

# **Information to Tenderers**

## **Town of Three Rivers Maintenance Building New Construction**

**30' X 60'**

**Grafton Street  
Georgetown PE**

**PID: 170910**

**TOWN OF THREE RIVERS  
TOWN MAINTENANCE BUILDING CONSTRUCTION-GEORGETOWN**

**INSTRUCTIONS TO BIDDERS**

1. **Tenders are to be submitted in a sealed package endorsed as follows:**

**Tender for:                      Town of Three Rivers  
Town Maintenance Building Construction-  
Georgetown**

**and shall be addressed to: Dorothy Anne Macdonald  
Manager of Community Services  
Town of Three Rivers  
P O Box 89  
36 Kent Street  
Georgetown, PE  
C0A 1L0**

**and must be delivered to this address by 2:00 pm on Thursday July 18, 2019, hereinafter referred to as the closing time.**

2. **When preparing the tender, tenderers shall take full cognizance of the content of the contract documents.**
3. **All tenders shall be valid for acceptance for a period of 30 calendar days from the closing date.**
4. **The Form of Agreement is included at the time of tendering for the information of tenderers and shall not be completed at the time of tendering.**
5. **On the written acceptance by the Town of a tender, that tender becomes the contract and the tenderer who has submitted it becomes the Contractor. The Contractor will be required to enter into a formal agreement with the Town following receipt of a written letter of acceptance from the Town.**
6. **The Town does not bind itself to accept the lowest or any tender but reserves the right to accept that tender considered to be in the best interests of the Town.**

**TOWN OF THREE RIVERS  
TOWN MAINTENANCE BUILDING CONSTRUCTION-GEORGETOWN**

**FORM OF TENDER**

**To: Dorothy Anne Macdonald  
Manager of Community Services  
Town of Three Rivers  
P O Box 89  
36 Kent Street  
Georgetown, PE  
C0A 1L0**

**The undersigned tenderer, having carefully read and examined the Contract Documents for the TOWN MAINTENANCE BUILDING CONSTRUCTION-GEORGETOWN**

**in accordance with the :**

**Information to Tenderers  
Form of Tender  
Form of Agreement  
Form of General Conditions**

**hereby accepts the same as part and parcel of the Contract herein referred to, and having full knowledge of the work required, does hereby tender and offer to enter into a contract to perform and complete the Maintenance building and site as per drawings and revised Schedule "A" and provide all the necessary labour and equipment as set forth in the contract documents for the following rates:**

<b>1.</b>	<b>Complete Building Construction</b>	<b>\$ _____</b>
<b>2.</b>	<b>15% H.S.T.</b>	<b>\$ _____</b>
<b>5.</b>	<b>Total</b>	<b>\$ _____</b>

**The undersigned tenderer undertakes, in the event of the acceptance of the tender, to execute a formal agreement in the form hereto attached, within seven (7) days of written acceptance of the tender.**

**The name and address of the company who has agreed to underwrite the insurance requirements of this contract is:**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019**

**Name of Firm Tendering:** \_\_\_\_\_

**Signature of Tenderer:** \_\_\_\_\_

**Address of Tenderer:** \_\_\_\_\_

**TOWN OF THREE RIVERS  
TOWN MAINTENANCE BUILDING !**

**FORM OF AGREEMENT**

BETWEEN

**CONTRACTOR** (herein after called the Contractor) PARTY OF THE FIRST PART

AND:

**TOWN OF THREE RIVERS** (herein after called the "Town") PARTY OF THE SECOND PART

WHEREAS the Parties hereto are desirous of entering into a formal agreement setting out the terms and conditions of employment and service;

NOW THEREFORE THIS AGREEMENT WITNESS TO that in consideration of the premises and of the mutual and several promises and undertakings hereinafter expressed, the Parties hereto covenant, undertake and mutually agree and promise each other as follows:

**1. GENERAL COVENANT**

The Contractor hereby covenants and agrees with the Town as herein provided in connection with the following work, namely that as provided in Schedule "A" (attached);

**2. CONTRACT REQUIREMENTS AND RESTRICTIONS**

**2.1. Contract Pre-Conditions:**

As a condition of the Town of Three Rivers awarding this contract, the Contractor agrees to supply the Town with the following documentation for each year of the contract.

