

06 January, 2023

Oakville Community Centre
Oakville, Manitoba

REQUEST FOR PROPOSALS - PREQUALIFICATION FOR INVITATIONAL TENDER

Dear Sir/Madame:

The Oakville Community Club Inc. is planning the construction of a new community center and daycare. The Owner wants to prequalify General Contractors for a short list to have an invitational tender in the next few months, with the intent for a spring 2023 construction start.

The project, located on 3rd Avenue (PTH 331), Oakville, Manitoba will be:

- 11,078 sq. ft. (1029.5m²)
- one storey, wood frame walls / wood truss roof
- predominantly concrete slab on grade with a small crawl space
- gravel parking lot, sidewalks and modest site development
- geothermal heating/cooling system

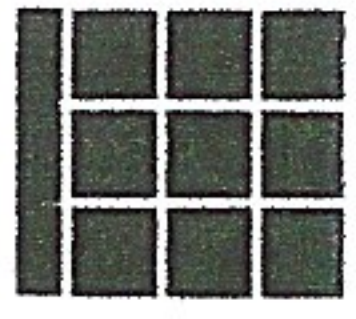
The daycare will be receiving partial government funding and Manitoba Housing will be overseeing the management of those funds. Otherwise, the project is totally funded by the community.

As a result, the general project specifications will outline protocols for project donations in cash, materials and/or labour and their integration into the CCDC-2 contract with our General Contractor. As well, there may be protocols required to deal with Manitoba Housing's financing.

On behalf of the Oakville Community Club Inc., Gerald A. Korzeniowski Architect Inc. is inviting interested General Contractors for submissions to prequalify their company to be shortlisted on an invitational tender of this project.

Company submissions will be assessed by the Owner's organization. Following are the specific items the Board is requesting background information / experience about.

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Notwithstanding, the individual proponent is certainly encouraged to add any additional information they may feel is important to the Owner in their assessment. Assessment points per information requests are included below.

Submissions will be received by the Architect until **12:00 pm, on Friday, 20 January, 2023.**

NOTE THAT SUBMISSIONS WILL BE VIA EMAIL ONLY, with **pdf (only) format** attachments for printing. Technical conflicts will not negate a submission if the time is noted prior to the deadline.

Submissions should be addressed to: geraldak204@outlook.com
and: dennis.galbraith5621@gmail.com

On behalf of the Owner, I thank you for your participation in this process.

Respectfully



Gerald Korzeniowski, Architect

General

Following are the specific categories of interest the Owner would like to review from each of the proponents. Each category will be weighted for the final assessment. Please respond to each of the requested background information.

1. Experience with the Community of Oakville

- 1.1 Identify any past project experience with the community of Oakville and/or the RM of Portage la Prairie.
- 1.2 Be clear to declare/clarify any possible 'perceptions' regarding 'conflict of interests' be it professional, personal, past or current.

2. Experience with this project type

- 2.1 Identify experience with Community Centers and/or Daycare Centers. Include size and construction budget of said projects.
- 2.2 Identify experience with similar projects of this size and type of construction.
- 2.3 Include experience with past work with Provincial Government and their processes and submission requirements.
- 2.4 Include experience with past work with Provincial Government and their 'Green Building' program.

3. Experience with this project budget

- 3.1 Identify experience with projects with a construction budget of \$2-\$5 million dollars.
- 3.2 Provide confirmation of ability to provide bonding for a project of this scale.
- 3.3 Include time projection to mobilize and commence construction once the CCDC2 agreement is signed.

4. Project Personnel

- 4.1 Identify key people who will be involved in this project. Specifically, the Owner wants to know:
 - project manager
 - site foreman
 - financial administrator(Adapt the above to suit your company administration and include resumes.)

5. References

- 5.1 Please include minimum 3 references. Include contact information as well as project size/experience as it relates to this project.