
18. NON-TREATED WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PROTECTED BY SIL GASKET OR 6 MIL POLY.

CONCRETE

1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1 AND BE READY MIX TYPE.
2. CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH CAN/CSA-A23.1 AS FOLLOWS:

COMPONENT	EXPOSURE CLASS	MIN. 28 DAY COMPRESSIVE STRENGTH (MPa)	AIR CONTENT CATEGORY
A) INTERIOR SLAB ON GRADE	N	25	--
B) FOOTINGS	F-2	25	--

3. ALL CONCRETE ADDITIVES SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT
4. NO CONCRETE SHALL BE POURED WITHOUT PRIOR REVIEW OF THE STRUCTURAL CONSULTANT. THE CONTRACTOR SHALL REQUEST THE REVIEW TO THE CONSULTANT 48 HOURS MINIMUM PRIOR TO THE INTENDED CONCRETE POUR TIME.
5. UNLESS OTHERWISE NOTED ON THE DRAWINGS THE FOLLOWING COVER TO REINFORCEMENT, INCLUDING STIRRUPS AND TIES, SHALL BE PROVIDED:
- | CONCRETE ELEMENT | BOTTOM COVER (mm) | TOP COVER (mm) | SIDE COVER (mm) |
|------------------|-------------------|----------------|-----------------|
| STRIP FOOTINGS   | 75                | 50             | 50              |
6. ALL EXPOSED CORNERS OF CONCRETE SURFACES TO HAVE 20mm x 20mm CHAMFER.
7. CONCRETE POURS SHALL BE TERMINATED AT LOCATIONS OF LATERAL SUPPORT.
8. ALL DOWELS, ANCHOR BOLTS, AND OTHER CAST-IN-PLACE HARDWARE SHALL BE POSITIONED PRIOR TO COMMENCING CONCRETE POUR. WET-SETTING IS NOT PERMITTED.
9. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE. EXTRA CARE SHALL BE TAKEN WHEN PLACING AND VIBRATING CONCRETE TO ENSURE HOMOGENEOUS DISTRIBUTION OF CONCRETE MIX IN COLUMN AND WALLS.
10. CONSTRUCTION JOINTS SHALL BE LOCATED AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE. REINFORCEMENT SHALL BE CONTINUOUS FOR A MINIMUM OF 650mm EACH SIDE OF JOINT. PROVIDE A 50mm x 100mm SHEAR KEY WHERE REINFORCEMENT IS NOT PRESENT.
11. EPOXY SHALL BE HILTI HIT-HY200 UNLESS NOTED OTHERWISE. DRILL, CLEAN AND INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
12. SUBMIT DRAWINGS SHOWING CONSTRUCTION JOINT LOCATIONS OF WALLS AND SUSPENDED SLABS TO THE STRUCTURAL CONSULTANT FOR APPROVAL BEFORE SUBMISSION OF REINFORCING STEEL SHOP DRAWINGS.
13. AT LEAST 48 HOURS SHALL ELAPSE BETWEEN THE CASTING OF ADJACENT WALL UNITS.
14. PROTECT CONCRETE FROM EXCESSIVE HEAT AND DRYING. USE HOT WEATHER CONCRETING METHODS IN ACCORDANCE WITH CAN/CSA-A23.1.
15. THE CONCRETE SUPPLIER TO BE CERTIFIED BY "CONCRETE ONTARIO" (FORMERLY RMCAO CERTIFICATION)1.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CAN/CSA-A23.1, CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION.
17. REMOVE ALL CONCRETE FROM THE DESIGNATED REMOVAL AREAS. MINIMUM DEPTH OF REMOVAL SHALL BE 40mm BENEATH EXISTING FLOOR ELEVATION.
18. ALL CONCRETE SURFACES SHALL BE FINISHED SO THAT THEY ARE FLUSH WITH EXISTING ADJACENT SURFACES. DO NOT OVERWORK THE SURFACE AND DO NOT ADD ANY WATER DURING TROWELLING.

FOUNDATION

1. CENTER FOOTINGS AND PIER UNDER CENTROID OF COLUMNS, OR WHERE THERE ARE NO COLUMNS ABOVE, CENTER UNDER WALLS OR GRADE BEAMS, UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION STRUCTURES TO BE FOUNDED ON DRY UNDISTURBED NATIVE SOIL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 100 KPa (SLs).
3. KEEP EXCAVATION DRAINED AND FREE OF WATER AT ALL TIMES.
4. PROTECT FOOTINGS, WALLS, SLABS ON GRADE AND ADJACENT SOIL FROM FREEZING AND FROST ACTION AT ALL TIMES DURING CONSTRUCTION. DO NOT POUR CONCRETE AGAINST FROZEN EARTH.
5. SUBGRADE PREPARATION, FILL PLACEMENT AND COMPACTION SHALL BE SUPERVISED BY A GEOTECHNICAL ENGINEER.
6. ALL GRANULAR MATERIAL SHALL BE PLACED IN MAXIMUM 200 mm LOOSE LIFTS. SUB-BASE UNDER SLABS ON GRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY UNLESS NOTED OTHERWISE. COMPACTION SHALL BE VERIFIED IN WRITING BY THE SOILS ENGINEER PRIOR TO POURING OF SLABS.
7. BACKFILLING AGAINST WALLS ON ONE SIDE ONLY SHALL NOT BE STARTED UNTIL TEMPORARY BRACING OR FLOOR SLABS PROVIDING SUPPORT ARE IN PLACE AND SET. BACKFILL TO BE CARRIED UP EVENLY ON ALL SIDES OF STRUCTURES. BACKFILL SHALL BE GRANULAR 'B' MATERIAL OR NATIVE MATERIAL APPROVED BY THE CONSULTANT AND IS TO BE PLACED IN MAXIMUM 200mm LIFTS AND COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD).

