



Request for Proposals

New Happy Valley Fire Hall

78220 Range Rd 81
Saddle Hills County

Issued: 2025-12-09

Closes: 2:00 PM
2026-01-20

SADDLE HILLS COUNTY



**REQUEST FOR PROPOSALS FOR THE DESIGN & BUILD OF THE
NEW HAPPY VALLEY FIRE HALL
INSTRUCTIONS TO PROPOSERS**

1.0 INTRODUCTION

1.1 Purpose of RFP

- 1.1.1 **Saddle Hills County** is seeking innovative proposals from interested Design-Build Contractors for the following work:

Design & construct a 70ft x 80ft (5,600 ft²) 2-bay drive-thru fire hall.

Proposals are to include a list of qualifications, experience, and similar projects completed. It is the Proposer's responsibility to identify any inability to meet the requirements specified in this RFP.

- 1.1.2 **Saddle Hills County (the "County")** is the Owner and issuer of the RFP for the project.
- 1.1.3 If the County receives a proposal acceptable to it, the County may select the party who submitted the proposal (the "Proposer") with whom the County, in its sole and unfettered discretion, will negotiate regarding the terms of a contract (the "Contract") to perform the work.

1.2 Submission of RFP

- 1.2.1 Proposers shall submit their proposal in an envelope marked "**Request for Proposal for New Happy Valley Fire Hall**" (the "Proposals") **on or before 2:00 p.m. (Mountain Daylight Time) on January 20th, 2026** (the "RFP Closing Time") to:

Saddle Hills County
Attention: Brice Daly, Manager of Protective Services
RR1, Spirit River, AB T0H 3G0
Email: bdaly@saddlehills.ab.ca
Ph : (780) 864-3760
Fax (780) 864-3904

- 1.2.2 Proposals **may be submitted electronically**, via email or fax.
- 1.2.3 Proposals will be reviewed following the RFP Closing Time. Proposals received after the RFP Closing Time will not be considered.
- 1.2.4 Each Proposer may submit only one Proposal. Collusion between Proposers will be sufficient cause for the affected proposal(s) to be rejected outright by the County without further consideration.

- 1.2.5 Any inquiries respecting this RFP should be directed, in writing, to:

Brice Daly, Manager of Protective Services
bdaly@saddlehills.ab.ca

- 1.2.6 Each Proposer shall designate within 5 days of the receipt of this RFP, and no later than 7 calendar days prior to the RFP Closing Time of this RFP, one (1) person to whom any additional information, as may be deemed relevant to this RFP by the County, may be communicated. The name and contact information is to be emailed to the County's designated contact person indicated in paragraph 1.2.5 above noted.
- 1.2.7 The County is under no obligation to respond to any inquiry submitted to it in respect of this RFP.
- 1.2.8 If the County, in its sole and unfettered discretion, determines that a written response to an inquiry is warranted, a written response will be prepared and distributed to all Proposers who have requested a copy of this RFP and completed the acknowledgment form. Such written response(s) will be issued in the form of an Addendum to this RFP and will be deemed to be part of this RFP.
- 1.2.9 No inquiry submitted to the County will be responded to after **5:00pm on January 13th, 2026.**

1.3 **General Conditions Applicable to this RFP**

1.3.1 **Appendices and Addenda**

The appendices to this RFP and any subsequent addenda are incorporated into and form part of this RFP. The information and data contained in any appendices and any subsequent addenda may form the basis upon which a contract engagement will be entered into the Contract will be entered with the County.

1.3.2 **Disclaimer of Liability and Indemnity**

By submitting a Proposal, a Proposer agrees:

- 1.3.2.1 to be responsible for conducting its own due diligence on data and information upon which its Proposal is based;
- 1.3.2.2 that it has fully satisfied itself as to its rights and the nature extended to the risks it will be assuming;
- 1.3.2.3 that it has gathered all information necessary to perform all its obligations under its Proposal;

- 1.3.2.4 that it is solely responsible for ensuring that it has all information necessary to prepare its Proposal and for independently verifying and informing itself with respect to any terms or conditions that may affect its Proposal;
- 1.3.2.5 to hold harmless the County, its elected officials, officers, employees, agents, advisors or partnering entities in this undertaking, and all their respective successors and assigns, from all claims, liability and costs related to all aspects of the RFP process;
- 1.3.2.6 that it shall not be entitled to claim against the County, its elected officials, officers, employees, insurers, agents, advisors, and partnering entities in this undertaking on grounds that any information, whether obtained from the County or otherwise (including information made available by its elected officials, officers, employees, agents or advisors), regardless of the manner or form in which the information is provided is incorrect or insufficient;
- 1.3.2.7 that the County will not be responsible for any costs, expenses, losses, damages, or liability incurred by the Proposer as a result of, or arising out of, preparing, submitting, or disseminating a Proposal, or for any presentations or interviews related to the Proposal, or due to the County's acceptance or non-acceptance of a Proposal; and
- 1.3.2.8 to waive any right to contest in any proceeding, case, action or application, the right of the County to negotiate with any Proposer for the Contract whom the County deems, in its sole and unfettered discretion, to have submitted the Proposal most beneficial to the County and acknowledges that the County may negotiate and contract with any Proposer it desires.

1.3.3 **No Tender and no Contractual Relationship**

The Proposer acknowledges and agrees that this procurement process is a Request for Proposal and is not a tendering process. It is part of an overall procurement process intended to enable the County to identify a potential successful Proposer. The submission of a Proposal does not constitute a legally binding agreement between the County and any Proposer. For greater certainty, by submission of its Proposal, the Proposer acknowledges and agrees that there will be no initiation of contractual obligations or the creation of contractual obligations as between the County and the Proposer arising from this RFP or the submission of a Proposal.

Further, the Proposer acknowledges that a Proposal may be rescinded by a Proposer at any time prior to the execution of the Contract.

1.4 **Discretion of the County**

Notwithstanding any other provision of this RFP to the contrary, the provisions in this Section 1.4 prevail, govern, and override all other parts of this RFP. The County is not bound to accept any Proposal. At any time prior to execution of the Contract, the County may, in its sole and unfettered discretion, or for its own convenience, terminate the procurement process, cancel the project or proceed with the project on different terms. All of this may be done with no compensation to the Proposers or any other party.

The County reserves the right, in its sole and unfettered discretion, to:

- 1.4.1 utilize any ideas or information contained in any of the Proposals for its sole use and benefit without making payment or otherwise providing consideration or compensation to any Proposer or any other party;
- 1.4.2 negotiate the specific contractual terms and conditions, including but not limited to the fee or price of the design, and the scope of the project;
- 1.4.3 waive any formality, informality, or technicality in any Proposal, whether of a minor and inconsequential nature, or whether of a substantial or material nature;
- 1.4.4 receive, consider, and/or accept any Proposal, regardless of whether it complies (either in a material or non-material manner) with the submission requirements or is the lowest priced proposal, or not accept any Proposal, all without giving reasons;
- 1.4.5 determine whether any Proposal meets the submission requirements of this RFP; and
- 1.4.6 negotiate with any Proposer regardless of whether that Proposer is the Proposer that has received the highest evaluation score, and
- 1.4.7 negotiate with any or all Proposers, regardless of whether or not the Proposer has a Proposal that does not fully comply, either in a material or non-material way with the submission requirements for the RFP or any requirements contained within this RFP.

1.5 **Selection**

Selection of the successful Proposer, if any, is at the sole and unfettered discretion of the County.

1.6 **Disqualification**

The failure to comply with any aspect of this RFP (either in a material way or otherwise), shall render the Proposer subject to such actions as may be determined by the County, including disqualification from the RFP process, suspension from the RFP process and/or imposition of conditions which must be complied with before the Proposer will have its privilege of submitting a Proposal reinstated.

1.7 Representations and Warranties

- 1.7.1 The County makes no representations or warranties other than those expressly contained herein as to the accuracy and/or completeness of the information provided in this RFP.
- 1.7.2 Proposers are hereby required to satisfy themselves with the accuracy and/or completeness of the information provided in this RFP.
- 1.7.3 No implied obligation of any kind by, or on behalf of, the County shall arise from anything contained in this RFP, and the express representations and warranties contained in this RFP, and made by the County, are and shall be the only representations and warranties that apply.
- 1.7.4 Information referenced in this RFP or otherwise made available by the County or any of its elected officials, officers, employees, agents, or advisors as part of the procurement process, is provided for the convenience of the Proposer only and none of the County, its elected officials, officers, employees, agents and advisors warrant the accuracy or completeness of this information. The Proposer is required to immediately bring forth to the County any conflict or error that it may find in the RFP. All other data is provided for informational purposes only.

2.0 PROJECT SCOPE AND GUIDE SPECIFICATIONS

Please refer to Schedule “A”.

3.0 PROPOSAL REQUIREMENTS

The County reserves the right, but is not required, to reject any Proposal that does not include the requirements.

3.1 Description of the Proposal

- 3.1.1 Proposals shall include the legal name, address and telephone numbers of the individual, the principals of partnerships and/or corporations comprising the Proposer, and in the case of partnerships or corporations, the individual who will be the representative of the partnership or corporation.
- 3.1.2 Proposals shall include a description of any proposed prime subcontractors,
- 3.1.3 consultants or employees that the Proposer expects to involve in the construction of this building. Saddle Hills County reserves the discretion to approve or reject the proposed use, by the selected Proposer of any proposed subcontract which discretion shall be exercised reasonably.
- 3.1.4 Proposals shall include a description of the individuals who would be overseeing the project including their previous experience and qualifications.

- 3.1.5 Proposals shall include a list of previous projects of a similar nature to the project description as set out in this RFP.
- 3.1.6 Prices for the project shall be inserted by the Proposer in the form attached hereto as **Schedule “B”** and the form shall be submitted by the Proposer at the time of the submission of its Proposal.

