

The Township of Rideau Lakes



Rideau Lakes

Request for Proposals

Delta Municipal Parking Lot Design

PW2026-19

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1.0 Information to Bidders

General Description

The Township of Rideau Lakes, hereinafter referred to as the “Township”, is seeking proposals to design a municipal parking lot on a Township owned property located at 8 Court Street, Delta, ON. Photos of the property are included as attachments to this RFP. The successful bidder will develop a proposal to provide the design only of the former Delta Maple Syrup Factory as identified in Section 2.0. The bidder must have the necessary qualifications to produce Ontario Building Code quality drawings/designs of the final design in coordination with municipal staff.

Bid Submission

Proposals shall be made in the format specified in Section 1, include the forms in Section 2, and fully contemplate the project scope outlined in Section 3. Proposals shall be properly labeled with the proposal number ‘PW2026-19’ and submitted no later than the Closing Date and Time.

Proposals are NOT to be submitted by email. Only sealed/hard copy submissions will be received. Proposals will be received until 3:00 p.m. E.S.T., July 22, 2026, at 1439 County Road 8, Delta, ON K0E 1G0. It is the Bidder’s responsibility to ensure that the bid submission is received by the Township prior to the submission deadline.

RFP: PW2026-19
Steve Holmes C. Tech.
Manager of Facilities and Parks
Township of Rideau Lakes 1439 County Road 8
Delta, ON., K0E 1G0

All proposals received will be held in strict confidence until after the closing date and time.

Registration

Individuals or firms interested in submitting a proposal should register as a Bidder with the municipality to ensure they receive any addenda which may be issued. Individuals or firms may register by contacting the Manager of Facilities and Parks by email below:

Steve Holmes C. Tech.
Manager of Facilities and Parks
parksmanager@rideaulakes.ca

Optional Site Meetings

There are no planned site meetings for this RFP. The site is publicly accessible, and bidders are encouraged to visit the site at 8 Court Street, Delta, ON, prior to making a submission for the RFP.

RFP Schedule

Every attempt will be made to meet all dates. The Township of Rideau Lakes reserves the right to modify any or all dates at its sole discretion.

Last Day for Questions: July 15, 2026
RFP Closing Date and Time: July 22, 2026, at 3:00PM
Selection of Successful Vendor: August 2026
Project Schedule: Concept design, final drawings and
Class B estimates completed in Fall 2026.

Cost of Submission

The Township of Rideau Lakes will not be liable nor reimburse any Bidder for any costs incurred in developing a proposal submission, attending meetings/interviews, demonstrating the goods and or services, legal services, or any other services that may be required in responding to this Request for Proposal.

Right to Accept or Reject Proposal

The Township of Rideau Lakes reserves the right to reject any or all Proposals, as a whole or in part, and waive formalities as the interests of the Corporation may require, without stating reasons. Therefore, the lowest or any Proposal may not necessarily be accepted. If there are a limited number of responses to this request, the Township reserves the right to terminate the request or make further requests for proposals.

Validity

The Proposal submitted shall remain valid for at least one hundred and twenty (120) days from the Proposal Closing Date.

Withdrawal of Proposal Prior to Closing

A Bidder who has submitted a response to this Request for Proposal may request that such response be withdrawn. Withdrawals shall be completed and shall be allowed under the following conditions;

- 1 The RFP closing date and time has not passed. There shall be no withdrawals of Proposals allowed after the closing date and time for receiving Proposals;
- 2 The request is made in writing on the Bidder's letterhead and signed by a senior official of the Bidder, and include his direct contact information; and

- 3 The request is made to the Manager of Facilities and Parks by email or by hand.

In all cases, a request for the withdrawal of a Proposal will be verified by the Township of Rideau Lakes, by way of a telephone call to the senior official representing the Bidder and making the request, to confirm the withdrawal.

All confirmed requests for withdrawal will be placed on record, and the associated Proposal shall be given no further consideration.

Review of Documents

The Bidder must personally study the entire Request for Proposal document as to satisfy himself/herself of the conditions and requirements of the Proposal. There will be no consideration of any claim, after submission of Proposals, that there is a misunderstanding with respect to the conditions imposed by the Request for Proposal.