MASONRY

1. MASONRY CONSTRUCTION SHALL CONFORM TO CSA A179, CSA A371, AND PART 9 OF THE ONTARIO BUILDING CODE.
2. MASONRY UNITS SHALL BE MINIMUM TYPE H15/A/O IN ACCORDANCE WITH CSA A165.1 AS FOLLOWS:
- A) HOLLOW (PH)  
B) 15 MPa (15)  
C) MIN 2000 kg/m3 (C)  
D) NON-MOISTURE CONTROLLED (C)
3. MORTAR FOR BLOCK SHALL BE TYPE 'S' PROPORTIONED IN ACCORDANCE WITH CSA A179.
4. MORTAR FOR BRICK VENEER SHALL BE TYPE 'N' PROPORTIONED IN ACCORDANCE WITH CSA A179.
5. GROUT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 10 MPa & BE PROPORTIONED TO THE REQUIREMENTS FOR COURSE GROUT IN ACCORDANCE WITH CSA A179.
6. REINFORCING:
- A) JOINT 200MPa ASTM A82 AND CSA G30.3  
B) BARS 400MPa CSA G30.16
7. ALL MASONRY UNITS, MORTAR, & GROUT MATERIAL SHALL BE STORED UNDER COVER IN A DRY PLACE.
8. NO ADMIXTURES SHALL BE USED IN EITHER MORTAR OR GROUT WITHOUT THE ENGINEER'S PRIOR APPROVAL.
9. MASONRY CONSTRUCTION:
- A) RUNNING BOND  
B) MASONRY BONDING OF ABUTTING OR INTERSECTING CORNERS  
C) FULL HEAD & BED JOINTS
10. ALL MORTAR JOINTS SHALL BE 10 mm.
11. ALL MASONRY WALLS SHALL BE REINFORCED WITH 3.65mm LADDER TYPE HORIZONTAL REINFORCEMENT EVERY SECOND COURSE TO CSA S304.1, LAP JOINT REINFORCEMENT 200m AT EACH SPLICE.
12. FOR MASONRY WALLS TO BE REINFORCED, CONTINUOUS VERTICAL REINFORCEMENT SHALL BE PROVIDED AT ALL WALL CORNERS, ENDS, INTERSECTIONS, CHANGES IN WALL HEIGHT, JAMBS OF ALL OPENINGS, AND EACH SIDE OF MOVEMENT JOINTS. ADDITIONALLY, A CONTINUOUS 15M BOND BEAM SHALL BE PLACED ALONG THE TOP OF THE WALL AS WELL AS AT ALL SILLS AND HEADS OF OPENINGS UNLESS NOTED OTHERWISE.
13. REINFORCING BARS SHALL BE LAPPED AS FOLLOWS WHEN SPLICED:
- A) 10M 450 mm  
B) 15M 630 mm
14. ALL VERTICAL CELLS AND BOND BEAMS WITH REINFORCING BARS SHALL BE GROUTED SOLID.
15. FOR GROUTED MASONRY WALLS THE CONTRACTOR MAY USE EITHER LOW LIFT OR HIGH LIFT GROUTING METHOD IN ACCORDANCE WITH CSA-A371. BEFORE PROCEEDING WITH WORK, OBTAIN THE ENGINEERS APPROVAL FOR ALL DETAILS OF THE PROPOSED PROCEDURE. GIVE SUFFICIENT NOTICE TO ALLOW INSPECTION OF WORK ON SITE.
16. GROUT SPACES SHALL NOT BE WETTED DOWN PRIOR TO POURING GROUT.
17. VERTICAL CELLS TO BE FILLED SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA OF NOT LESS THAN 50x75mm.
18. ALL GROUT SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATION.
19. CLEANOUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL CORES OR CAVITIES WHICH ARE TO BE GROUTED OR FILLED
20. DO NOT USE MORTAR WHERE GROUT IS SPECIFIED.
21. ALL MORTAR OBSTRUCTIONS IN CORES OR CAVITIES SHALL BE REMOVED AND ALL LOOSE MORTAR CLEANED FROM THE BOTTOM OF THE WALL BEFORE THE CLEANOUT HOLES ARE CLOSED FOR GROUTING
22. AT ALL MOVEMENT JOINTS:
- REINFORCE ONE CELL ON EITHER SIDE OF JOIST WITH 1-15M AND GROUT SOLID  
- JOINT REINFORCEMENT SHALL BE DISCONTINUOUS ACROSS JOINT  
- PROVIDE SHEAR KEY OR SMOOTH DOWEL FOR SHEAR TRANSFER  
- PROVIDE BACKER ROD AND SEALANT TO MATCH FIRE RESISTANCE REQUIREMENTS OF WALL
23. BRITTLE WALL FINISHES MUST BE JOINTED AT THE SAME LOCATIONS AS THE MASONRY MOVEMENT JOINTS TO AVOID UNCONTROLLED CRACKING IN WALL FINISHES
24. PROVIDE A MINIMUM 200mm LENGTH AND 400mm DEPTH OF GROUTED SOLID MASONRY FOR BEARING OF LINTELS, BEAMS, JOISTS AND TRUSSES, UNLESS NOTED OTHERWISE.
25. BUILD MASONRY TIGHTLY INTO/AROUND INTERSECTING STRUCTURE INCLUDING THE FOLLOWING:
- WEBS OF ALL WALL BEARING STEEL BEAMS AT THEIR POINTS OF BEARING  
- WEBS OF ALL STEEL COLUMNS  
- JOIST SHOES
26. WHERE DOWELS, ANCHOR BOLTS, ETC. ARE SHOWN PROJECTING INTO MASONRY, BUILD THESE TIGHTLY INTO MASONRY VOIDS WITH MASONRY GROUT OR TYPE "S" MORTAR.
27. STEEL ANGLES FOR SUPPORT OF MASONRY TO HAVE EVEN AND LEVEL BEARING NOT LESS THAN 200mm EACH END UNLESS NOTED OTHERWISE.
28. NON LOAD BEARING WALLS ARE TO BE KEPT 20mm CLEAR OF THE SOFFIT OF SLABS AND BEAMS. THE GAP IS TO BE FILLED WITH APPROVED COMPRESSIBLE FILLER AND SEALANT. FILLER AND SEALANT ARE TO PROVIDE APPROPRIATE FIRE RATING WHERE THESE PRODUCTS ARE INSTALLED IN FIRE RATED WALLS. REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS OF FILLER AND SEALANT MATERIAL.
29. NO CHASES SHALL BE CUT INTO LOAD-BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER
30. MASONRY CONTRACTOR SHALL BE A MEMBER OF THE CANADIAN MASONRY CONTRACTORS ASSOCIATION.