3.2 **Execution of the Proposal**

Proposals shall be properly executed in full compliance with the following:

- 3.2.1 Proposals and the pricing form attached as **Schedule “B”**, must be signed by the representative for the Proposer;
- 3.2.2 if the Proposal is made by a corporation, the full name of the corporation shall be accurately printed immediately above the signatures of its duly authorized officers and the corporate seal shall be affixed;
- 3.2.3 if the Proposal is made by a partnership, the firm name or business name shall be accurately printed above the signature of the firm and the Proposal shall be signed by a partner or partners who have authority to sign for the partnership;
- 3.2.4 if the Proposal is made by an individual carrying on business under a name other than his own, his business name together with the individual’s name shall be printed immediately above its signature; and
- 3.2.5 if the Proposal is made by a sole proprietor who carries on business in his own name, the proprietor shall print his name immediately below his signature.

4.0 **MANDATORY SUBMISSION REQUIREMENTS**

4.1 **Documents to be Submitted with the Proposal**

At the time of the submission of its Proposal, the Proposer shall provide the following:

- 4.1.1 Proposer’s resumes.
- 4.1.2 Workers Compensation – proof of good standing and a clearance letter at time of contract award.
- 4.1.3 A copy of all licenses, certifications, qualification issued by the relevant authorities, which the Proposer may require in order to construct this building contemplated by the RFP, if applicable; and

4.2 Insurance to be carried by Successful Proposer

At the time of the submission of its Proposal, the Proposer shall provide evidence of insurance coverage as follows:

- 4.2.1 standard automobile, bodily injury and property damage insurance providing coverage of at least **FIVE MILLION (\$5,000,000.00) DOLLARS** inclusive and in respect of any one claim for the injury to or death of one or more persons or damage to or destruction of property;
- 4.2.2 a comprehensive general liability insurance policy providing coverage of at least **FIVE MILLION (\$5,000,000.00) DOLLARS** inclusive and in respect of any one claim for injury to or death of any one or more persons or damage to or destruction of property. Coverage to include:
 - 4.2.2.1 non-owned automobiles;
 - 4.2.2.2 independent subcontractors;
 - 4.2.2.3 contractual liability including this Agreement.
- 4.2.3 Proposer's Compensation coverage for all employees, if any, involved in this project, in accordance with the laws of the Province of Alberta;
- 4.2.4 Employer's liability insurance respecting employees, if any, of the Proposer with limits of liability of not less than **FIVE MILLION (\$5,000,000.00) DOLLARS** per employee for each accident, accidental injury or death of an employee or any subcontractor involved in this project; and
- 4.2.5 such other insurance as the County may from time to time reasonably require.

The Proposer shall cause all insurance coverage maintained by the Proposer in accordance with this RFP, except for errors and omissions coverage (if required), to name the County and any other party designated by the County as an additional insured and to contain a severability of interests or cross liability clause. The Proposer shall cause all insurance coverage to provide that no such insurance policy may be cancelled without the insurer providing no less than thirty (30) days' written notice of such cancellation to the County. The Proposer shall, upon the request of the County, furnish written documentation, satisfactory to the County, evidencing the required insurance coverage. The cost of all of the insurance required to be held by the Proposer as set forth herein shall be borne by the Proposer.

5.0 EVALUATION

- 5.0 After the RFP Closing Time, the County will review and evaluate all the Proposals received based upon the information supplied by the Proposers in accordance with the submission requirements of this RFP.

- 5.1 In evaluating the Proposals received, the County will consider all of the criteria listed below in Section 5.2, and the County will have the sole and unfettered discretion to award up to the maximum number of points for each criteria as listed below. By submitting a Proposal, the Proposer acknowledges and agrees that the County has, and is hereby entitled to exercise, the sole and unfettered discretion to award the points for the evaluation of the noted criteria.
- 5.2 By submitting a Proposal, each Proposer acknowledges and agrees that it waives any right to contest in any legal proceedings the decision of the County to award points in respect of the criteria noted below (the "Evaluation Criteria"). Proposals will be evaluated based on the following criteria:

Evaluation Criteria	Weight	Score
Company / Project Team / Design Professionals	20%	
Similar Past Projects / Proposed Timeline	15%	
Methodology / Proposal Thoroughness	30%	
Proposal Cost (Fees and Disbursements)	35%	
TOTAL	100%	

The County may select a Proposer with the highest, or not necessarily the highest, points with whom to negotiate the contract for the project. Points will be assigned for each criteria based on the information provided in the Proposer's submission. Scoring will be consistently applied by the County's evaluation team through the use of the specified scoring system noted below.

Points will be awarded on a scale of 0 to 10 as noted below:

Score	Description
0-2	UNACCEPTABLE: does not satisfy the requirements of the criterion in any way
3	VERY POOR: address some requirements but only minimally
4	POOR: addresses most of the requirements of the criterion but is lacking in critical areas
5	MARGINAL: barely meets most of the requirements of the criterion to a minimum acceptable level
6	SATISFACTORY: average capabilities and performance, and meets most of the requirements of the criterion
7	ABOVE AVERAGE: fully meets all of the requirements of the criterion
8	SUPERIOR: exceeds the requirements of the criterion
9-10	EXCEPTIONAL: feature is clearly exceptional to the requirements of the criterion

5.3 The County also reserves the right to accept conditions to be offered by and/or negotiated with the successful Proposer which are not specifically contained in this RFP. Such options and/or alternatives shall be included in the Proposal review process as part of the evaluation.

5.4 At all times, the County reserves the right to seek written clarification regarding a Proposal from a Proposer. Such clarification shall be deemed an amendment to such Proposer's Proposal.

6.0 OTHER

6.1 Period Open for Consideration

The Proposals received shall remain irrevocable for a period of sixty (60) days following the RFP Closing Date, in order to allow for the County to undertake the evaluation of the Proposals received and to undertake the negotiations as provided for herein.

6.2 Information Disclosure and Confidentiality

All documents submitted to the County are subject to the provisions of the **Access to Information Act (ATIA)** and the **Protection of Privacy Act (POPA)**. The ATIA provides a right of access to records in the County's custody or control, while the POPA prohibits the County from disclosing a Proposer's personal or business information where disclosure would be harmful to the Proposer's business interests or would constitute an unreasonable invasion of personal privacy, as described in the

applicable provisions of the Acts. Proposers are encouraged to clearly identify any portions of their Proposals that they consider confidential, together with the nature of the harm that could reasonably be expected from disclosure. However, the County cannot guarantee that any portion of a Proposal will be withheld from disclosure if a request is made under the ATIA.

6.3 Independent Determination

A Proposal will not be considered by the County if it was not arrived at independently without collusion, consultation, communication or agreement as to any matter, such as prices, with any other Proposer.

6.4 Documents

All documents submitted by a Proposer shall become the property of the County upon being presented, submitted, or forwarded to the County. Should any documents be submitted electronically, notwithstanding the prohibition on same contained elsewhere in this RFP, then their content and the media they are contained in shall also become the property of the County upon their being presented, submitted or forwarded to the County.

6.5 Trade Agreements

This procurement is subject to the provisions of the Canadian Free Trade Agreement (CFTA) and the New West Partnership Trade and Investment Agreement (NWPTA). Where applicable, the provisions of the Canada–European Union Comprehensive Economic and Trade Agreement (CETA) and the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP) may also apply. For clarity, the Canada–United States–Mexico Agreement (CUSMA) does not impose procurement obligations on Canadian municipalities and therefore does not apply to this RFP.

6.6 Tariffs and Duties

All prices submitted by the Proposer shall be inclusive of all applicable customs duties, tariffs, and trade measures in effect as of the RFP Closing Date. Should new tariffs, duties, or trade measures be imposed, or existing ones materially amended after the date of Contract award, and such measures directly affect the cost of materials, equipment, or components specified in the Contract, the Contractor may submit a written request for a Change Order. Any such request must be supported by documentary evidence satisfactory to the Owner, including supplier or manufacturer notices and cost breakdowns demonstrating the direct impact of the tariff change on the Work. The Owner reserves the right to verify all claims and approve or reject any adjustment in whole or in part. Approved adjustments shall be made by Change Order in accordance with the General Conditions of the Contract.

6.7 Other Conditions

The Proposer is fully responsible for obtaining all information required for the preparation of its Proposal. The County is not responsible for undertaking any investigations to assist the Proposer.

6.8 Performance Bond

If accepted, the successful Proposer will provide a **Performance Bond**, Letter of Credit or other Financial Guarantee Order to guarantee performance of the agreed services. The Letter of Credit or other Financial Guarantee shall remain in effect and irrevocable during the complete term of the contract under such terms and conditions as are deemed appropriate by the County to provide for the cure of any default under the terms of the Contract and the continued operation of the Proposer.

6.8 Law and Forum of Proposal

The law to be applied in respect of this RFP shall be the law of the Province of Alberta and all civil actions commenced in relation to this RFP shall be adjudicated by the Courts of the Province of Alberta. By submitting a Proposal, the Proposer is deemed to have agreed to attorn to the jurisdiction of the Courts of the Province of Alberta.