2.1.1. A certified copy of the Contractor's current liability insurance policy or renewal certificate: a certified copy of all renewals shall be submitted by the Contractor as required during the term of this contract.

**2.2. Observance of Laws and Regulations**

The Contractor or his agent(s) must act in conformity with all applicable legislation, including but not limited to, the building code, the Roads Act, Vehicle Weights Regulations made pursuant thereto, Highway Safety Act, Occupational Health and Safety Act and all regulations made pursuant thereto.

**2.3. Inadequate Performance**

The parties agree that this agreement may be terminated if the Contractor is in breach of any of the provisions of this agreement or if the Contractor is not competent in the

performance of his duties.

#### 2.4. Indemnification

The Contractor shall indemnify and hold harmless the Town, its agents, representatives and employees from and against all claims, demands, losses, costs, damages, actions, suits or proceedings of every nature and kind whatsoever arising out of or resulting from the performance of work (herein called the "claims"), provided that any such claim is caused in whole, or in part, any act, error or omission including but not limited to those of negligence of the Contractor or anyone directly, or indirectly, employed by the Contractor or anyone for whom the Contractor may be liable.

#### 2.5. Insurance Requirements

The Contractor shall without limiting his obligations or liabilities herein, and at his own expense, provide and maintain the following insurances in forms and amounts acceptable to the Town.

Comprehensive General Liability- in an amount not less than \$3,000,000.00 inclusive per occurrence against bodily injury and property damage. The Town of Three Rivers is to be added as an additional insured under this policy and such insurance shall include, but not be limited to:

- 2.5.1. Blanket Written Contractual Liability Including this agreement;
- 2.5.2. Personal Injury Liability;
- 2.5.3. Non-owned Automobile Liability;
- 2.5.4. Cross- Liability;
- 2.5.5. Operation of Machinery;

Automotive Liability of vehicles owned, leased, operated or licensed in the name of the Contractor shall be in an amount not less than \$1,000,000.00

All of the foregoing insurance shall be primary and not require the sharing of any loss by any insurer of the Town nor by any other form of recovery available.

##### Proof of Insurance

A certified copy of the required insurance shall be furnished to the Town prior to commencement of work and a certified copy of the renewals shall be submitted by the Contractor to the Town prior to November 1<sup>st</sup> in each subsequent year of the Contract term.

Approval by the Town of any insurance policy of the Contractor shall in no way relieve the contractor of his obligations to provide the insurance referred to in the contract nor shall it imply that the policies are in accordance with the terms of this agreement.

- 2.5.6. All required insurance shall be endorsed to provide the Town with thirty (30) days advance written notice of cancellation or material change.
- 2.5.7. The Contractor hereby waives all rights of recourse against the Town with regard to damage to the Contractors property.
- 2.5.8. The Contractor shall require and ensure that each sub-contractor maintain liability insurance comparable to that which is required by this contract.

#### 2.6. Responsibility of the Contractor

The Contractor, the Contractor's agents and all workmen and persons employed by or under the control of the Contractor, and all servants and agents of sub-contractors, if any, shall use due care that no person or property is injured and that no rights are infringed in the performance of the work, and the Contractor shall be solely responsible for all damages, by whomever claimable, in respect of any injury to persons or to property of whatever description, and in respect of an infringement of any right, privilege or easement whatsoever, occasioned in carrying on the works or any part thereof, or by any neglect, misfeasance or nonfeasance on the Contractor's part, or on the part of any of the Contractor's agents, workers or persons employed by or under the control of the Contractor or any sub-contractor, their servants or agents, and shall, at the Contractor's own expense, make such temporary provisions as may be necessary to ensure the avoidance of any such damage, injury or infringement, and to prevent the interruption of or damage or performance to, the traffic on any public or private road, and to secure to all persons and corporations the interrupted enjoyment of all their rights, in and during the performance of any said work.

2.7. Sub-contracting and Assignment

The Contractor may, if he in any way is not able to complete his work, with prior approval of the Town, hire a third party to carry out the required work. In such a case, all work must be carried out in accordance with this contract and remains the responsibility of the Contractor.