EXISTING STRUCTURE

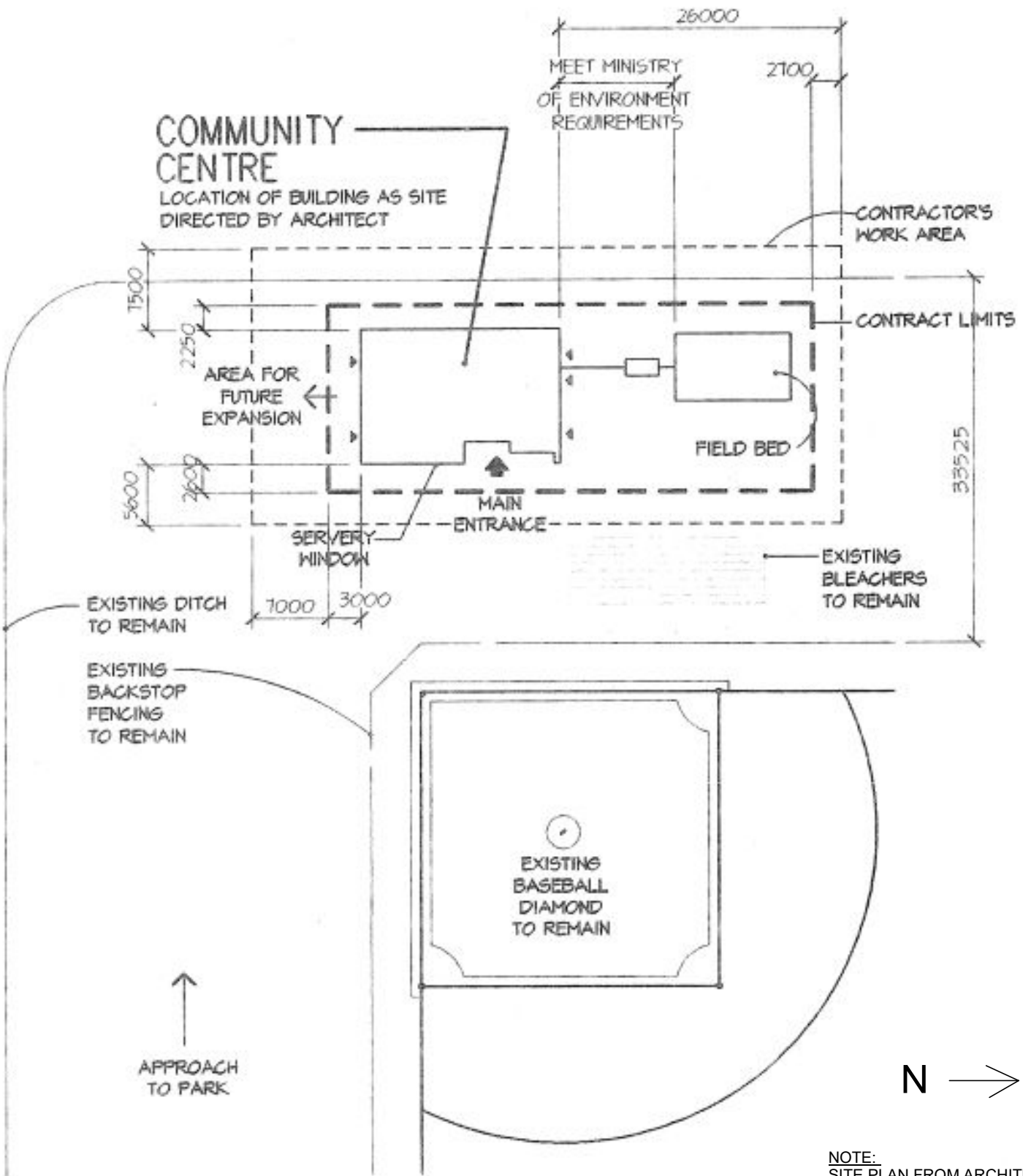
1. WHERE NOTED, EXISTING STRUCTURAL INFORMATION IS ASSUMED BASED ON DRAWING REVIEW OF EXISTING FINISHED CONDITIONS. THE CONTRACTOR SHALL REMOVE FINISHES AS REQUIRED TO VERIFY THE EXISTING STRUCTURAL INFORMATION PRIOR TO COMMENCING THE WORK. REPORT ALL VARIATIONS TO THE STRUCTURAL CONSULTANT PRIOR TO COMMENCING WORK.
2. EXISTING STRUCTURAL INFORMATION IS BASED ON DRAWINGS PREPARED BY BYWATER AND ASSOCIATES ARCHITECTS INC. DATED NOVEMBER 1991. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL INFORMATION ON SITE PRIOR TO COMMENCING WORK. REPORT ALL VARIATIONS TO THE STRUCTURAL CONSULTANT.
3. THE CONTRACTOR SHALL TAKE PRECAUTIONS AS REQUIRED TO PROTECT EXISTING STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURES RESULTING FROM THE CONTRACTOR'S OPERATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANNING, DESIGN, CONSTRUCTION, MAINTENANCE, AND REMOVAL OF ALL TEMPORARY WORKS REQUIRED TO SHORE THE EXISTING STRUCTURE DURING CONSTRUCTION. ALL TEMPORARY WORKS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
5. THE DESIGN OF TEMPORARY WORKS SHALL ACCOUNT FOR ALL ANTICIPATED CONSTRUCTION LOADS AND THE GEOTECHNICAL CONDITIONS.
6. WHERE REQUIRED FOR THE DESIGN OF TEMPORARY WORKS, RETAIN A GEOTECHNICAL ENGINEER TO PROVIDE THE NECESSARY GEOTECHNICAL RECOMMENDATIONS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 400 MPa AND SHALL CONFORM TO CAN/CSA G30.18.
2. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED, PLACED AND SUPPORTED IN ACCORDANCE WITH REINFORCING STEEL MANUAL OF STANDARD PRACTICE BY THE REINFORCING STEEL INSTITUTE OF CANADA AND CAN/CSA-A23.3.
3. ALL WWF SHALL CONFORM TO CSA G30.3 AND CSA G30.5. ALL WWF SHALL BE SUPPLIED IN FLAT SHEETS ONLY. WWF SHALL BE TYPE 152x152 MW18.7/18.7 UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE, REINFORCING BARS SHALL BE LAPPED AS FOLLOWS WHEN SPLICED:
- 10M 450mm  
- 15M 630mm
5. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION DURING PLACEMENT OF CONCRETE TO ENSURE THAT THE REINFORCING STEEL IS MAINTAINED IN ITS CORRECT POSITION THROUGHOUT THE PREPARATION AND PLACEMENT OF CONCRETE.
6. REINFORCING STEEL THAT IS STORED ON SITE IS TO BE PLACED ON BLOCKS SO THAT IT IS NOT IN DIRECT CONTACT WITH THE GROUND AND SHALL BE PROTECTED FROM RAIN AND SNOW WITH THE USE OF TARP/AULINS.
7. 600mm x 600mm L-BARS SHALL BE PROVIDED WHERE 15M REINFORCEMENT MEETS AT CORNERS LAPPED 600mm.
8. ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETE PLACEMENT BY APPROVED BAR CHAIRS, SPACERS OR SUPPORT BARS AT 1000mm MAXIMUM CENTERS. THE CHAIR MATERIAL SELECTED SHALL SUIT THE EXPOSURE CONDITIONS.
9. PROVIDE MIN. 48 HOURS NOTICE PRIOR TO CLOSING FORMS OR PLACING CONCRETE TO ALLOW FOR FIELD REVIEW OF THE REINFORCING STEEL BY THE STRUCTURAL CONSULTANT.
10. ALL REINFORCING STEEL IS TO BE CLEAN, FREE OF LOOSE SCALE, OIL, DIRT, RUST, AND ANY OTHER FOREIGN COATING THAT COULD AFFECT BONDING CAPACITY.
11. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, AND TIE WIRE SHALL COMPLY WITH THE REQUIREMENTS OF THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE REINFORCING STEEL IN ITS CORRECT POSITION THROUGHOUT THE CONCRETE PLACEMENT PROCESS.
12. REINFORCING STEEL SHALL NOT BE FIELD BENT WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL CONSULTANT.
13. WHERE WELDING OF REINFORCING STEEL IS REQUIRED, WELDABLE REINFORCING STEEL SHALL BE USED. NO REINFORCING STEEL SHALL BE WELDED UNLESS INDICATED ON THE STRUCTURAL DRAWINGS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE NEW STOCK AND CONFORM TO THE FOLLOWING GRADES AND STANDARDS:
- A) ANGLES, AND CHANNELS: CAN/CSA G40.21 TYPE 350W
2. ALL ANCHOR RODS, NUTS AND WASHERS SHALL CONFORM TO ASTM A36 OR ASTM A307.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA S16.
4. SUBSTITUTIONS FOR STEEL SECTIONS SHOWN ON DRAWINGS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL CONSULTANT.
5. ALL STEELWORK SHARP/ROUGH EDGES SHALL BE GROUND BACK TO A SMOOTH SURFACE.
6. ALL WELDED JOINTS IN ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL BE GROUND SMOOTH AND SHALL HAVE ALL WELD SPLATTER REMOVED.
7. CLEAN, PREPARE SURFACES AND SHOP PRIME STRUCTURAL STEEL IN ACCORDANCE WITH CAN/CSA-S16.1.
8. TOUCH UP SHOP PRIMER TO BOLTS, WELDS, AND BURNED AND SCRATCHED SURFACES AT COMPLETION OF ERECTION.
9. SHOP PAINT TO CISC/CPMA 1-73a EXCEPT AS NOTED IN SPECIFICATIONS. TOUCH UP SCRATCHES, BOLTS AND WELDS AFTER ALL STEEL IS ERECTED.
10. THE CONTRACTOR SHALL PROVIDE AND LEAVE IN PLACE, UNTIL PERMANENT BRACING ELEMENTS ARE CONSTRUCTED, TEMPORARY BRACING AS IS NECESSARY TO STABILIZE THE STRUCTURE DURING ERECTION.
11. PROVIDE MINIMUM BEARING LENGTH OF 200 mm FOR ALL STEEL BEAMS BEARING ON MASONRY AND CONCRETE AND A MINIMUM OF 100 mm ON STRUCTURAL STEEL, UNLESS NOTED OTHERWISE.
12. ANGLE SHEAR CONNECTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CISC - PART 3 STANDARD TABLES. ALL BOLTS SHALL CONFORM TO ASTM F3125, UNLESS NOTED OTHERWISE. CONNECTED BEAMS SHALL BE COPED THE MINIMUM AMOUNT NEEDED TO ELIMINATE INTERFERENCE.
13. DO NOT APPLY LATERAL LOADS TO MEMBERS UNLESS APPROVED BY THE STRUCTURAL CONSULTANT.



SITE PLAN

SCALE: N.T.S.