Schedule “A”

70 ft x 80 ft 2-BAY DRIVE-THRU FIRE HALL

PROJECT SCOPE

GUIDE SPECIFICATIONS AND CONCEPTUAL DRAWINGS

PROJECT SCOPE

1. Proposer to propose a cost to design and build a 2-bay 70' x 80' pre-engineered steel structure, based on the guide specifications provided in this RFP.
2. Proposer to include the required levels of professional involvement and appropriate fields of engineering required to satisfy all applicable safety codes requirements.
3. Proposer to supply construction drawings, complete with building classification information, energy modelling and calculations necessary to satisfy a building permit plans examination.
4. Construction is to commence in early 2026, with Substantial Completion no later than February 28th, 2027.
5. The Proposer shall be responsible for obtaining a building permit as well as the permits for the other applicable construction disciplines.
6. Proposer to supply all materials and labour to construct the building.
7. Proposer shall be responsible for backfill and rough grading.
8. The County will be responsible for:
 - Supplying Geotechnical report.
 - The Development Permit
 - Site build-up and initial grading
 - Construction of fire pond
 - Supply and installation of precast concrete wet-well and gravity inflow pipe from fire pond
 - Supply and installation of dry standpipe and post-indicating valve to pond inflow pipe
 - Supply and installation of wastewater holding tank (within 5m of building)
 - Supplying the kitchen range, refrigerator, microwave and commercial washing machine
 - Rural potable water line, to termination point in pump room
 - Natural gas service line, up to foundation
 - Underground electrical service up to pad-mounted transformer
 - 100A temporary power during construction
 - Security system components
 - Signage (building signage, door signage and outdoor signage)
 - Site gravelling and final site grading

INITIAL DESIGN ANALYSIS

- This building shall conform to the 2023 National Building Code - Alberta Edition, including local wind, rain, snow loads & seismic hazard.
- The County waives the requirement for "Post-Disaster" design.
- **Major Occupancy:** Group F, Division 2 – Fire Hall
- **Building Height:** Two (2) storey
- **Number of streets facing:** Facing (1) street
- **Building Area:**

Main Floor:	5,600 ft ² / 520m ²
2 nd Floor:	2,298 ft ² / 213 m ²
Existing Total: 7,898 ft ² / 733m ²	
- This building shall conform to the National Energy Code of Canada for Buildings 2020.
- The County will apply to waive requirements for power-assisted door closers for the front vestibule and barrier-free washrooms.

GUIDE SPECIFICATIONS

Building Structure

- The building shall be a 70' x 80' pre-engineered steel structure
- The primary structural members to be clear span.
- Four overhead doors forming 2 drive-through apparatus lanes.
- Single-slope standing seam roof (minimum 1:48 slope).
- Approx. 26 ft to top of eave strut on the high eave.
- Minimum 22 ft to top of eave strut on the low eave.
- Butler *MR24* galvalume standing seam roof or equivalent.
- Roof insulated to a nominal R-40 rating, using Butler's *ThermaLiner* system or equivalent.
- Roof to come with a 25-year warranty (minimum).
- Rain gutter and downspouts on west eave of building, with heat tracing,
- Structural members may be galvanized or painted grey.
- Exterior walls to be pre-finished steel insulated panels, minimum 3" thick.
- Inside of exterior walls of office, kitchen & training room to be framed in steel or wood stud where required, to minimize transitions around columns and girts.
- The bottom 14' of exterior wall to be light beige in colour. Upper portion to be dark green.
- Interior walls to be either steel stud, wood frame or a combination of both.
- Building main floor elevation (100.00 ft) is equal to the top of the wet well access cover, already in place on site.

Main Entry Vestibule

- Entry vestibule at east entrance door, for easy access to chief's office, apparatus bays, and general areas.
- Exterior & interior doors each shall have half-lite glazing inserts.

Apparatus Bays

- Apparatus bay floor shall be a reinforced structural concrete slab engineered to accommodate parked fully loaded fire apparatus continuously for a 50-year service life.
- (2) 70' drive-through apparatus bays, with space for personnel to work around apparatus with (hinged) compartment doors open.
- 5" positive grade from exterior walls to top of drain trench in bay floors
- Drain trench across bays, connected to 2-compartment sump.
- Galvanized steel bar grating over drain trench and sump.
- 10' section of base cabinets with stainless steel countertop & backsplash in bay 2.
- Retractable air lines for fire apparatus located in apparatus bays.
- (4) 14' x 14' overhead doors, with translucent panels (except for lower 2 panels), with commercial automatic openers and manual override and chain hoist.
- Space and connections for commercial washing machine for washing turnout gear.
- Space for turnout gear drying rack in bay 2, beside tower.

Chiefs Office

- 17' x 15" Office for chief officer(s).
- Door to have keyed lock
- 9'-0" high T-bar ceiling
- (2) exterior windows.

Washrooms

- 2 unisex washrooms each with a water closet, urinal, lavatory sink,
- Wall behind urinal & toilet to have ceramic tile 48" high
- 8'-0" high T-bar ceiling.

Shower Room

- Single-user shower room with changing space, accessible directly from apparatus bays.
- Floor finish to be porcelain tile,
- 4" wide x 2" high raised curb to separate shower (wet) floor from changing area, to be finished in porcelain tile, with rounded bullnose Schluter trim on the outside corners,
- Ceramic tile on walls to a height of 7 ft,
- Painted drywall on remainder of walls and ceiling,
- Single lever shower faucet, and shower head with hose,
- Commercial shower curtain & rod,
- 8'-0" high painted drywall ceiling.

Meeting/Training Room

- 31' x 20' meeting/training room,
- 75" wall-mounted Smart TV,
- Floor & Wall mounted power outlets and AV input jacks,
- Sound system for use with TV or laptop,
- 2 doors to access apparatus bays (lockable from bay side),
- 9'-0" high T-bar ceiling,
- (3) exterior windows.

Kitchen Area

- Kitchen area adjacent to training room,
- Provisions for refrigerator, electric range and microwave shelf,
- Birch cabinets (upper & lower) c/w island,
- 9'-0" high T-bar ceiling,
- Exterior door for direct access from outside,
- (1) exterior window.

Janitor's Closet

- Janitor's closet under stairs.

Equipment Storage Room

- 13' x 24' space for general storage.
- Double doors to apparatus bays
- 10+/- ft painted drywall ceiling
- Supply (7) heavy duty storage racks:
 - 77" x 24" x 72" high
 - 2,000 lb rating
 - Powder coated steel
 - Canadian Tire #068-7066-2 or similar

P.P.E. Room

- 15' x 10' P.P.E. storage room.
- Supply (3) sets of heavy-duty storage shelves.
- Keyed (lever) lockset.
- 10+/- ft painted drywall ceiling.

Raw Water Fill System & Pump Room

- Two 10 hp single-phase, 3" electric raw water pumps, to pump raw water from precast concrete wet-well, located below floor in pump room, to truck fill outlet.
- Each pump to have minimum flow rating of 200 GPM at 25 psi head pressure.
- Foot valves on intake of each pump.
- Pumps to converge in common manifold and to a 4" discharge pipe, through outside wall.
- Discharge pipe running through outside wall to have 4" male NPT threads.
- Pressure relief valve on manifold to protect system from dead-heading.
- Pump control panel to be mounted on inside of exterior pump room wall.
- Master power "on" indicator, with start/stop controls for "Pump 1" & "Pump 2" on panel.
- Remote start/stop switch on exterior wall for operator use.
- Panel to have low-level indicator lamp and electrical cutoff relay to protect pumps.
- Hatch cover to be cast into floor slab, for access to wet-well and pump intakes.
- Wet well will be fed by 8" gravity inflow pipe from fire pond (wet-well and inflow pipe have already been installed).
- 10+/- ft painted drywall ceiling.

Hose Tower

- 12' x 20' Hose drying tower.
- Hose tower walls may be concrete, masonry, or insulated steel panel construction, and may be a different colour than the main exterior wall panels.
- Internal steel frame stairway with landings, may be free-standing or supported by structure.
- Stair treads and landings to be fabricated from bar grating.
- Handrails and guards to be fabricated from hollow steel sections.
- Stairway to be shop primed, with 2 coats of black alkyd paint.
- Shop mezzanine accessible via door from 2nd landing at 12' level.
- Roof access door from 4th landing.
- Steel beam centered in top of tower for hose hoisting winch.
- Hoisting winch for raising fire hose, mounted on trolley below beam.
- (6) 'hanging posts' for hose on, made from 4" pipe, welded to center guard on top level.
- Exhaust fan in upper level of tower, controlled by a humidistat.
- 48" ceiling fan in upper level of tower, with a variable speed control.
- 2 - hinged 36" x 48" ladder training doors for ladder access training.
- 2 - internal hose bibbs, to be located at 1st and 3rd landings.
- Tower floor to be sloped to a floor drain in the center of the floor.

2nd Floor (above office, kitchen & training room)

- Mechanical room and two washrooms to be framed and enclosed.
- Mechanical room on 2nd floor to house HWH and HVAC for office, kitchen, training room, washrooms and 2nd floor space.
- Washrooms on 2nd floor to include mechanical and electrical rough-ins only
- Remaining space on 2nd floor to remain undeveloped, for future development.
- Wall between apparatus bays and office area to be full height, to underside of roof.
- (2) egress doors from 2nd floor – 1 to outside steel stairway, and 1 to interior stairway.
- (7) exterior windows.
- Partially enclosed stairwell leading from bay 1.
- Open steel stairway on outside of building, for direct egress from 2nd floor level.

Finish Carpentry & Millwork

- Supply & install millwork:
 - Approximately 24 ft of base cupboards & counter in kitchen area, with at least 2 banks of drawers. 2 shelves in base cupboards, 1 shelf in upper cupboards.
 - Approximately 30 ft of 32" high upper cupboards in kitchen area, including 15" high cupboard over fridge, 24" high cupboard over sink, and 15" high microwave shelf.
 - 4 ft wide wall-mounted vanity counter in each washroom
 - 30" x 60" island in kitchen area, with base cabinets facing one side. 1 bank of drawers.
 - 10 ft of base cupboards in bay 2, with stainless-steel countertop & backsplash over ¾" plywood. At least (1) bank of drawers.
 - 10 ft wide x 32 in. high galvanized pegboard panels on wall over counter in bay 2. (Powerfist or equivalent)
- Millwork to conform to millwork standards of Architectural Woodwork Manufacturers Association of Canada (AWMAC), latest edition.
- Do laminated plastic work to CSA CAN3-A172-M79(R1996).
- Framing lumber: specified species, no. 1 grade, S4S. Moisture content: between 4-9%
- Softwood plywood: to applicable CSA standards referenced in AWMAC manual, G2S.
- Hardwood plywood: to CSA-O115-M1982 (R2001). Graded in accordance with the official grading rules for Canadian hardwood plywood.
- Particle board: to ANSI A208.1-1993, grade M3; industrial grade.
- Medium Density Fibreboard (MDF): to ANSI A208.2-1994, density 720 kg/m³.
- Melamine: to NEMA LD3-GP28-1995, ANSI A208.1-1993, industrial grade particle board, melamine resin-impregnated decorative paper, thermally fused to two sides, 16 mm thick, satin finish. Colour and pattern to County's later selection from manufacturer's standard range.
- Laminated plastic: "Arborite", "Wilsonart", "Nevamar", or "Formica", to CSA CAN3-A172-M79(R1996), minimum 1.2 mm thick, based on solid and patterned colour range, suede finish. Colours: to County's later selection from manufacturer's standard range.
- Primer to all hidden surfaces.
- 3mm thermoplastic edge banding, typical all edges.
- Hardware:
 - Pulls: to be selected by County.
 - Hinges: Blum or equal. European concealed hinge 170° opening.
 - All other cabinet hardware "builder's good quality".