**3. SCOPE OF WORK & SERVICE LEVELS & STANDARDS**

General

3.1. Service Levels

The Contractor shall provide all materials and equipment necessary to complete his obligations under this contract as presented in Schedule "A".

**4. COMMUNICATIONS**

4.1. Town Communications with Contractors

The Contractor is required to provide the Town with the name of his contractor representative and/or alternate as well as telephone numbers for a cellular phone, a home phone for the contact person for 24 / 7 communications.

**5. PAYMENTS**

5.1. Terms of Contract

This Contract is to provide construction of the Maintenance Building as presented in Schedule 'A'

5.2. Method of Payment

The Contractor shall be paid in accordance with invoices submitted to the Town and approved by the Administrator. Typically, an invoice will be considered for payment once the invoiced work has been completed.

**6. GENERAL PROVISIONS**

6.1. Occupational Health and Safety Act

All regulations made pursuant to the O.H.& S. Act apply to this contract.

6.2. Prevailing Law

This agreement shall always and in all respects be governed and construed in accordance with the laws of the Province of Prince Edward Island.

6.3. Severability

In the event that any provisions in this agreement shall be deemed to be void or invalid by a court of competent jurisdiction, the remaining provisions shall be and remain in full force and effect.

6.4. Waiver

The waiver by either party of any breach or violation of any provision of this agreement shall not operate or be construed as a waiver of any subsequent breach or violation of it.

6.5. Modification

Any modification of this agreement must be in writing and signed by the parties or it shall have no effect and shall be void.

6.6. Entire Agreement

This agreement constitutes the entire agreement between the parties.

6.7. Headings

The headings utilized in this agreement are for convenience only and shall not be construed in any way as additions to or limitation of the covenants and agreements contained herein.

6.8. Time

All times stated herein shall be as of Atlantic Time Zone.

6.9. Binding Effect

It is further agreed and declared that words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include the feminine and neuter genders where the context so requires.

6.10. Wages

The Contractor is responsible for the payment of the wages of any employee in his employ. He is responsible for and shall pay all dues and assessments payable under the Workers Compensation Act, the Employment Insurance Act and any other Act whether it be Provincial or Federal in respect of himself, his employees and operations and shall,

upon request, furnish the Town with satisfactory evidence that he has compiled with the provision of such Acts.

IN WITNESS THEREOF, the parties hereby caused these Presents to be signed and sealed on the dates stated:

IN THE PRESENCE OF:                    ) **SIGNED SEALED AND DELIVERED**  
  ) by the Contractor on the  
  ) day of                    2019  
  )  
\_\_\_\_\_) \_\_\_\_\_

IN THE PRESENCE OF:                    ) **SIGNED SEALED AND DELIVERED**  
  ) by the Town of Three Rivers on the  
  ) day of                    2019  
  )  
\_\_\_\_\_) \_\_\_\_\_



**Town of Three Rivers  
Maintenance Building Georgetown  
Form of General Conditions  
Schedule "A"**

**The Town of Three Rivers hereby invites proposals for the provision of a Maintenance Building in Georgetown.**

**The construction includes, site work and construction of Maintenance building- Georgetown**

**Detailed architectural drawings are included with Notes, see attached Drawings A1-A7 inclusive and Drawing C1.**

**\*Note\* Alterations to the notes are as follows:**

1. Reference Drawing C1: delete Asphalt Base and seal from scope of work. Finished grade shall be to top of Class A Gravel.
2. Reference Drawing A1, exterior Wall types: Delete R20 Spray Foam Insulation and replace with R20 fiberglass batt insulation mineral wool, 10 mil poly vapor barrier & 5/8" GWB

**Construction to be completed before June 1, 2020.**

**In your proposal please provide total costs for the building including all applicable taxes and any other charges. The Town will cover the building permit application and fee.**

**Your proposal must be submitted prior to 2:00pm on Thursday, July 18, 2019 to the attention of:**

**Dorothy Anne Macdonald  
Manager of Community Services  
Town of Three Rivers,  
P O Box 89  
36 Kent Street  
Georgetown, PE  
C0A 1R0**

Note Alteration Insulation Shedule "A"