DEMOLITION

1. ALL DEMOLITION WORK SHALL BE COMPLETED IN ACCORDANCE WITH CSA S350 AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
2. DISPOSAL OF DEMOLISHED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXCEPT FOR MATERIALS SALVAGED FOR THE BENEFIT OF THE OWNER, DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE.
3. EXCEPT FOR MATERIALS FOR SALVAGING FOR THE BENEFIT OF THE OWNER, ALL DEMOLISHED MATERIALS REMOVED FROM THE PROJECT SITE SHALL BE DISPOSED OF AT A FACILITY ACCEPTABLE TO THE OWNER AND IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
4. DEMOLISHED MATERIALS SHALL BE SEPARATED INTO PILES OF LIKE MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. ALL DESIGNATED SUBSTANCES SHALL BE SEPARATED AND DISPOSED OF AT THE APPROPRIATE FACILITIES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
5. ALL DEMOLITION OPERATIONS SHALL BE CONDUCTED IN A MANNER AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
6. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION.
7. THE EXTENT OF DEMOLITION SHALL BE AS SPECIFIED ON THE CONTRACT DRAWINGS.
8. THE CONTRACTOR SHALL CONFIRM ALL ASSUMPTIONS MADE REGARDING THE EXISTING STRUCTURE ON SITE. NOTIFY THE STRUCTURAL CONSULTANT OF ALL DISCREPANCIES IMMEDIATELY. THE DEMOLITION PLAN SHALL BE REVIEWED & REVISED IF REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION WORKS.
9. THE PLANNING, DESIGN, CONSTRUCTION, MAINTENANCE, REMOVAL, AND DISPOSAL OF ALL TEMPORARY SHORING AND BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL TEMPORARY SHORING AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
10. IF ADDITIONAL TEMPORARY SHORING IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE SHORING AS NEEDED TO SAFELY COMPLETE THE DEMOLITION WORK.
11. AT NO TIME SHALL THE DEMOLITION CONTRACTOR ALLOW THE EXISTING STRUCTURE TO STAND UN-BRACED IN ANY DIRECTION.
12. THE CONTRACTOR SHALL PREVENT DEBRIS FROM BLOCKING SURFACE DRAINAGE SYSTEMS.
13. DEMOLITION WORK SHALL BE COMPLETED IN A MANNER THAT DOES NOT POSE A RISK TO WORKERS ON SITE.
14. DEMOLITION OF STRUCTURES SHALL COMMENCE AT THE HIGHEST LEVEL AND PROCEED DOWNWARDS TO THE FOUNDATIONS.
15. IF CONCERNS ARE IDENTIFIED DURING THE WORK, SUCH AS MOVEMENT, SWAYING, OR CRACKING, STOP ALL WORK IMMEDIATELY AND REPORT THE CONCERNS TO THE STRUCTURAL CONSULTANT.
16. THE SITE SHALL BE LEFT IN A SAFE AND STABLE CONDITION AT ALL TIMES AND AT THE END OF EACH WORKDAY SO THAT NO AREA POSES A RISK TO SAFETY OR PROPERTY DAMAGE.
17. ALL DEMOLITION EQUIPMENT AND PROCEDURES SHALL MEET ALL APPLICABLE NOISE CONTROL BY-LAWS AND REGULATIONS.
18. UPON COMPLETION OF THE DEMOLITION WORK, EXCAVATIONS BELOW THE ADJACENT EXISTING GRADE SHALL BE FILLED AND ROUGH GRADED TO FACILITATE SURFACE DRAINAGE AND PREVENT THE ACCUMULATION OF WATER.
19. THE CONTRACTOR SHALL ERECT CONSTRUCTION FENCING AND HOARDING AS REQUIRED TO PROTECT THE PUBLIC FROM THE DEMOLITION WORKS AND DELINEATE THE DEMOLITION SITE FROM ADJACENT PROPERTY. A MINIMUM BUFFER OF 15M SHALL BE MAINTAINED BEYOND THE OUTER PERIMETER OF THE WORK ZONE.

KEY PLAN

GENERAL SPACE - NOTES - LEGEND

DISCLAIMER & COPYRIGHT

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BENCHMARKS

VERSION	DATE
ISSUED FOR PERMIT & CONSTRUCTION	JUNE 19/25

DESIGN BY CG DRAWN BY MPG/SL CHECKED BY MPS

STAMP



COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

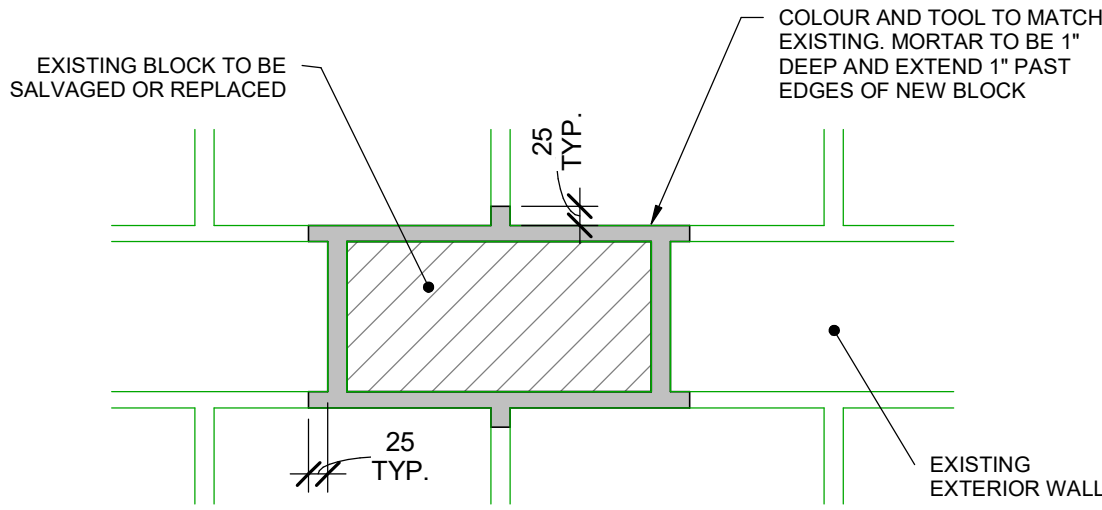
GLENDALE PARK REC CENTRE  
(WALL REPAIR)

DRAWING TITLE

STRUCTURAL NOTES

PROJECT	SCALE	DRAWING
224503-06	1 : 50	S1.0

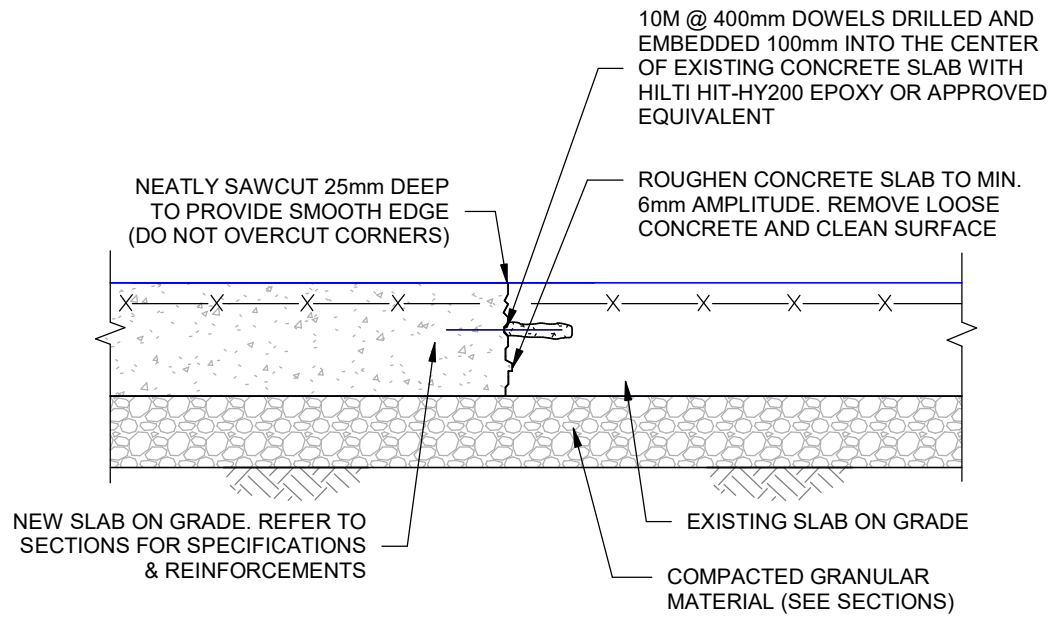




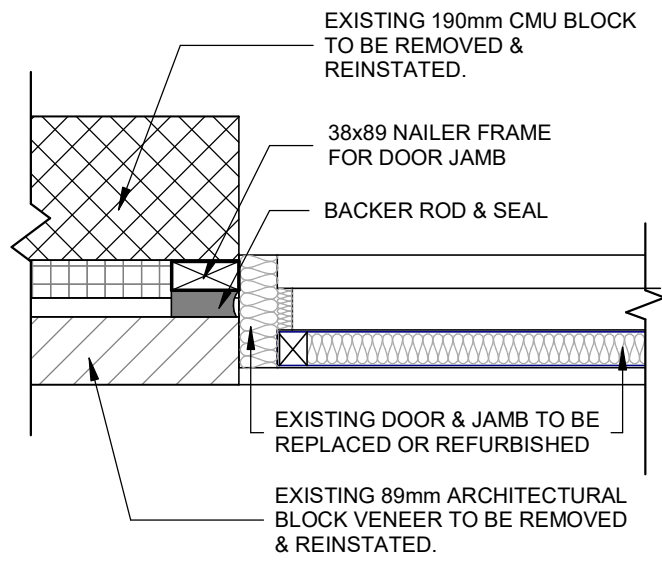
PROCEDURE:

