



# Specifications

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**Foundations for Accommodations, Office and  
Garage Buildings,  
Gimli Marina,  
Centre Street, Gimli, MB R0C 1B1**

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## 1.0 Introduction

### Basic Requirements

The Canadian Coast Guard (the Owner) requires foundations to be installed for 3 new buildings. The buildings consist of an Accommodations building 60 by 24 feet, Office Building 60 by 24 feet and a Garage Building approximately 24 by 24 feet. All labour, material, locates, surveys, fees are to be included in your bid.

## 2.0 Site Locations

- .1 The proposed 3 foundations are to be constructed on one lot sites near to Gimli Harbour, off Centre Street (See Site Plan in Appendix C) in Gimli, Manitoba.
- .2 The Site for the accommodation building, Office and Garage Buildings is approximately 43m x 19m. A site plan is included in this package. Highlighted in yellow.

## 3.0 Buildings - Detailed requirements

### Demolition of Existing Buildings

The Contractor shall grub up all foundations, asphalt, curbs and other below-ground structures and backfill the voids with compacted granular material in preparation for the formation of new foundations.

### Office Building

- .1 The Office Building is intended to provide Open and cellular offices, Gear Storage, Showers and a small workshop. The building will be occupied from April to November.
- .2 The Office building shall be a standard pre-engineered structure comprising a prefabricated steel-framed a bungalow of 111 square metres floor area, approximately 7.5 metres by 15 metres. The building shall be a standard bungalow manufactured by Britco or other manufacturer, to be supplied by the Owner.
- .3 The Contractor shall assemble and erect the framing and envelope of the building in accordance with the manufacturer's instructions.
- .4 The Contractor shall finish and fit out the Accommodation Building with Offices, Kitchenette / Meeting Room, Gear Storage Room, washroom and Shower Rooms, equipped and finished, for occupancy as an office.
- .5 The Plan of this building can be found at Appendix B.



### **Crew Accommodation Building**

- .6 The Crew Building is intended to provide all the usual accommodation requirements for a crew of four Search and Rescue staff stationed at the facility full-time, 24 hours a day / seven days a week. The building will be occupied from April to November.
- .7 The Accommodation building shall be a standard pre-engineered structure comprising a prefabricated steel-framed a bungalow of 93 square metres floor area, approximately 7 metres by 13 metres. The building shall be a `Sand Spit` bungalow manufactured by Britco or other manufacturer, to be supplied by the Owner.
- .8 The Contractor shall assemble and erect the framing and envelope of the building in accordance with the manufacturer's instructions.
- .9 The Contractor shall finish and fit out the Accommodation Building with bathroom(s), kitchen and three bedrooms, equipped and finished, for occupancy as a dwelling. .10 The Plan of this building can be found at the Appendix B.

### **Garage building**

- .11 This Garbage existing garage building on site will be relocated to the new foundation. Approximate size is 24 by 24 feet.

## **4.0 V.H.F. Antenna Tower**

- .1 The existing V.H.F. antenna tower shall remain in place and operational during the Work.
- .2 The Contractor shall install temporary protective hoarding around the base of the tower for the duration of the Work

## **5.0 Materials and Finishes - Exterior**

- .1 The 3 Foundations will be installed as per detailed plans and spec.

## **6.0 Servicing**

- .1 The buildings shall be provided with Electrical and Mechanical services to maintain the internal environment and supply the necessary requirements for Tools, Equipment, Accommodation, Health and Life Safety. **All Rough in for this is to be provided by another contractor.**

## **7.0 External Connections**

- .1 Water & Sanitary Drainage

All Roughs in for this is to be provided by another contractor.

- .2 Electrical

All Roughs in for this is to be provided by another contractor.



.3 Natural Gas

All Rough in for this is to be provided by another contractor.

**8.0 Statutory Requirements**

**.1 Development & Building Permits**

- .1 The Contractor shall engage a Registered Manitoba Land Surveyor to define the boundaries of the site, both electronically and by physically marking the boundaries on the ground.
- .2 The Contractor shall apply for any and all Development Permits or Municipal Authorizations required by the Eastern Interlake Planning District, prior to applying for a Building Permit.
- .3 The Contractor shall apply for a Building Permit as required by the Rural Municipality of Gimli.

**9.0 Retention of Professional Consultants**

- .1 The Contractor or relevant subcontractor(s) shall retain the services of a Professional Engineer or Engineers, registered in the Province of Manitoba, to design and certify foundations, superstructures.

**10. Codes & Bylaws**

- .1 The Contractor shall ensure that all works comply with relevant Federal, provincial and Municipal Codes, Regulations and Bylaws, including (but not limited to):
  - a. The National Building Code of Canada
  - b. The Manitoba Building Code
  - c. The Manitoba Energy Code for Buildings
  - d. ASHRAE 90.1
  - e. The Manitoba Fire Code
  - f. Manitoba Hydro Electricity and Gas Installation requirements.

The Accommodation Building shall be designed as Occupancy Group C - Residential. Note, however, that Emergency and Exit lighting will be required in this building in addition to the general requirements of this Occupancy.

**11. Operation & Maintenance Manuals**

- .1 The Contractor shall provide Operation and Maintenance (O&M) manuals for all of the buildings, materials, finishes and components installed during the Work to include (but not limited to):
  - a. As-Built Drawings, including Drawing List
  - b. Equipment Manufacturer's Operation and Maintenance Instructions
  - c. Materials Safety Data Sheets
  - d. Copies of all Inspection and Certification reports.



- .2 Two bound paper copies and two CD-ROM copies of the O&M Manuals shall be presented to the Owner not more than 14 days following the completion of the Work.

**End of Owner's Requirements.**