Multiple Proposals

Multiple responses from any one Bidder are acceptable, providing each response is complete as per the format specified herein, and is packaged and transmitted separately;

Addenda

The Township of Rideau Lakes may choose to issue addenda to provide clarification or additional information. Addenda will only be sent to vendors that have registered as Bidders. It is the Bidder's responsibility to ensure they have received all addendums and provide the Township of Rideau Lakes with the proper contact information through the registration process.

Bidders to acknowledge addendum(s) issued on bid submission form.

Price Submission

The Proposal price shall include total costs, in Canadian Dollars, including, but not limited to: labour, document creation/production, material, equipment, supervision, statutory charges and vendor overhead and profit.

Award

Upon completion of evaluations, the Township of Rideau Lakes may select a Bidder with whom it wishes to undertake negotiations for the project. Negotiations may take the form of adding, deleting, or modifying certain requirements based on the response to the Request for Proposal, and adjusting pricing accordingly if required. Assuming mutually acceptable terms and conditions can be agreed upon, a purchase order will be issued to the selected bidder.

The Township of Rideau Lakes reserves the right in its absolute discretion to:

- 1 Adjust, discontinue, or cancel the submission process, and/or commence a new process for the same or similar goods or services, if the Township of Rideau Lakes, at its sole discretion, deems it necessary.
- 2 Accept or reject any submission(s) in whole or in part.

Therefore, the lowest cost Proposal may not necessarily be accepted. The acceptance and award of a Proposal shall be subject to the approval of The Township of Rideau Lakes Council.

Collection of Personal Information and Confidentiality Provision

Any personal information collected through the Request for Proposal process will be done so, and managed, in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. Any personal information collected is being done so for the purposes of proposal review and potential vendor selection.

All responses to this Request for Proposal will only be treated as Third Party Information and/or Economic or Other Interests in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act* where **an explicit request to do so is provided in writing in the proposal**. Submission of a proposal without this explicit request shall constitute consent for disclosure in accordance with the Act.

The information contained in this Request for Proposal will be utilized by the Bidder solely for the purposes of preparing a submission. Any other use of the information for any other purpose is not authorized by the Township of Rideau Lakes.

Standard Terms and Conditions

The Township of Rideau Lakes maintains standard procurement Terms and Conditions that apply to this Proposal. A copy of the Township's Procurement of Goods and Services Policy can be provided on request.

Terms of Payment and Invoices

The project will be paid at each design phase and shall be subject to approval by the Township's agent and any identified contract deficiencies being addressed.

A detailed invoice, outlining quantities for non-lump-sum items is required for payment. The Township of Rideau Lakes terms of payment are net thirty (30) calendar days upon receipt of invoice.

Steve Holmes
Manager of Facilities and Parks
parksmanager@rideaulakes.ca

Termination

The Township of Rideau Lakes reserves the right to terminate the contract for sufficient cause, including, but not limited to, poor performance, late deliveries, inferior quality, incorrect pricing, statutory non-compliance, and health and safety concerns. If any successful Bidder should neglect to perform the work properly or fail to perform any

provision of the Request for Proposal, the Township of Rideau Lakes may terminate the contract after fifteen (15) business days with written notice to the vendor.

Background Check

The Township of Rideau Lakes, at its discretion, may perform background checks on any service personnel, and reserves the right to refuse access to buildings or equipment to any personnel or other representatives of any successful vendor or manufacturer.

Conduct of Vendor Staff

The successful vendor shall employ orderly, competent and skilled staff to ensure that the Request for Proposal is completed in a respectable manner. If any one person employed by the successful vendor in connection with the Request for Proposals efforts, in the opinion of the Township of Rideau Lakes is just cause for complaint, the vendor, upon notification from the Township of Rideau Lakes, shall not permit such person to continue in any future work arising out of the Request for Proposal.

Accessibility

The Township of Rideau Lakes is required to comply with the Accessibility for Ontarians with Disabilities Act, 2005 as amended and any associated regulations.

Any successful Bidder for the completion of work with regards to this Request for Proposal must be aware of these requirements and certifies that all statutory requirements will be met at the vendor's full cost.