Insulation

- Perimeter insulation: extruded polystyrene, shiplap edges, DOW "Styrofoam SM", or Celfort 300 (type 4) where used, to comply with ASTM D1248-84 (1989).
- Fibreglass batt insulation where used, to comply to CAN/CGSB-51.60-M90.
- Mineral fibre insulation, where used, to comply with CAN/ULC-S702-2009.
- Insulated roof system: nominal R40 rating.
- Overhead door header channels and man door side-post channels to be insulated.
- Exterior steel door frames to be insulated.

Sheet Membrane Air and Vapour Seal

- Vapour barrier to be 6 mil poly, to CAN/CGSB-51.34-M86, taped and caulked at all seams and edges.
- At difficult transitions, use connections of peel-and-stick flexible membrane to provide continuous vapour barrier protection.
- All fixtures, boxes and penetrations to be poly-panned, caulked and sealed to provide continuous vapour barrier protection.

Hollow Metal Doors and Frames

- Manufactured fire door and frame components and assemblies to ULC/ULI/Warnock Hersey/Factory Mutual requirements.
- Steel doors and frames to comply with requirements of Canadian manufacturing standards for published by the Canadian Steel Door and Frame Manufacturer's Association.
- All door frames to be 16ga welded construction, profiled to suit adjacent wall construction.
- Provide all necessary accessories and reinforcements.
- Exterior doors to be 18ga with insulated cores.
- Interior doors to be 18ga with honeycomb cores c/w tack welded seams at 6" O.C.
- All man doors are to be steel doors except door to office, which is wood.
- (2) hinged 36" x 48" ladder training doors c/w glazing inserts, in steel frames, installed in exterior wall of tower, at 1st and 3rd landings, for use in ladder access training.
- Doors to be 18ga steel with insulated cores, each with 24" x 30" double-glazed GPW glazing inserts.

Wood Doors

- CSA O115-M1982, hardwood and decorative plywood.
- CAN/CSA O132.2 series-90 (R1998), wood flush doors.
- Interior wood doors: solid particle core wood, paint-grade.
- Door to office to be wood.

Sectional Overhead Doors

- Steelcraft Thermodor TD-134 (or equivalent) 1-3/4", R-16 rated (lower 2 panels)
- 5/8" thick poly-carbonate sheet wall sections (upper 5 panels),
- Provide electric operators: c/w push button station, auxiliary chain hoist and safety reverse, quick opening with oversized, sprocket, and remote-control operation,
- Supply four OH door remote controls,
- Coordinate height of hi-lift with light fixtures and mechanical equipment.

Aluminum Frame Windows (office, kitchen, training room, 2nd floor)

- Wintech S250 (or equivalent)
- Double glazed, thermally broken frame
- Architectural Aluminum Manufacturer's Association specification 101-85. Fixed F-HC50. Project-in P-C50.
- Finish: painted with Kynar baked enamel, Dark Bronze per AAMA 2604
- Refer to elevations for window locations.

Glazing

- Type "S" - tempered safety glass, to CAN 2-12.1 M90; 1/4" (6 mm) clear tempered safety glass for used in windows and doors where required.
- Exterior glazing: sealed double-glazed units shall be constructed to CAN 2-12.8 M90, factory hermetically sealed using polyisobutylene primary seal and polysulphide secondary seal. Total thickness approximately 1" (25 mm) or as determined by individual thickness of glass for wind loading conditions. Types as follow:
- Windows & transoms
 - Outer pane: clear type 'A'
 - "AFG" Low E comfort ES or "Cardinal" Low E2-71 on second surface,
 - Inner pane: 6 mm clear type 'A'
- Main vestibule doors (to have half-lite inserts):
 - Outer pane: tempered clear type 's'
 - "AFG" Low E comfort ES or "Cardinal" Low E2-71 on second surface,
 - Inner pane: tempered clear type "S"
- Ladder training doors in hose tower:
 - 24" X 30" inserts with GPW (Georgian Polished Wire) glazing on outer pane.
 - Inner pane: 6 mm clear type 'A'

Finish Hardware

- Comply with CAN/CGSB-69.
- Hardware to be standard-duty commercial quality except where specifically noted otherwise.
- Master key system, coordinate keying with County, using locksmith as required.
- Locksets: Schlage lever style.
- Deadbolts: Canaropa FHA
- Exterior doors to have:
 - Pushbutton style locksets - Schlage CO-100 stand-alone electronic lockset, cylindrical escutcheon on interior. Manually programmable, 626 satin chrome,
 - Door closers,
 - Brushed stainless steel kick plates,
 - Aluminum thresholds with automatic sweeps.
 - Exterior vestibule door to have power-assist closer and wall button,
- Inside Vestibule door:
 - Push plate and pull handle (on opposite sides),
 - Power-assist closer and wall button,
 - Door stop,
 - Brushed stainless steel kick plate.

- Doors between training room and apparatus bays:
 - Pushbutton style locksets - Schlage CO-100 stand-alone electronic lockset, cylindrical escutcheon on interior. Manually programmable, 626 satin chrome,
 - Door closers,
 - Door stops,
 - Brushed stainless steel kick plates,
 - Aluminum thresholds with automatic sweeps.
- Janitor Closet Door:
 - Keyed (lever) lock
 - Door closer,
 - Door stop,
- Washrooms and Shower room:
 - Privacy (level) locks
 - Power-assist closer and wall button on Barrier-Free washroom doors,
 - Standard door closer on shower room door,
 - Door stops,
 - Brushed stainless steel kick plates.
- PPE room door:
 - Keyed (lever) lock
 - Door closer,
 - Door stop,
 - Brushed stainless steel kick plates.
- Office Door:
 - Keyed (lever) lock
 - Door closer,
 - Door stop,
- Equipment Storage room doors:
 - Passage (lever) set on main door
 - Flush bolts on second door
 - Door closers,
 - Door stops,
 - Brushed stainless steel kick plates.
- Interior 2nd floor door (at top of stairs):
 - Keyed (level) lock
 - Door closer,
 - Door stop,
 - Brushed stainless steel kick plate.
- Mechanical Room door:
 - Passage (lever) set
 - Door closer,
 - Door stop,
 - Brushed stainless steel kick plate.

- Ladder training doors in exterior wall of hose tower;
 - To have hold-open arm, capable of securing doors in open position (min. 110 degrees), to be mounted at top of door.
 - To have one-sided keyless deadbolts on interior side.
- Hose tower-to-mezzanine door:
 - Passage (level) set
 - Door closer,
 - Door stop,
 - Brushed stainless steel kick plate.

Gypsum Board

- Materials and workmanship shall meet or exceed ASTM C840-96 - application and finishing of gypsum board,
- Materials and installation of fire-rated assemblies shall conform to assemblies that have achieved the specified rating when tested to CAN/ULC-S101-1989, *Standard Methods of Fire Endurance Tests of Building Construction and Materials*,
- Studs and tracks: to ASTM C645, 18 ga (except where noted otherwise), galvanized to ASTM A653M-00, Z180 zinc coating,
- Where used, fiberglass insulation is to be provided and installed within the work of this section, conforming to CSA A82.13, *Manufacturer's Instructions and The Manual of The Gypsum Drywall Contractors International*,
- Apply strippable plastic mill-core edge to all exposed gypsum board edges or where edges meet a different material. Use metal corner beads at all exterior corners,
- All exposed wall surfaces are to receive a 3-coat system of joint coverage to industry standard, sanded smooth, ready for paint with no rough paper, dents, ridges, or voids,
- Provide smooth finish to ceilings.

Ceramic and Porcelain Tile

- Porcelain tile to comply with CAN/CGSB-75.1; product: Daltile, Imagica,
- Ceramic tile to comply with CAN/CGSB-75.1; product: Daltile, sublime in 8" x 32" field tile,
- Install floor tile with cementitious pre-mixed adhesive,
- Organic adhesive: to ANSI A136.1, thinset bond type,
- Floor tile grout: latex Portland cement grout to be weather, frost, shock resistant,
- Caulk tile field to adjacent materials,
- Seal grout with silicone sealant,
- Edge trim: 'Schluter' metal edge strips; transition strips: 63.5mm vinyl transition molding. Colour to match adjacent material.

Suspended Acoustic Tile

- To conform to CAN/CGSB-92.1-M89.
- Tile to be 24" x 48" fine fissured square lay-in.
- Hangers to be 2.6 mm steel wire galvanized.
- Provide all accessories for complete installation.

Resilient Flooring

- Commercial quality sheet or plank flooring.
- Allow for floor design pattern to combine up to three (3) standard manufacturer's colours.
- Rubber base to CAN/CSA-A126.5; type 1; 4" cove base, 1/8" thick; colour to be selected from manufacturer's standard range. Rubber base to be installed on all walls finished with gypsum wallboard, and around all cupboard bases.
- Provide and install resilient flooring to product manufacturer's instructions.
- Prepare sub-floor to product manufacturer's requirements.
- Provide at least 20 ft² of additional flooring material for maintenance.