1. REMOVE ALL CRACKED, CHIPPED, SPALLED OR OTHERWISE HEAVILY DETERIORATED BLOCK SPECIFIED BY ENGINEER ON SITE.
2. TAP ALL BLOCKS IN THE VICINITY OF SPALLED AREAS TO ENSURE THE FACE OF THE BLOCK IS SOILED AND SOUND.
3. CLEAN THE OPENING THOROUGHLY.
4. INSTALL NEW BLOCK IN FULL BED OF MORTAR.
5. CAREFULLY LOOSEN AND REMOVE DETERIORATED MORTAR USING HAND TOOLS UNTIL SOUND MORTAR IS ENCOUNTERED OR TO A MINIMUM DEPTH OF 25mm.
6. GRIND AWAY ANY REMAINING MORTAR TO A DEPTH OF 25mm AND CLEAN AFFECTED JOINTS.
7. TOOL MORTAR INTO EXISTING PREPARED JOINTS (MAINTAIN ANY EXISTING WEEP HOLES).
8. CLEAN EXCESS MORTAR FROM SURROUNDING BLOCK FACES.

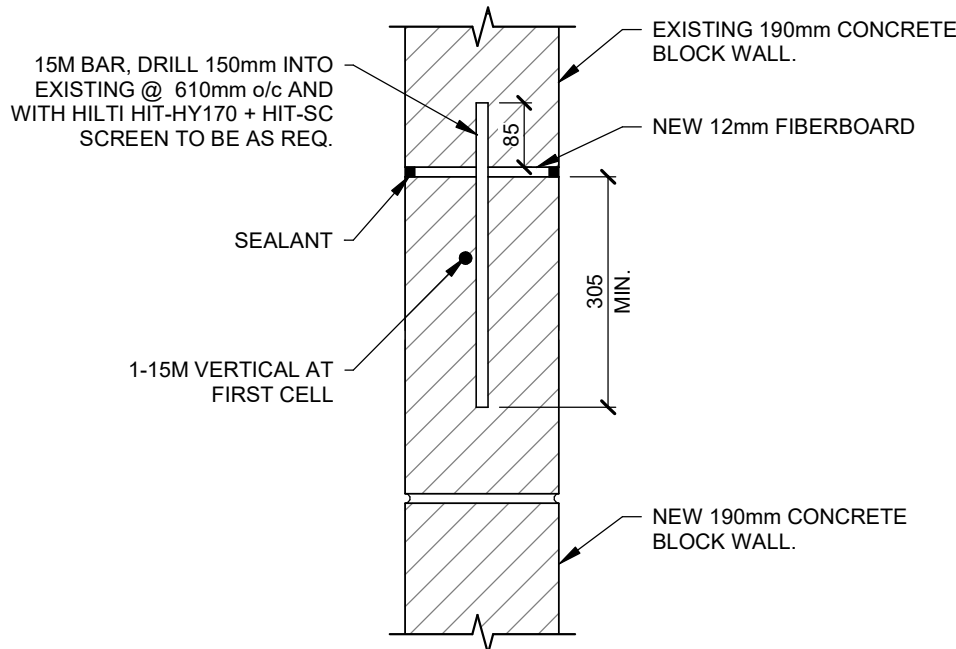
1 BLOCK REPAIR DETAIL  
SCALE: N.T.S.