Insurance – Liability, Automotive and Non-Owned Automobile Insurance

Without in any way limiting the liability of any successful vendor, the vendor shall:

- 1 Maintain and keep in force during the term of the contract, General Liability Insurance protecting the contractor's liability, legal or assumed, under the contract for all claims arising from personal injury to members of the public, damage to property of public including loss of use of such property and the minimum insurance shall be \$5,000,000.00.
- 2 Maintain and keep in force during the term of the contract, automobile and non-owned automobile insurance on all vehicles used in connection with the work under this contract. Such insurance is to carry the minimum limit of \$2,000,000.00.
- 3 Maintain and keep in force during the term of the contract, Contractor's contingent liability insurance, covering the liability of the Contractor under this contract in respect to his sub-contractor's same limits as required in Clause (a).
- 4 Deposit with the Township of Rideau Lakes, before commencing any work under this contract, a certificate of insurance detailing the coverage and expiry date for all policies duly executed by the insuring company stating that if said policies are cancelled or changed in any manner, sixty (60) days written notice of such change or cancellation will be given to the Corporation

of the Township of Rideau Lakes, Clerk, Delta Ontario. The Township shall be shown as an additional insured.

Workplace Safety Insurance Board

Any successful vendor is required to comply with all the regulations of the Workplace Safety and Insurance Board (WSIB) in respect to the contract work and all persons employed on or in connection there with and shall furnish a Certificate of Clearance from the Board to the Township of Rideau Lakes, and maintain good standing with the WSIB throughout the contract period.

Contractor's Liability

Any successful vendor shall be liable for all injuries and/or death to persons and for damage to property caused by his/her operations and those of sub-contractors and their employees engaged on and off site; and shall indemnify and save harmless the Township of Rideau Lakes from all suits and actions for damages and costs to such damages to property of others as well as the Township, resulting from negligence, poor workmanship and materials, as well as any cause whatsoever in the performance of the work.

Quality of Work

Any successful vendor at all times shall provide the Township of Rideau Lakes Representative with suitable access, and or status of the work covered under the Request for Proposal. The Township of Rideau Lakes Representative shall be the sole judge of the work and therefore of its acceptability. Work that is unsatisfactory, in the opinion of the Township of Rideau Lakes Representative, shall be made satisfactory at no additional cost to the Township of Rideau Lakes.

Conflict of Interest

By submitting a bid, a Bidder declares that the submission is not made in connection with any other submitting Bidder or vendor, and is in all respects fair and without collusion or fraud and further that no member of Council, officer or employee of the Township of Rideau Lakes has become interested, directly or indirectly, as a contracting party, partner, stockholder, surety or otherwise on the performance of the said contract.

Lobbying

In order to ensure fairness to all Proponents, the Township must endeavour to prevent unfair advantage created by lobbying. Therefore, the Township reserves the right to disqualify, at any time and at its sole discretion, any Proponent engaging in lobbying in connection with a competitive bidding process between a date that is no later than the date of issue of the RFP and the date of signing of a contract or Purchase Order between the Township and the Successful Proponent(s). The Township may disqualify a Proponent at any time in the procurement process, including after the selection process has been completed.

Lobbying may include any activity that the Township, in its sole discretion, determines has or may give an unfair advantage to one Proponent relative to other Proponents.

Without limiting the foregoing, lobbying may include:

- a) Verbal or written communication with or to any Township staff / Council member other than those identified as contacts in this RFP in respect of this RFP.
- b) Verbal or written communication with or to any expert or other advisor assisting the Evaluation and Selection of this RFP.
- c) Verbal or written communication with or to any member of the RFP Evaluation and Selection team other than those identified as contacts in this RFP.
- d) Direct or indirect requests by the Proponent to any person, organization or group to provide a written or verbal expression of support not required by this competitive bidding process to any member of the Evaluation and Selection team or Council.
- e) Verbal or written communication with or to media organizations.
- f) Direct or indirect offer of gifts of any kind or value to any Township representative or personnel.

Questions Regarding the Request for Proposal

Bidders having questions or finding discrepancies or omissions or having doubts as to the meaning or intent thereof, shall contact the Manager of Facilities and Parks. The Manager of Facilities and Parks may elect to provide clarifications directly or via an Addenda to all vendors, depending on the nature, scope and materiality of the questions. Any questions arising from the Request for Proposal shall be directed to:

Steve Holmes, C. Tech.
Manager of Facilities and Parks
1-800-928-2250 ext. 245
parksmanager@rideaulakes.ca

2.0 Proposal Content and Submission Forms

Each bidder's proposal shall clearly and comprehensively address the content requested and respond to Section 3.0 "Project Scope and Details" of this RFP. Proposal content shall, at a minimum, include the following Proposal Content requirements in addition to completed Forms #1 and #2.