Painting

- Paint all interior walls, ceilings, bulkheads, doors, frames, and trim as specified.
- All work to follow the standards and recommendations of the latest edition of the Canadian Painting Contractor's Association manual.
- All paint to be premium line and applied in accordance with manufacturer's directions.
- Paint or varnish all exposed unfinished materials, furnishings, accessories and equipment unless noted otherwise.
- Exterior natural gas lines: paint with 2 coats of semi-gloss alkyd.
- Interior natural gas lines: paint with 2 coats of semi-gloss alkyd or mark with gas line tape.
- Interior surfaces to be painted:
 - 1 latex sealer primer,
 - 2 finish coats eggshell semi-gloss latex,
 - 2 finish coats flat to ceilings.
- Exterior surfaces to be painted:
 - 1 coat alkyd primer,
 - 2 finish coats alkyd semi-gloss.
- Metal doors, frames, steel stairs and other metal fabrications:
 - Pre-primed,
 - 2 finish coats semi-gloss alkyd.
- Colours:
 - PT-1 = to be selected by County
 - PT-2 = to be selected by County

Wall-Mounted Display Boards

- Provide and install the following equipment:
 - a. 1 - 4' x 8' magnetic dry erase board
 - b. 2 - 4' x 8' bulletin boards
 - c. 1 - 4' x 4' bulletin board
 - d. 3 - map rails
 - i. 8' in training room
 - ii. 6' in office
 - iii. 6' in bay 1

Signage

- Building signage to be supplied and installed by County.
- Interior door signage to be supplied and installed by County.

Washroom accessories

- Toilet tissue dispenser: Bobrick 2740; one per toilet.
- Paper towel dispenser: single fold stainless steel, nonlocking; one (1) in each washroom.
- Coat hooks: Bobrick B-671 one per washroom and shower room, install on back of door (55") off the floor.
- (4) heavy duty robe hooks: Bobrick B-211 or equivalent, in shower room.
- Commercial shower curtain and rod: in shower room.
- Surface mounted soap dispensers: stainless steel, bulk fill, for foam soap. One in each washroom.
- Shampoo/body wash dispenser in shower: stainless steel, bulk fill.
- Grab bars: Bobrick B-6806 x 48 stainless steel. Concealed mounting. (1) for each toilet.
- Mirror: above each lavatory faucet. Position bottom of mirror 4" above countertop.

Audio Visual Equipment

- Supply & install 40" Samsung smart TV with wall mount, in bay 1.
- Supply & install 75" Samsung 4K smart TV with pivoting wall mount, in training room.
- Supply & install soundbar/sub - Samsung HW-B550 or current equivalent, in training room.
- Submit product literature prior to ordering.

Window blinds

- Roller blinds, chain driven, 95% blocking/5% openings,
- Location: all office, kitchen and training room windows.
- Colours to be selected from manufacturer's standard range

Conveying equipment

- Hoist in hose tower:
 - 1/4 ton electric chain hoist - Vulcan model L05F52 (or equivalent)
 - 240 volt, 1 phase
 - 52 FPM
 - 15' pendant control
 - 15' power cable
 - Chain container
- 1/2 ton Nova plain trolley - adjustable from 2-1/2" to 6"

HVAC / Mechanical**Supply & install:**

- Natural gas furnace to serve main floor office, kitchen, training room, and washrooms,
- Second natural gas furnace to serve second floor space,
- A/C condensing unit – to serve main floor office, kitchen, training room, and washrooms, to be located under exterior stairs.
- Radiant tube heaters over bays,
- Heat Recovery Ventilator to be installed on shop mezzanine,
- Exhaust fan in upper level of hose tower, controlled by a humidistat,
- CO/NO² detection system, interlocked with HVAC system,
- Exhaust fan in each washroom and shower room, vented to outside,
- Kitchen rangehood, to be vented to outside,
- Central air compressor on shop mezzanine. Min. 4.5 CFM at 135 psi, c/w 20-gallon tank, cast iron cylinder, Ingersol Rand 'Garage Mate' P1.51U-A9 or equivalent,
- Air lines to be run using black iron pipe,

- (4) retractable air lines with auto-eject couplings, hanging from ceiling mounted hose reels, in apparatus bays, 1 at each overhead door proximate to driver's door, connected to the central air compressor.
- (3) compressed air outlets, terminating with a ½" ball valve and a female U-series quick connect coupling;
 - (2) between overhead doors on front and rear walls
 - (1) on wall near work bench
- Radon pipe as required

Portable Fire Extinguishers

- 4A:80B:C portable fire extinguisher to be installed in wall-cabinet;
 - Near each ground floor exit door,
 - Near 2nd floor exit doors,
 - In furnace room,
 - Near door exiting mezzanine into hose tower stairs.
- 10B:C portable CO² extinguisher installed near A/V cabinet on mezzanine.

Plumbing

Supply & install:

- Potable water cistern (minimum 350 imperial gallon), to sit on concrete floor in pump room.
- Potable water pressure system c/w ¾ hp pump and pressure tank.
- Cistern level gauge and low-level sensor, to be wired to security panel.
- Building wastewater drains to be connected to underground wastewater holding tank (installed by others), located within 5 m of building.
- (2) tankless on-demand hot water heaters – one installed in 2nd floor furnace room and one installed on mezzanine.
- Double stainless steel sink c/w single lever faucet in kitchen.
- Lavatory sink in each washroom c/w single lever faucets.
- Single lever shower faucet, and shower head with hose,
- Janitor's mop sink in bay 3, adjacent to training room, with top brace wall-mount service sink faucet with 6-Inch vacuum breaker spout.
- Free-standing 20" x 20" stainless steel utility sink in bay 4, adjacent to pump room, with commercial 8" wall mount faucet, 12" spout, pre-rinse sprayer min 25" height, chrome brass.
- Connections for commercial washing machine in bay 4, adjacent to pump room.
- (2) interior hose bibbs – at the east and west walls, between overhead doors.
- Hot and cold hose bibs – to be installed in bay 4, on wall near utility sink.
- (2) exterior key-operated wall hydrants – at the northeast and southeast corners of building.
- Commercial quality fixtures unless otherwise specified.
- Floor drain in center of hose tower, and in pump room,
- Floor drain on mezzanine near air compressor, for draining air compressor condensation.
- Raw water pumping system (see *Raw Water Fill System and Pump Room*)

Natural Gas Fitting

- All natural gas lines to be schedule 40 black steel, for standard threaded (or press-fit) joints up to and including 2" diameter, and with welded joints for sizes larger than 2" diameter.
- All regulators involved with 5 psi or greater service lines shall be directly vented to the outdoors.
- Connections to all heating equipment, hot water heaters, and generator.
- Regulator sized to match generator's demand.

Electrical**Supply & install:**

- 400A single-phase underground electrical service (load side of transformer).
- Two 4" underground conduits to the east property line for electrical primary (conductors to be supplied by utility company). Confirm location with ATCO Elec prior to rough in.
- CT cabinet, meter base, MDP and required sub panels.
- 60 kW (75 kVA) standby natural gas-powered generator, 125/250V, 1 phase, 1,800 RPM, 60hz, liquid cooled, suitable for outdoor installation.
- 400A 2-pole automatic transfer switch on mezzanine level.
- ¾" conduit for generator communication signals to a generator remote annunciator, to be located in bay 2.
- Generator panel to provide power (at minimum) for maintaining building heat with limited HVAC, overhead door operators, lighting throughout building, air compressor, kitchen, potable water pressure system, HWH, exterior lighting and alarm systems.
- Receptacle placement as per Canadian Electrical Code, with additional specified outlets.
- LED (T-bar ceiling) lighting in vestibule, office, washrooms, kitchen & training room.
- Surface mounted LED lights in shower room, space outside of office, equipment storage room, PPE room, raw water pump room, 2nd floor (provide (6) fixtures in undeveloped area).
- Surface mounted LED lights on shop mezzanine.
- Exterior LED fixtures over OH doors and man doors, to be operated by photocell(s).
- Motion activated light switches in office, kitchen, training room, washrooms & shower room.
- Interior LED lighting in apparatus bays, with constant (low level) lighting, and motion-activated primary lighting, upon detection of movement.
- Wall-mounted LED strip lighting over work bench.
- Waterproof LED light in hose tower, on each landing level, with switch at base of stairs.
- Waterproof receptacles, fixtures & switches in hose tower.
- 2" underground communication service conduit c/w pull string from the IT cabinet to the east property line. Confirm location with Owner prior to rough in.
- ¾" conduit from the wastewater holding tank to the IT cabinet. A high-level sensor is to be connected to the security panel.
- ¾" conduit from the potable water cistern to the IT cabinet. A low-level sensor is to be connected to the security panel.
- 1" conduit from inside the precast wet-well, to the pump control panel,
- Pump control panel, mounted on inside of exterior wall in pump room,
- Master power "on" indicator, with start/stop controls for "Pump 1" & "Pump 2" on panel.
- Remote start/stop switch on exterior wall for operator use.
- Low-level indicator lamp and electrical cutoff relay to protect raw water pumps.
- Pump control panel with low-level indicator lamp and pump power cutoff relay.
- 2" conduit from IT cabinet to an outside location near tower roof, for StarLink antenna,
- Installation of StarLink antenna and cable to IT cabinet, (components supplied by Owner)
- Fire alarm system conforming to CAN/ULC-S524 *"Installation of Fire Alarm Systems"*.
- Fire alarm panel to be located in main vestibule.
- (4) 56" ceiling fans, above apparatus bays, with variable-speed controls.
- (4) 125V, 20A shorelines hanging from ceiling mounted cord reels (1 at each overhead door proximate to driver's door).
- 125V, 15A outlet for air compressor located on mezzanine.
- 250V, 40A outlet for electric range in kitchen.
- 250V, 50A outlets - located on interior of east wall and west wall between overhead doors.
- 250V, 15A connection of winch in hose tower.
- 125V, 15A receptacles in wall behind TV's.