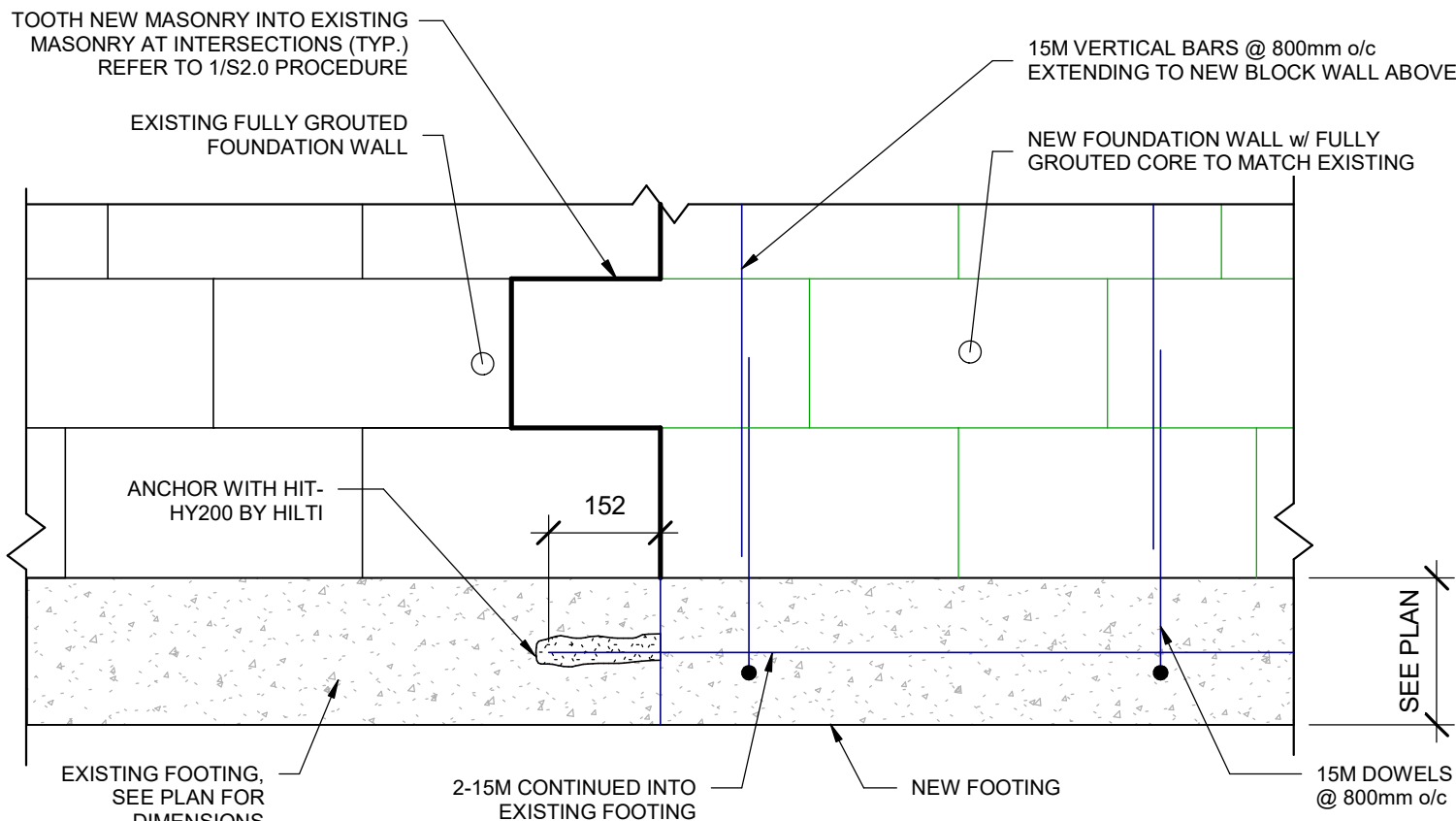
2 TYPICAL NEW TO EXISTING SLAB CONNECTION DETAIL  
SCALE: 1 : 20



3 TYPICAL EXTERIOR DOOR JAMB CONNECTION DETAIL  
SCALE: 1 : 10



4 TIE IN DETAIL PLAN VIEW AT LINTEL  
SCALE: 1 : 10



5 TYP CMU/FOUNDATION CONNECTION DETAIL  
SCALE: 1 : 10

KEY PLAN

GENERAL SPACE - NOTES - LEGEND

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**TATHAM**  
ENGINEERING

COLLINGWOOD - BRACEBRIDGE - ORILLIA - BARRIE - OTTAWA - GUELPH

PROJECT TITLE

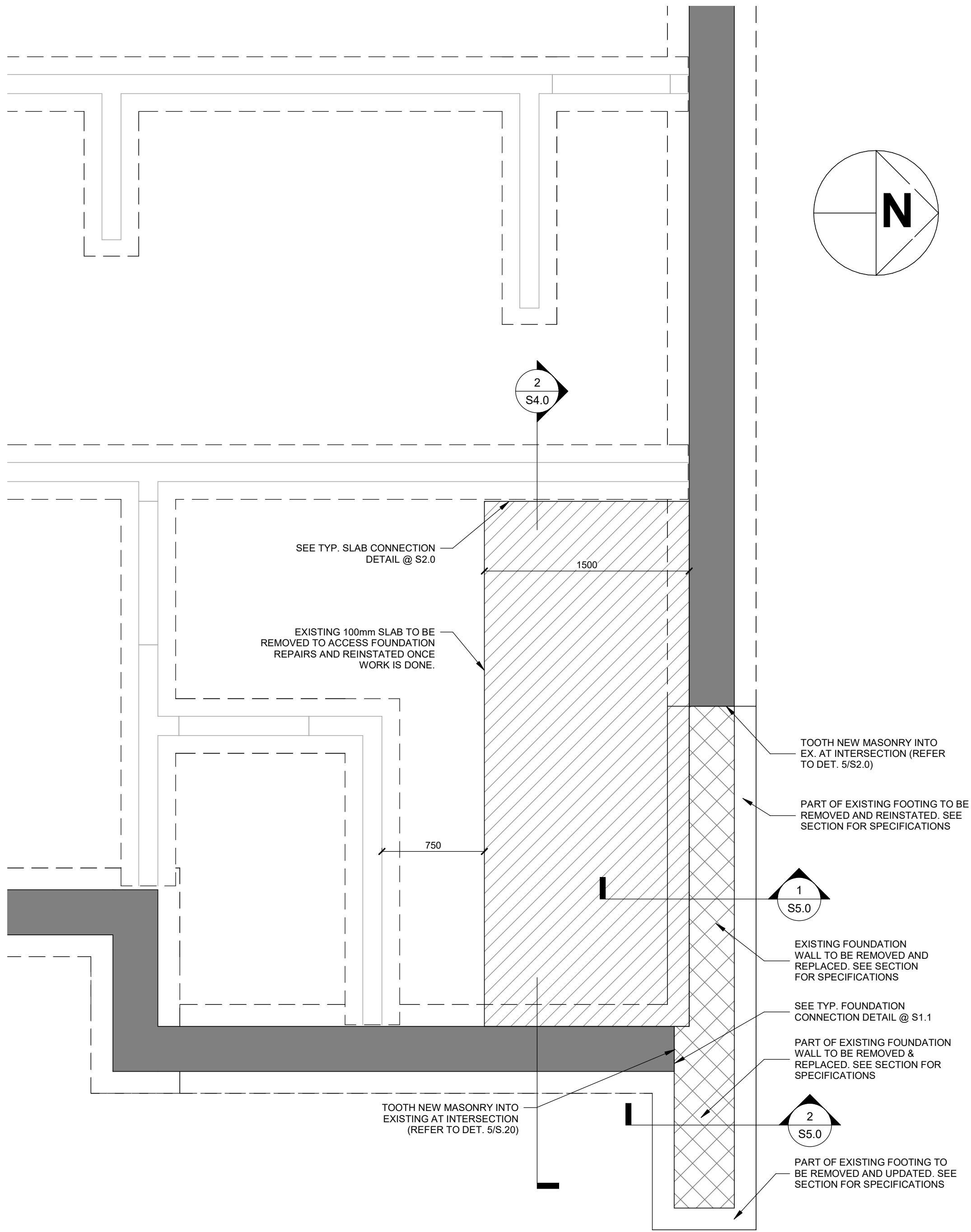
**GLENDALE PARK REC CENTRE  
(WALL REPAIR)**

DRAWING TITLE

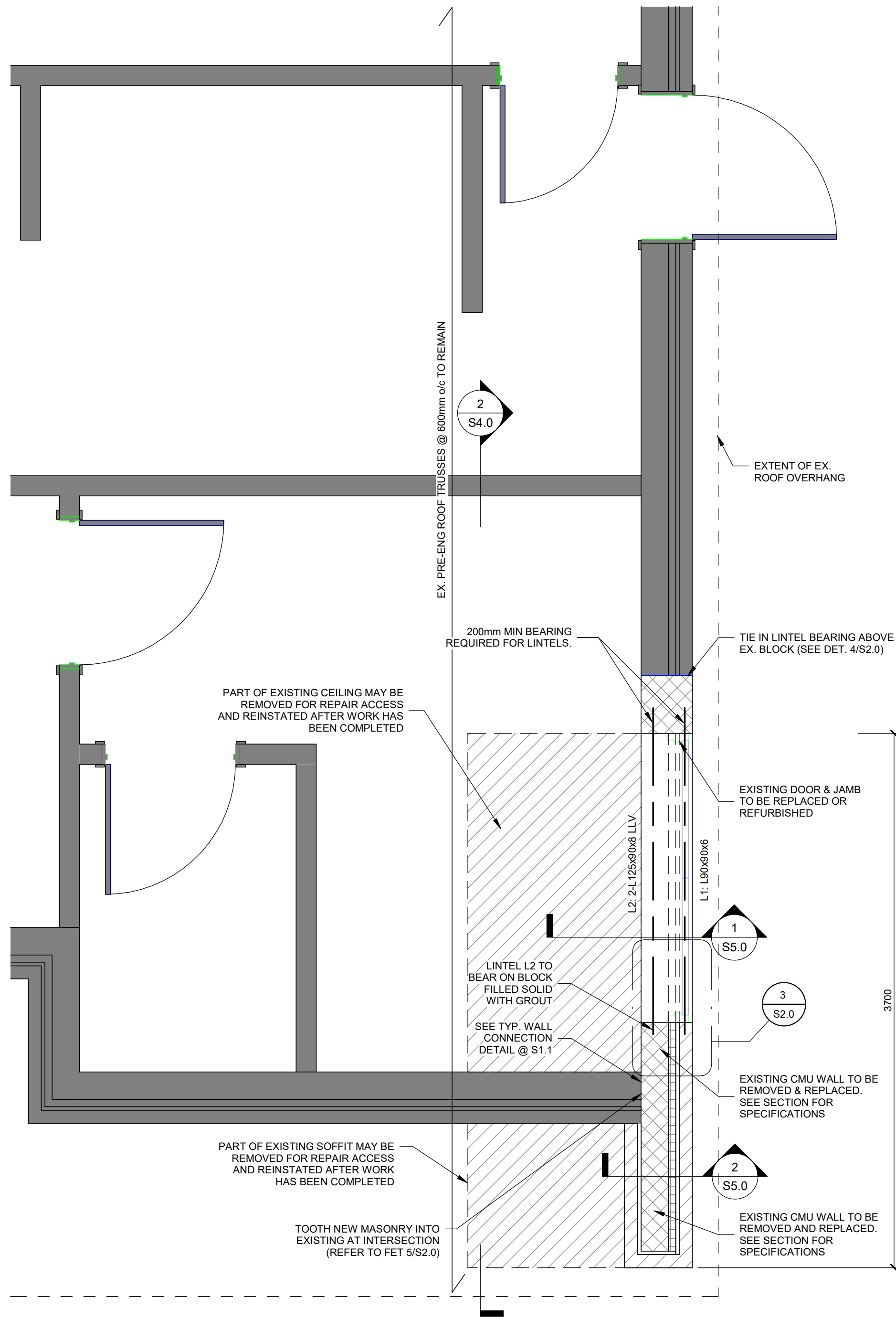
TYPICAL DETAILS

PROJECT	SCALE	DRAWING
224503-06	AS NOTED	S2.0

Drawing Path: I:\2024 Projects\224503 - Municipality of Kawartha - General Engineering\04 - Glendale Park Community Centre Wall Repair\CAD\Revised\224503\_06\_3001.rvt