Experience

To assist with proposal evaluation, please identify the project team that meets the minimum requirements noted in Section 3.0 "Project Scope and Details", Proposal to also provide up to **three projects of a similar nature** that you completed, the scope of work involved and a reference contact.

Schedule

Final drawings and Class B cost estimate completed by Fall 2026. As a part of their proposal bidders are to provide a workplan schedule to provide the deliverables noted below with specific dates in completing each deliverable. Please submit this information as a separate attachment in the format you wish.

Description of Process

As a part of their proposal bidders are to detail their planned approach to consultation with Council and the community.

Project Deliverables

Proposal to include detailed OLS / topo survey* in pdf and CAD format, site plan, grading and drainage plan, stormwater management plan and all other plans required for obtaining a successful municipal site plan approval and construction drawings for purpose of contractors bidding.

*Survey shall indicate location and description of any features which would affect construction, as well as all easements, alignment restrictions or other special zoning or town planning information which might determine the location of the building on the property.

Ground Elevation and Property Lines

- 1.1 Dimensions of property lines.
- 1.2 Angles at intersections of property lines.
- 1.3 Contour lines showing variations of 6" in ground elevations.
- 1.4 Ground elevations on a 25' grid or whatever the Town requires for Site Plan Approval referenced and related to a geodetic benchmark.
- 1.5 Contour lines where abrupt changes in topography occur.

Surface Items Insider Property Lines

Provide all pertinent information including sizes, material, location, condition, etc., for the following:

- 1.6 Poles
- 1.7 Sidewalks, paved areas, driveways.
- 1.8 Landscaping such as fences, sodded area, hedges.
- 1.9 Show all existing trees complete with species and caliper.

- 1.10 Streams, wells.
- 1.11 Perimeter of existing buildings fully dimensioned with elevations of the basement and all other floors.
- 1.12 Parking stall lines & other paving markings.
- 1.13 Signage locations & sign type.

Underground Services, Tunnels, Pipe Lines, and Open Ditches

Provide sizes, location and inverts of the following:

- 1.14 Underground electric supply lines.
- 1.15 Sanitary sewers.
- 1.16 Storm sewers.
- 1.17 Other pipe lines.
- 1.18 Tunnels.
- 1.19 Open ditches, swales.

Streets and Sidewalks

- 1.20 Type of material and location of adjacent streets, lanes, sidewalks, and rights of way.
- 1.21 Curb lines and locations of curb cut-outs for driveways.
- 1.22 Elevation at crown of street, curb.
- 1.23 Location of obstructions, clear heights, and location of service or pedestrian doors on service lanes.
- 1.24 Distance from property line to centre line of street.
- 1.25 Location and elevation at invert and top of manholes, catch basins.
- 1.26 Type of material and location of electric, telephone, cable and other utility poles as well as fire hydrants.

Adjacent Properties

- 1.27 Locations of building footprints which are immediately adjacent to the site.
- 1.28 Provide sufficient spot elevations to indicate surface drainage.
- 1.29 Location and identification of party walls on adjoining properties.

Legal Survey

- 1.30 Integrate the Legal Survey with the new Topographical Survey. Indicate the Legal Description of the Property on the drawing. North to be facing the top of the page.

Digital Output

- 1.31 Provide the survey in Autocad and pdf format.
- 1.32 The units on the digital file are to be in millimeters.
- 1.33 Also provide the 3d information in a “flattened” Autocad file.

Form # 1 – Pricing Form

The Bidder hereby bids and offers to supply and do all or any part of the work which is set out or called for in this Bid, for the lump sums, hereinafter stated.