- 125V, 15A receptacle on exterior of hose tower, at roof level – for decorative light string.
- Connection of kitchen range hood, exhaust fans in washrooms & shower room.
- Connections to all HVAC equipment, CO/NO² detection, on-demand hot water heaters.
- (5) duplex receptacles installed on exterior of north wall, for parked vehicles.
- Voice & data jacks in office, training room, north wall in bay 2/3 and over bench in bay 1/4, wire to be terminated in IT cabinet, via a conduit or in a raceway,
- Wall mounted data jacks to be provided for training room TV and for TV in bay 1, wire to be terminated in IT cabinet, via a conduit or in a raceway,
- Supply & install ¾" (painted) plywood backboard for fire alarm system, and IT cabinet.
- Rough-in for building security system;
 - Install mounting boxes for keypad locations – on inside wall at each entrance,
 - Install conduit and IT cable to keypad locations,
 - Install conduit and IT cable to camera locations;
 - Four exterior cameras – one on each exterior wall,
 - Two interior cameras – in apparatus bays.
 - All cable to terminate at IT cabinet.
 - Install (6) cameras (supplied by others)
 - Install.....
- IT cabinet c/w accessories:
 - ½ rack cabinet w/ 24U capacity, standard 19" rack spacing, NEMA rated enclosure,
 - One rack-mount patch panel punch-down strip,
 - One APC 1500VA Smart UPS (2U rack-mounted),
 - IU power distribution strip,
 - (Network switch to be supplied and installed by County),
 - Provide (2) dedicated 125V, 15A circuits from EM panel, and a 6 AWG copper insulated ground wire coil to suit,
 - To be installed on west end of shop mezzanine by Contractor.

Concrete Aprons, Sidewalks and Curbs

- 36' long reinforced concrete apron outside of all overhead doors.
- Minimum 1:20 slope on aprons.
- 20' x 20' reinforced concrete pad outside raw water fill station.
- 6' x 6' concrete pad outside exterior tower door.
- 4' concrete sidewalks between man doors and parking areas/aprons.
- (2) concrete splash pads located under downspouts, (west side of building).
- Concrete curbs between parking lot and grassed areas.
- 6" steel bollards – 2 outside of each overhead door.
- Polyethylene plastic bollard covers, 0.125" thick, yellow with black tape.

Grassed Area

- Two grassed areas at front of the building inside concrete curbed borders.
- Prep with a minimum of 4" of weed-free topsoil.
- Seed (or lay sod) with a general-purpose turf grass seed such as 40% Kentucky Bluegrass, 40% Creeping Red Fescue, and 20% Perennial Ryegrass.
- Apply a starter fertilizer at 2-3 lbs. of fertilizer per 1,000 ft² and water appropriately.

Flagpoles

- Install (3) flag poles: 25' x 5" x 3" x 0.125 cone tapered, hinge base, anodized aluminum.
- Shall be spaced at least 8 ft apart, mounted on concrete pedestals, with center pedestal raised 12" higher than adjacent.

Parking Areas

- Primary parking along north side of building, with additional spaces on west and east sides.
- (5) plug-ins receptacles on exterior of north wall, for parked vehicles.

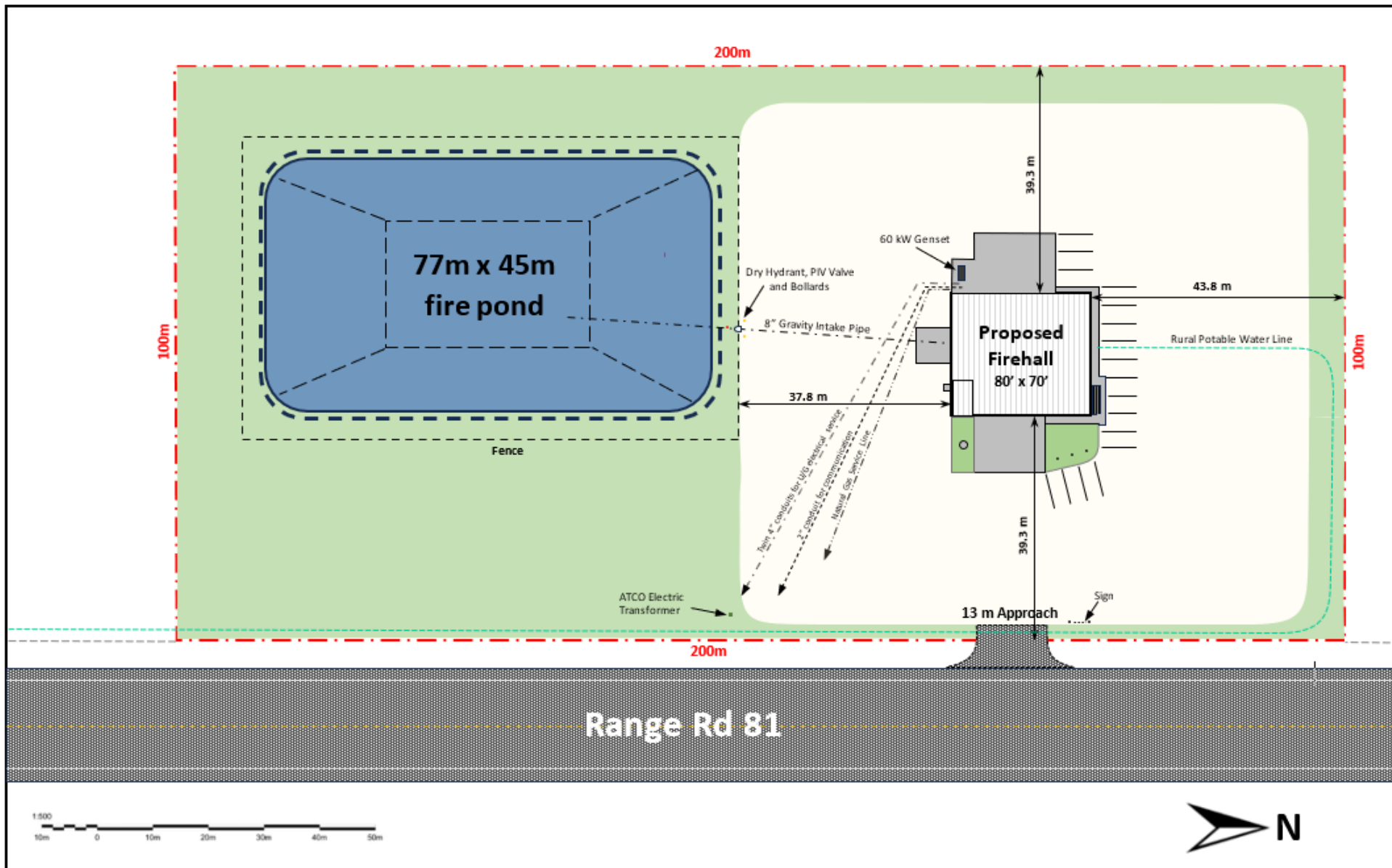
Highway Sign

- Install sign support structure for County Fire Service Logos and Fire District name located near entrance to property (see detail). Individual sign inserts to be supplied and installed by County.

END OF GUIDE SPECIFICATIONS

CONCEPTUAL DRAWINGS:

- SITE SERVICES PLAN
- MAIN FLOOR PLAN
- WEST ELEVATION
- EAST ELEVATION
- SOUTH ELEVATION
- NORTH ELEVATION
- 2ND FLOOR PLAN, MEZZANINE PLAN, TOWER CROSS SECTION
- HIGHWAY SIGN SUPPORT STRUCTURE



Drawing: Site Services Plan

Date: Dec 3, 2025

Drawn By: B. Daly

Scale: 1/4" = 20'-0" (1: 960)

Revision 1

Saddle Hills County

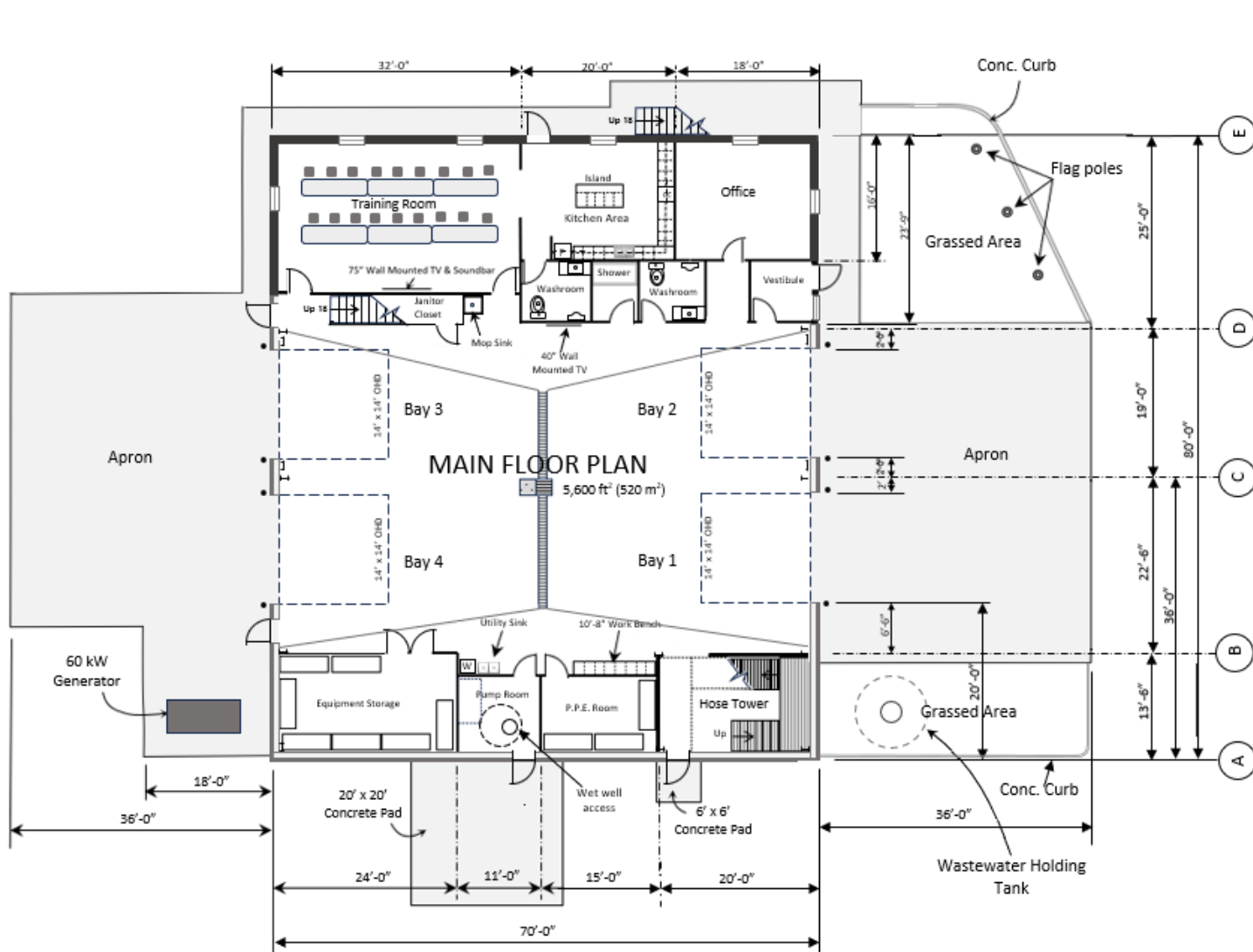
Happy Valley Firehall Site Plan

782020 Range Rd 81

Lot 1, Block 1, Plan 2522408

S.E. 1/4 Sec.14, Twp.78, Rge.8, W.6M.