1 FOUNDATION PLAN  
SCALE: 1 : 25



2 FRAMING PLAN  
SCALE: 1 : 25

**KEY PLAN**

**GENERAL SPACE - NOTES - LEGEND**

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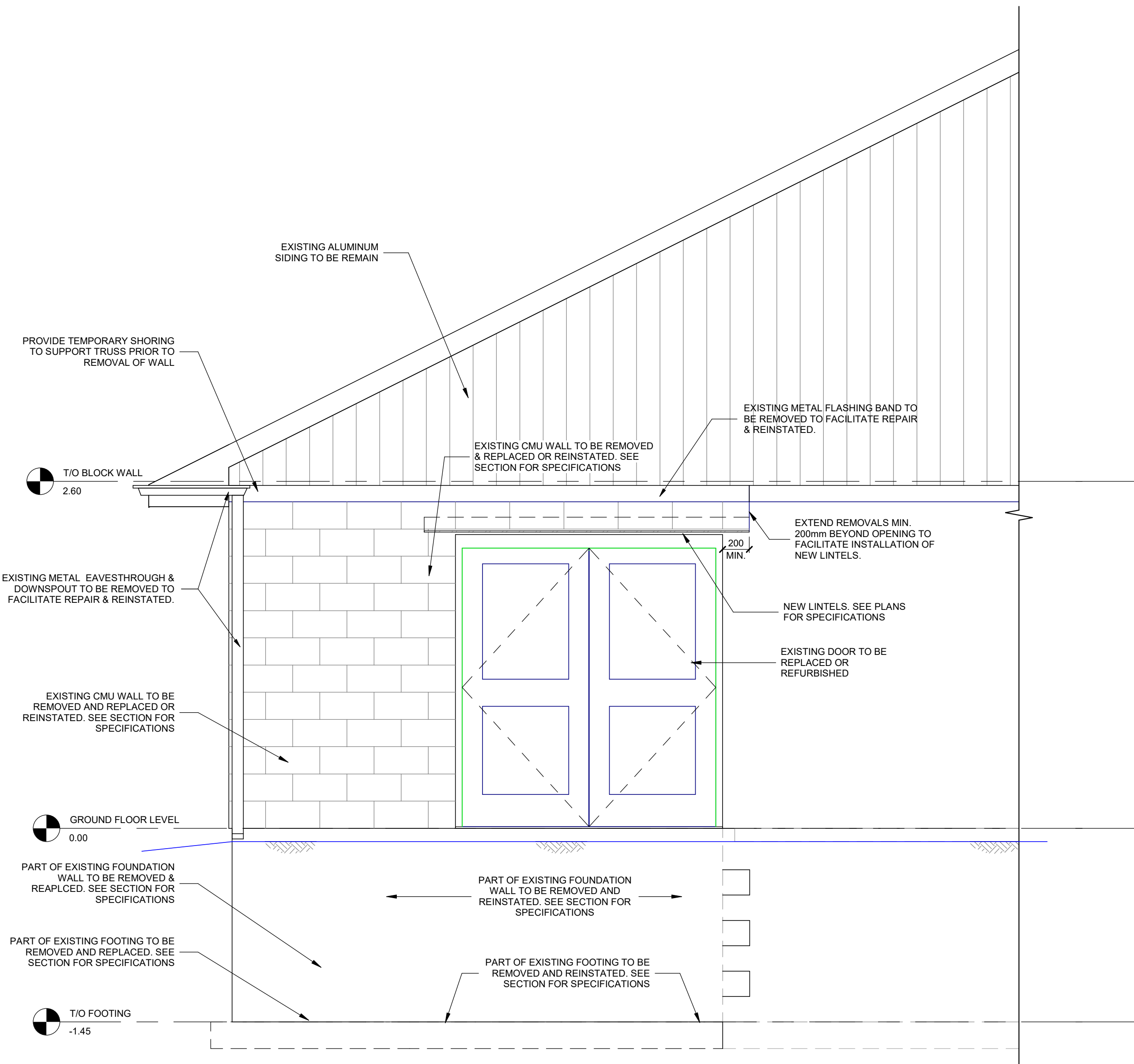
**PROJECT TITLE**  
**GLENDAL PARK REC CENTRE  
(WALL REPAIR)**

**DRAWING TITLE**  
**FOUNDATION & FRAMING  
PLANS**

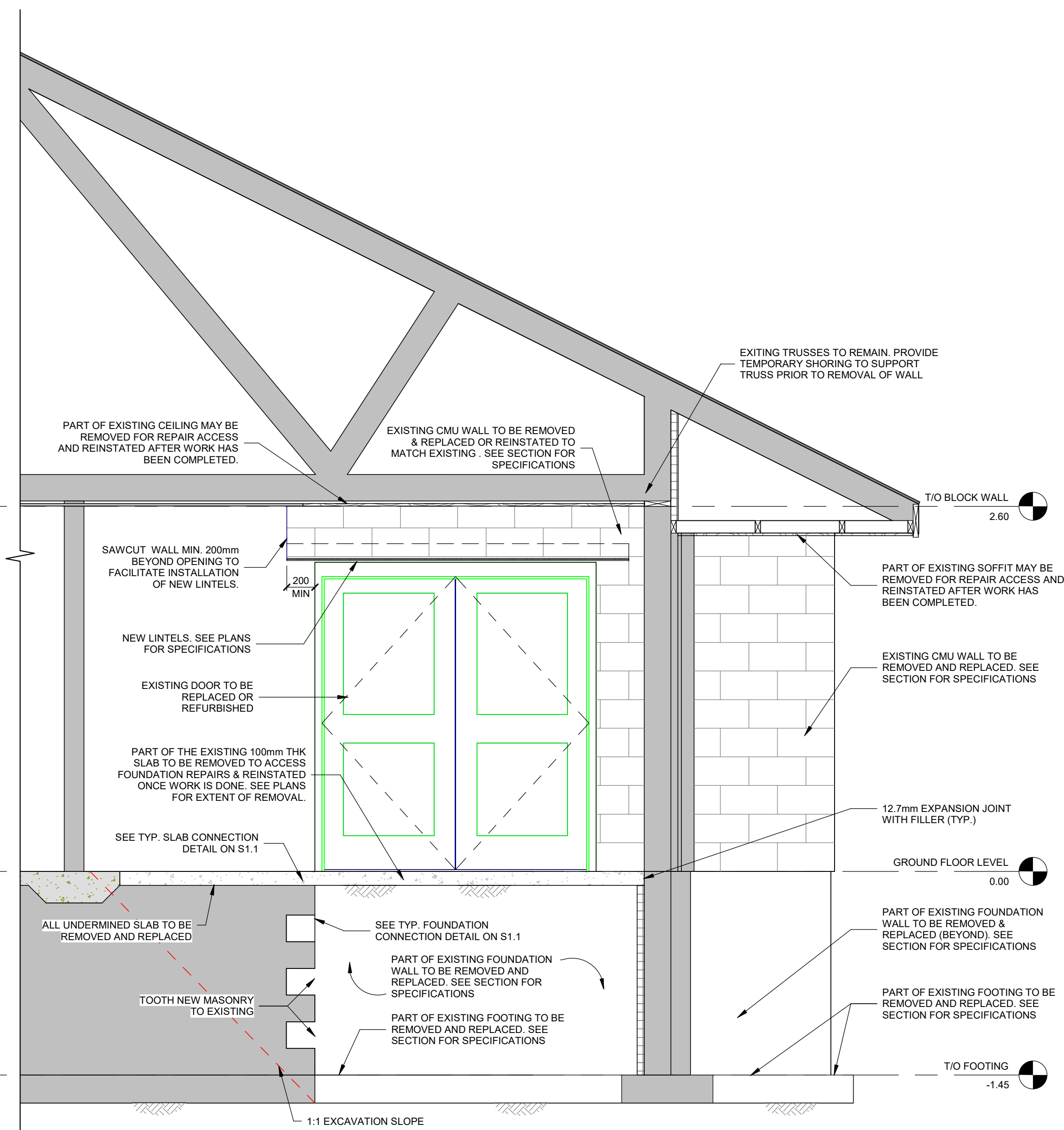
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Drawing Path: I:\2024\Projects\224503 - Municipality of Kawartha General Engineering\04 - Glendale Park Community Centre Wall Repair\CAD\Revit\Structure\224503\_06\_S400.rvt