Deliverable Price Form 1:

Project Deliverable 1 – Initial Concept Designs	Cost (excluding HST)
Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: • 2-hour in person session with staff to delineate initial facility design parameters • Initial Concept Designs minimum of 2 options of municipal parking lot • Coordination and facilitation of 1 in-person public open house session (3 hours) at a Township location after Initial Concept Designs/costing are completed • Provision of summary report on public consultation and feedback	\$
Project Deliverable 2 – Construction Drawings & Class B Estimate	Cost (excluding HST)
Total fixed costs for all consultant services and deliverables as outlined in the proposal includes: • Detailed OLS survey in pdf and CAD format • Detailed Construction Drawings at 30%/60%/90% • Class B Estimate • Coordination and facilitation of 1 in-person public open house session (3 hours) at a Township location after 30% drawings are completed • Provision of summary report on public consultation and feedback • In-person presentation to Council after completion of 60% and 90% drawings to gain authorization for final drawings	\$

The Bidder hereby proposes to commence, undertake and complete the works in full during the following period:

____ day of _____, 20____ and ____ day of _____, 20____

Registered Business Name: _____

Business Address: _____

City: _____

Postal Code: _____

Contact Name: _____

Telephone Number: _____

E-mail Address: _____

Signature of Authorized

Officer: _____

Name of Authorized Officer (please print):

Note for Signing Office: By my signature, I hereby confirm I am a principal, or have been duly authorized by the principal or board, to sign on behalf of the above-named organization.

I hereby confirm addenda(s)_____ have been received and that this is my/our ultimate responsibility to ensure all addenda issued have been received.

Form # 2 – Bidder's Declaration Form

I/We (enter name) _____

Title/Position _____

Name of Organization or Business _____

1) Declare that no person, firm or corporation other than the one whose signature or the signature of whose proper officers is attached below, has any interest in this proposal or in the contract proposed to be undertaken.

2) Further declare that this proposal is made without any connection, knowledge, comparison of figures or arrangements with any other company, firm or person making a proposal for the same work and is in all respects fair and without collusion or fraud.

3) Further declare that no Township of Rideau Lakes employee, or member of Township of Rideau Lakes Council and their families is, or will become, interested directly as a contracting party or otherwise or in the performance of the contract or in the supplies, work or business to which it relates or in any portion of the profits thereof, or of any such supplies to be used therein or any of the monies to be derived therefrom.

4) Further declare that the several matters stated in the said proposal are in all respects true.

5) Further declare that I/We have examined the Project Documents and hereby propose and offer to enter into a contract to provide all of the items mentioned and described or implied therein, including, in every case, freight, duty, exchange, and to accept in full payment therefore, the sums calculated in accordance with the actual quantities provided, and unit prices attached to this proposal.

6) Agree that this offer is to continue open for acceptance until a formal contract is executed or a purchase order is issued to the successful Bidder.

Name of Authorized Officer (please print) _____

Signature of Authorized Officer _____

Signature of Witness _____

Name of Witness (please print) _____

Dated _____

3.0 – Project Scope and Details

The Township is looking for a qualified consultant to provide the necessary professional services during the design of a Municipal Parking Lot in the Village of Delta at the recently demolished Delta Maple Syrup Factory.

The site will require retaining walls due to elevations of neighboring property and bed rock exists on site. Part of original Maple Syrup factory remains to serve as retaining wall. Natural stone was located as backfill at locations of demolition approved by Engineer during demolition. Lower section of original foundation also remains next to Old Town Hall foundation.

The successful bidder will be tasked with reviewing accessibility to and from parking lot to access the village of Delta and local businesses. Due to bedrock on site, it is anticipated that vehicle access would be off Church Street and pedestrian off Lower Beverly Lake Park Road.

The design must comply with the Screening Level Risk Assessment dated July 30, 2024, from Cambium. Parking lot lighting and pathway to be included in design, lighting to be solar powered.

The scope of work proposal submitted, and the related lump-sum costing must satisfy all necessary stages and processes to achieve this goal. It is imperative that the bidder consider the comprehensive scope of services required and contemplate this in the proposal and price.

The proposal must include the cost for surveying and AutoCAD files of the survey when developing the site plan.

The minimum composition of the project team must include the specifications below (one person can be used for multiple positions in the project team):

- Architect
- Civil Engineer
- Electrical Engineer (lighting illumination)

Project submission content and format is noted in Section 2.0 “Submission Forms”

Attachments:

1. Designated Substance Survey – June 9, 2023, from Cambium
2. Phase Two ESA – June 25, 2024, from Cambium
3. Screening Level Risk Assessment -July 30, 2024, from Cambium

Photos during and after demolition.



View of the west of foundation at retaining wall



South Old Town Hall remaining foundation



Remaining foundation east property line



Remaining foundation next to Old Town Hall