Drawing: Main Floor Plan - Conceptual

Date: Dec 3, 2025

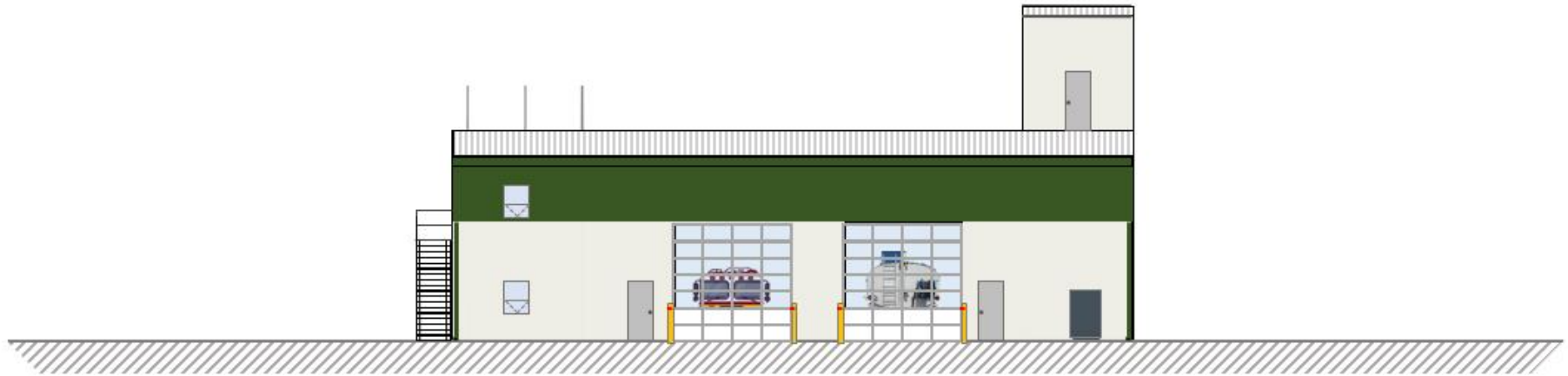
Drawn By: B. Daly

Scale: 3/16" = 4'-0" (1:256)

Revision 0

Saddle Hills County
New Happy Valley Firehall





West Elevation

Drawing: **West Elevation - Conceptual**

Date: Mar 19, 2025

Drawn By: B. Daly

Scale: $\frac{1}{4}" = 5'-0"$ (1:240)

Revision 0

Saddle Hills County

Proposed Happy Valley Firehall





East Elevation

Drawing: **East Elevation - Conceptual**

Date: Mar 19, 2023

Drawn By: B. Daly

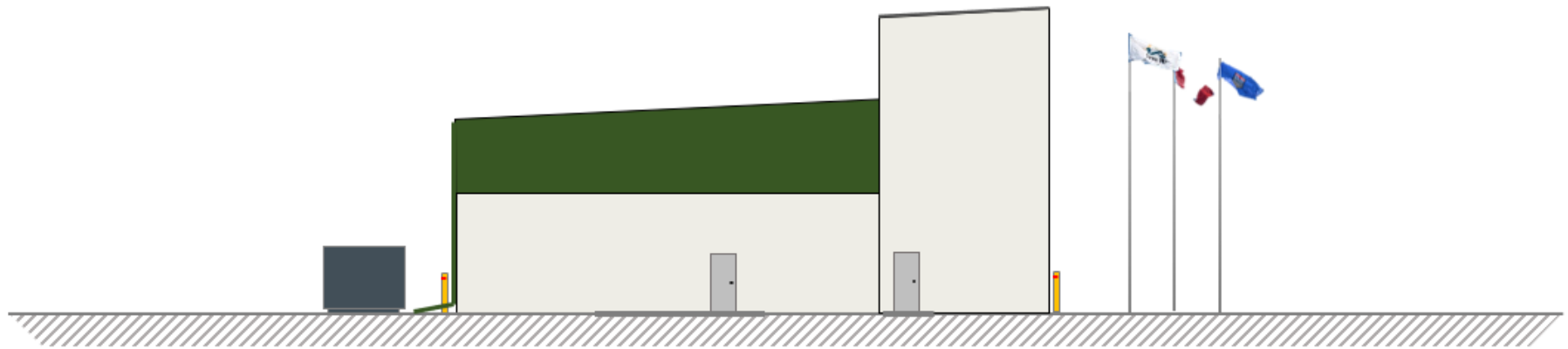
Scale: $\frac{1}{4}" = 5'-0"$ (1:240)

Revision 0

Saddle Hills County

Proposed Happy Valley Firehall





South Elevation

Drawing: **South Elevation - Conceptual**

Date: Mar 19, 2025

Drawn By: B. Daly

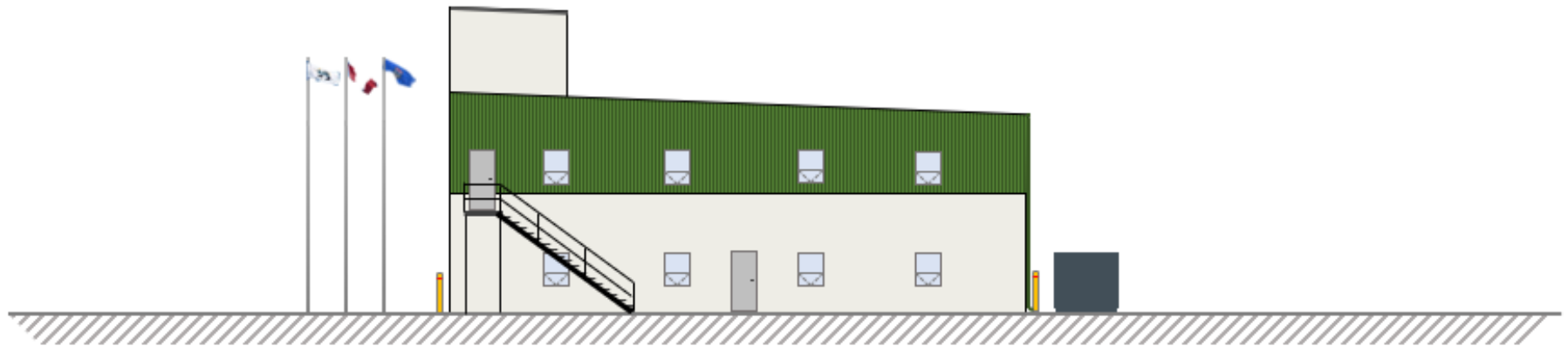
Scale: $\frac{1}{4}" = 5'-0"$ (1:240)

Revision 0

Saddle Hills County

Proposed Happy Valley Firehall





North Elevation

Drawing: **North Elevation - Conceptual**

Date: March 19, 2025

Drawn By: B. Daly

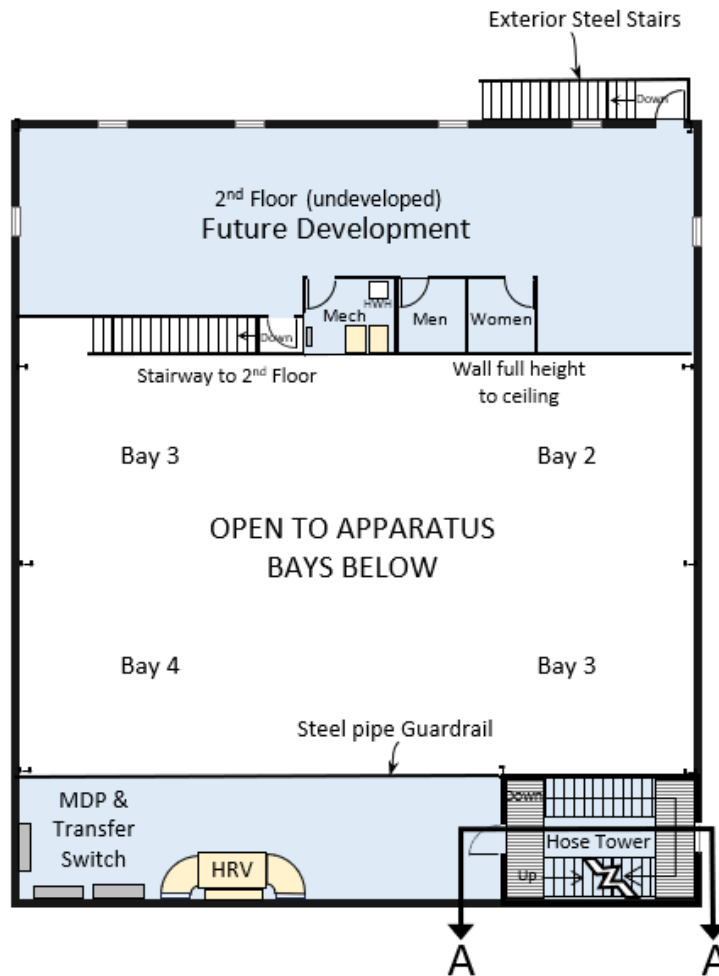
Scale: $\frac{1}{4}" = 5'-0"$ (1:240)