1 BUILDING ELEVATION (NORTH)  
S4.0 SCALE: 1 : 25



2 BUILDING SECTION  
S4.0 SCALE: 1 : 25

KEY PLAN

GENERAL SPACE - NOTES - LEGEND

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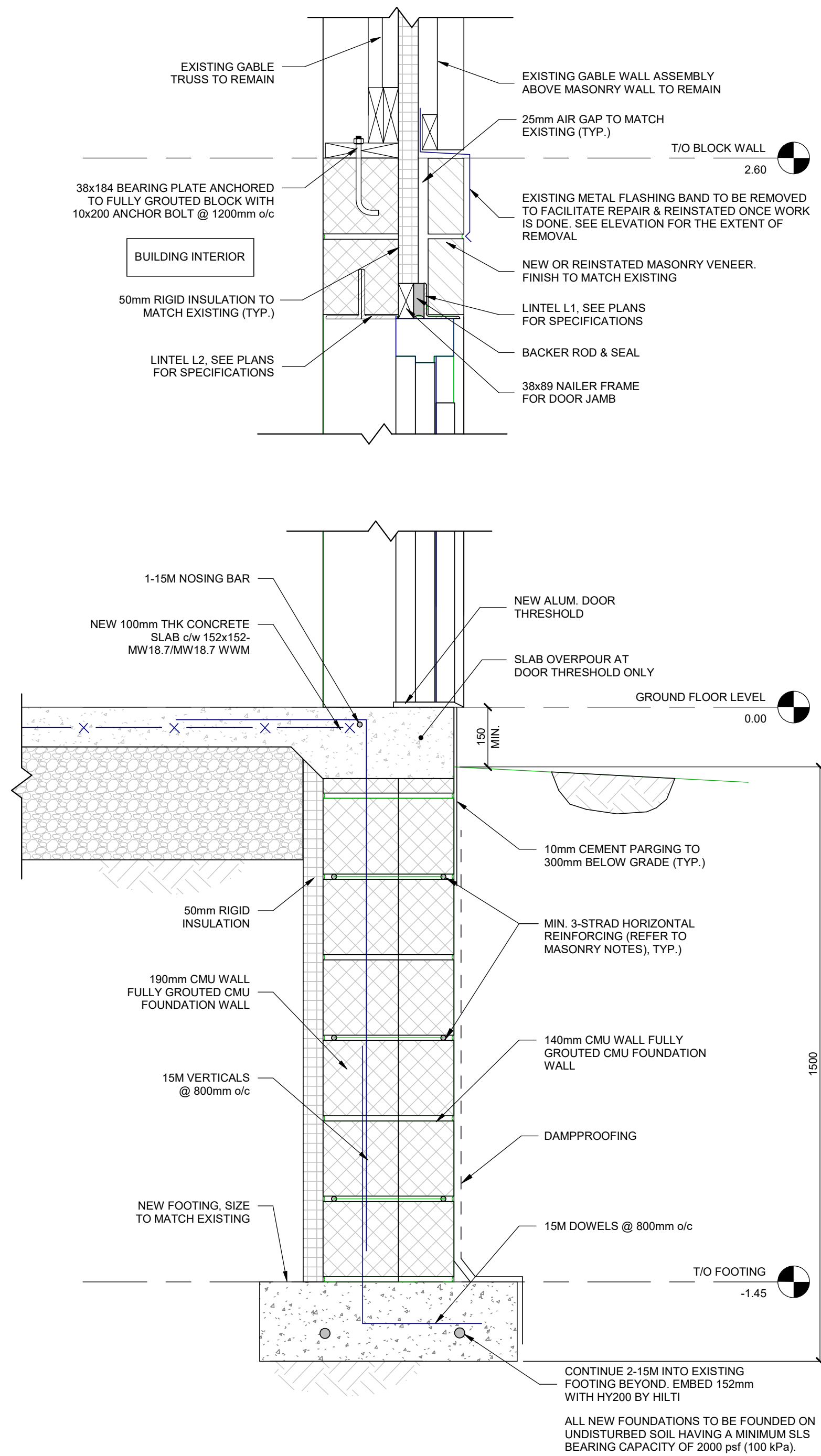
PROJECT TITLE

**GLENDALE PARK REC CENTRE  
(WALL REPAIR)**

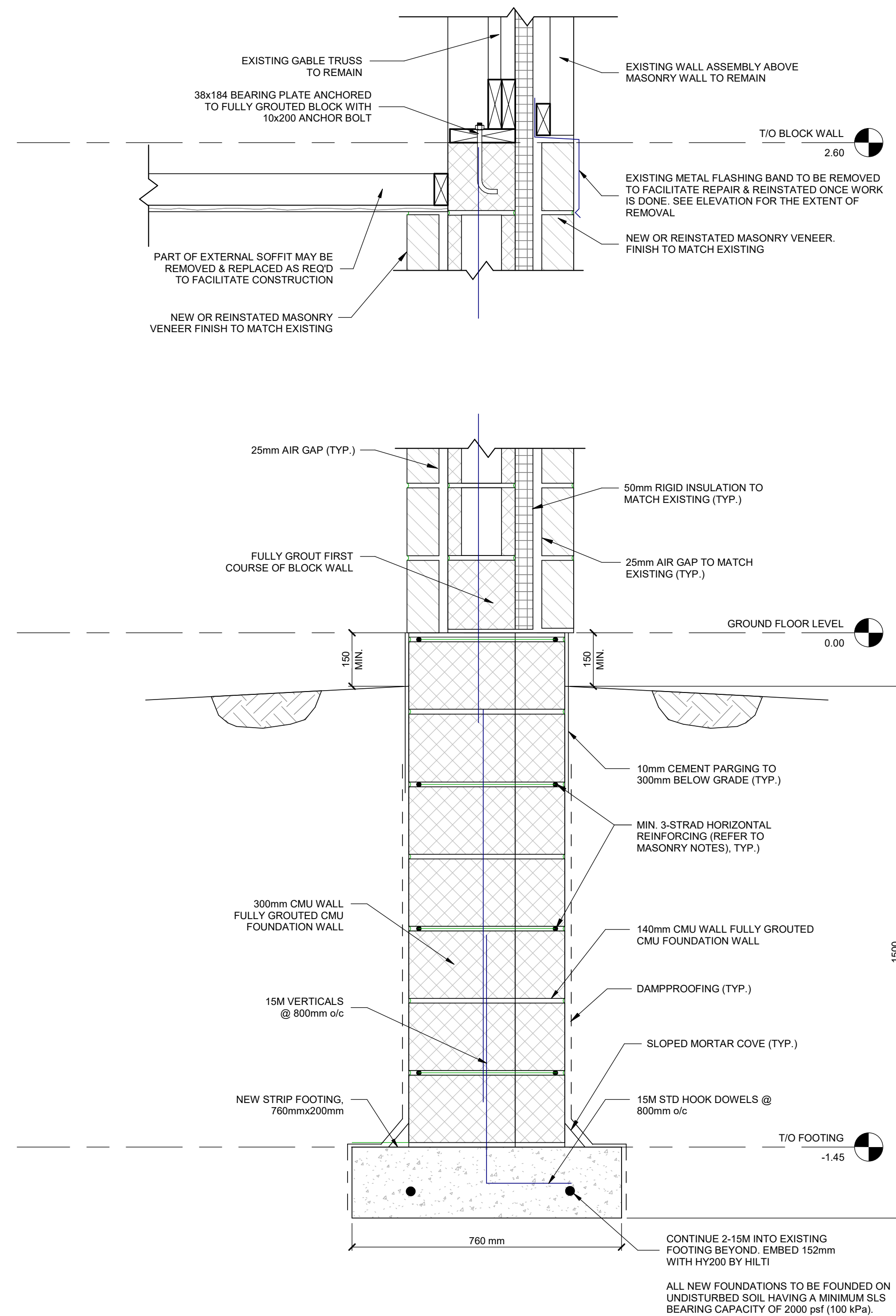
DRAWING TITLE

**BUILDING ELEVATION &  
SECTION**

PROJECT	SCALE	DRAWING
224503-06	1 : 25	S4.0



1  
S5.0  
WALL SECTION 1 - DOOR OPENING  
SCALE: 1 : 10



2  
S5.0  
WALL SECTION 2 - WALL PROJECTION  
SCALE: 1 : 10

KEY PLAN

GENERAL SPACE - NOTES - LEGEND

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PROJECT TITLE

**GLENDAL PARK REC CENTRE  
(WALL REPAIR)**

DRAWING TITLE

**WALL SECTIONS**

PROJECT	SCALE	DRAWING
224503-06	1 : 10	S5.0