Revision 0

Saddle Hills County

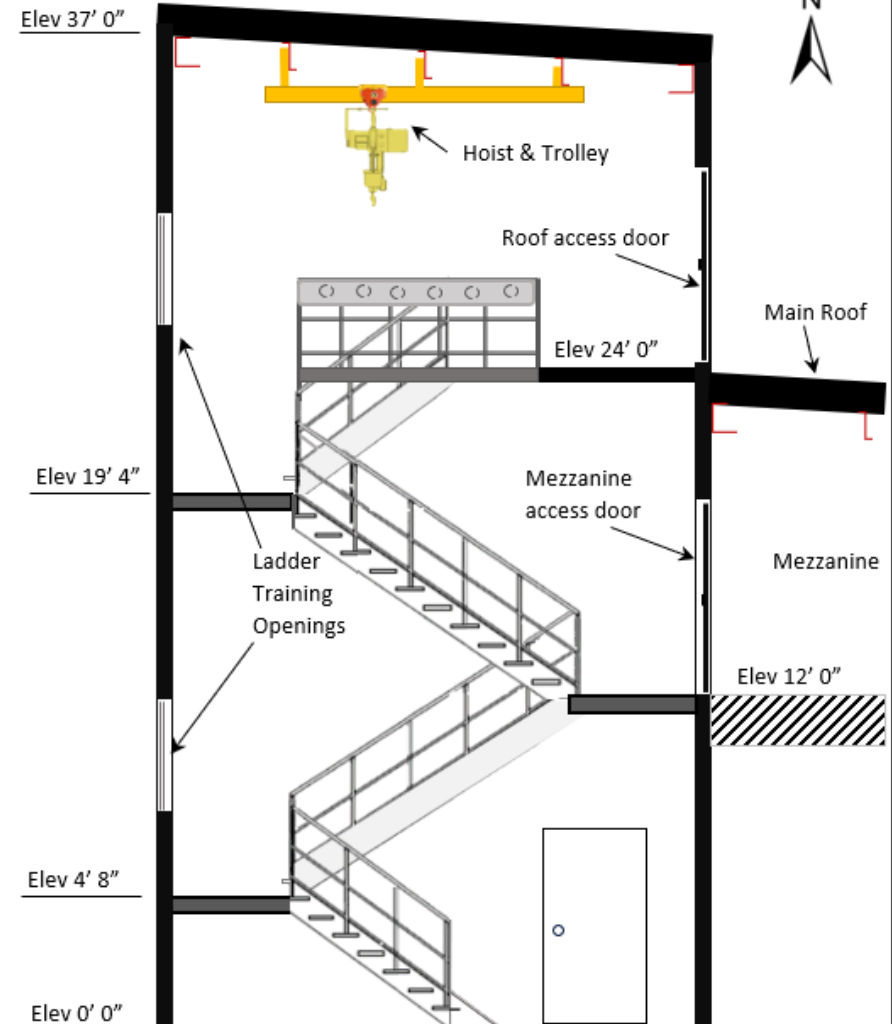
Proposed Happy Valley Firehall





Mezzanine Level

1/4" = 5'-0" (1:240)



Tower Cross-Section A-A

Drawing: **Mezzanine Plan & Tower Cross Section - Conceptual**

Date: Sept 11, 2025

Drawn By: B. Daly

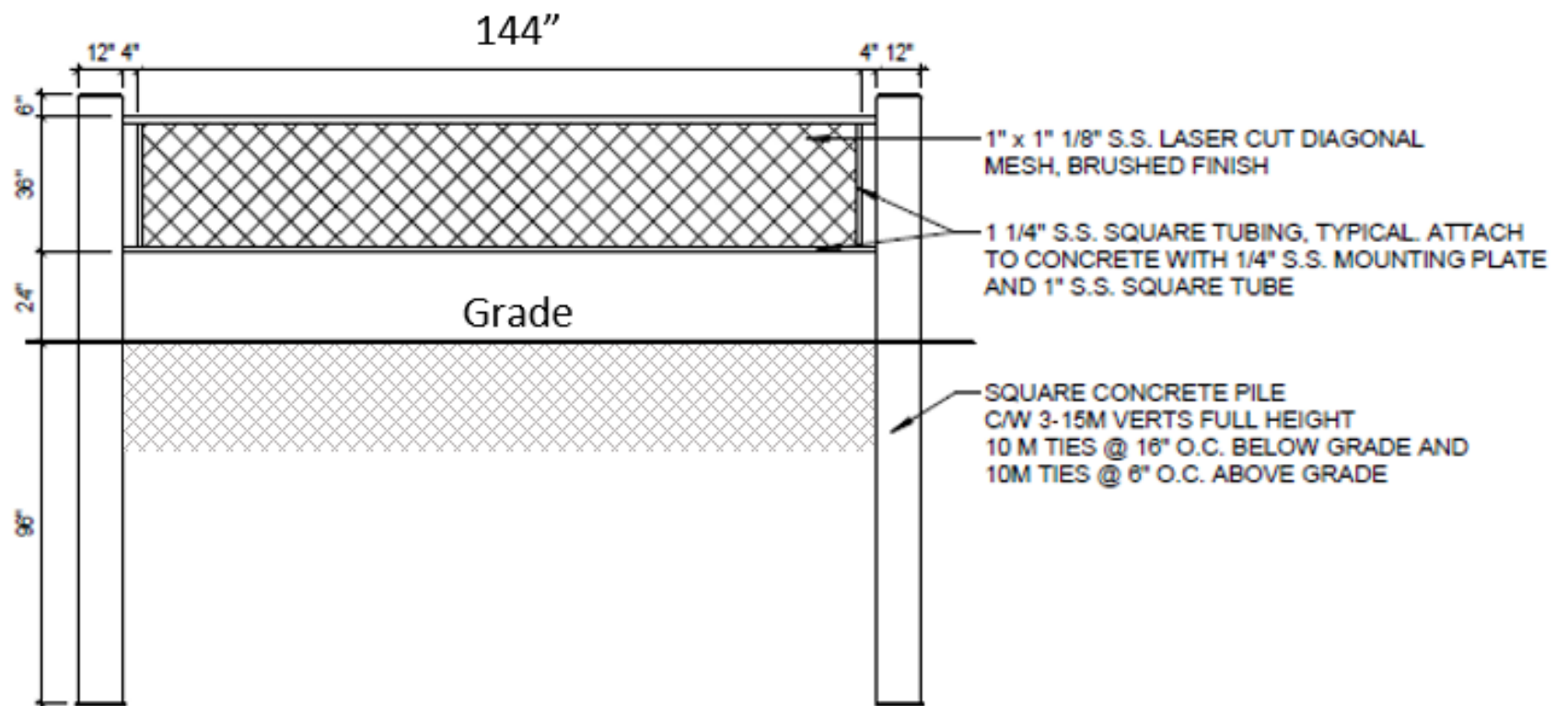
Scale: NTS

Revision 0

Saddle Hills County

Proposed Happy Valley Firehall





SIGN SUPPORT STRUCTURE

Drawing: Site Sign Details

Date: Aug 28, 2025

Drawn By: B. Daly

Scale: 1/4" = 1'-0"

Revision 0

Sign Support Structure

New Happy Valley Firehall

782020 Range Rd 81

Lot 1, Block 1, Plan 2522408

S.E. 1/4 Sec.14, Twp. 78, Rge.8, W.6M.



Schedule “B”

**REQUEST FOR PROPOSALS 70
ft x 80 ft
2-BAY DRIVE-THRU FIRE HALL**

PRICING FORM

PRICING FORM**REQUEST FOR PROPOSALS:
NEW HAPPY VALLEY FIRE HALL**

We, _____
(Company)

of _____
(Business Address)

having examined the RFP Documents as issued by: Saddle Hills County (the "County"), and having visited the site(s) of where the Work is required to be undertaken; hereby offer to enter into a Contract to perform the Work required by the RFP Documents for the RFP Sum as follows:

- | | |
|------------------------------|----------|
| 1. Sub-Total (excluding GST) | \$ _____ |
| 2. GST | \$ _____ |
| 3. Total | \$ _____ |

Credit to delete power-assisted closers and wall buttons: \$ _____

in Canadian funds, which price includes any specified cash and contingency allowances and the applicable taxes in force at this date and except as may be otherwise provided in the RFP Documents.

Attach detailed costs for any alternative proposal(s).

Appendices to RFP Pricing Form:

Please append the mandatory information as specified in Section 4 of RFP.

The information required by the Instructions to Proposers is provided in the attached Appendices and forms an integral part of this RFP.

Declarations:

We hereby acknowledge and declare that:

- (a) We have had the opportunity to visit the work site, review the project scope, guide specifications and examine existing conditions;
- (b) we propose to perform the work as set out in our Proposal;
- (c) no person, firm or corporation other than the undersigned has any interest in this RFP or in the proposed Work for which this RFP is made;
- (d) we hereby acknowledge and confirm that County has the right to accept any Proposal or to reject any or all Proposals in accordance with the Instructions to Proposers;
- (e) this RFP is open to acceptance for a period of sixty (60) days from the date of RFP Closing.

Signatures:

Signed, sealed and submitted for and on behalf of:

Company:

(Name)

(Street Address or Postal Box Number)

(City, Province & Postal Code)

(Apply SEAL above)

Signature:

Name & Title:

(Please Print or Type)

Witness:

Dated at _____ this _____ day of _____, 20____