**LEGEND**

- NEW WALL
- ROOM NAME AND NUMBER
- P1 WALL TYPE REFER TO SCHEDULE

**GENERAL NOTES:**

1. VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
2. THE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBCC) (2015) UNLESS NOTED OTHERWISE ON THE DRAWING.
3. COMPLY WITH ALL LOCAL, MUNICIPAL, AND PROVINCIAL BY-LAWS AND REGULATIONS.
4. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
5. BENCH MARKS TO BE ESTABLISHED BY CONTRACTOR.
6. ALL GWB WALLS TO BE SANDED & 2 COATS OF PRIMER ON WALLS AND CEILINGS.
7. PROVIDE GWB EXPANSION CONTROL JOINT EVERY 30' MAX ON WALLS & CEILING.

**FLOOR TYPES**

- F1
- 6" THICK CONC. SLAB ON GRADE (SLOPE SURFACE TOWARDS FLOOR DRAINS)
  - REINFORCED WITH 6x6x6/6 WELDED WIRE MESH (MIDDLE OF SLAB)
  - VAPOR BARRIER
  - 2" RIGID INSULATION 4'-0" DOWN AND IN FOUNDATION PERIMETER
  - 8" CLASS 'A' GRAVEL COMPACTED
  - MINIMUM 12" STRUCTURAL FILL COMPACTED
- NOTE: PROVIDE 5/8" Ø ANCHOR BOLTS SPACED AT 48" O.C. MAX & AT EACH SIDE OF ALL DOOR OPENINGS.

**EXTERIOR WALL TYPES**

- EW1
- 16" R&R CEDAR SHINGLES (CLEAR 'B') WITH 6" WOOD CORNER CASINGS
  - HOME SLICKER MESH
  - TYPAR HOUSE WRAP
  - 1/2" PLYWOOD SHEATHING
  - 12" HIGH 2"x6" KILN DRIED STUDS AT 16" OC
  - R20 SPRAY FOAM INSULATION WITH FIRE RETARDANT MATERIAL

**INTERIOR WALL TYPES**

- P1
- 1/2" GWB
  - 2x4" WOOD STUDS AT 16" O.C.
  - 1/2" GWB

**FOUNDATION TYPES**

- FN1
- 8" WIDE CONCRETE FROST WALL REINF. WITH 15M AT 24" O.C. HORIZONTAL & VERTICAL AND (2) 10M TOP & BOTTOM CONTINUOUS.
  - PROVIDE 15M DOWELS SPACED AT 24" O.C. CONNECTING FROST WALL TO STRIP FOOTING. 24" VERTICAL LEG & 8" HORIZONTAL LEG.
  - 8"x24" STRIP FOOTING REINF. WITH (3) 15M REBAR CONTINUOUS & 15M TRANSVERSE BARS SPACED AT 16" O.C.
- NOTE:
- MINIMUM 5'-0" FROST PROTECTION FROM EXTERIOR GRADE TO BOTTOM OF NEW FOOTING.
  - TOP OF FOUNDATION WALL TO BE 12" ABOVE TOP OF SLAB.
  - PROVIDE 2" CLEAR COVER ON ALL REBAR.

**ROOF TYPES**

- R1
- VICWEST METAL ROOFING c/w SNOW GUARDS: PROFILE SUPERVIC; COLOR T.B.D. BY OWNER PRIOR TO CONSTRUCTION
  - PEEL AND STICK NON-PERMEABLE MEMBRANE
  - 5/8" PLYWOOD SHEATHING
  - ATTIC WOOD TRUSSES AT 24" O.C. DESIGNED BY A TRUSS MANUFACTURER & SEALED BY AN ENGINEER REGISTERED TO PRACTICE IN PEI. MEET LOCAL SNOW & WIND LOADING.
  - R40 SPRAY FOAM INSULATION WITH FIRE RETARDANT MATERIAL
  - WOOD STRAPPING AT 16" O.C.
  - 5/8" GWB



Client  
Three Rivers PEI

Sheet Title  
Legend Notes & Wall Types (Issued for Permit)

Date: February 28, 2019  
Dm By: SPM, EIT CJK By: WS

Project Title  
Georgetown Maintenance Building  
Georgetown, PEI

Project Number:  
181041  
Drawing Number:  
A1

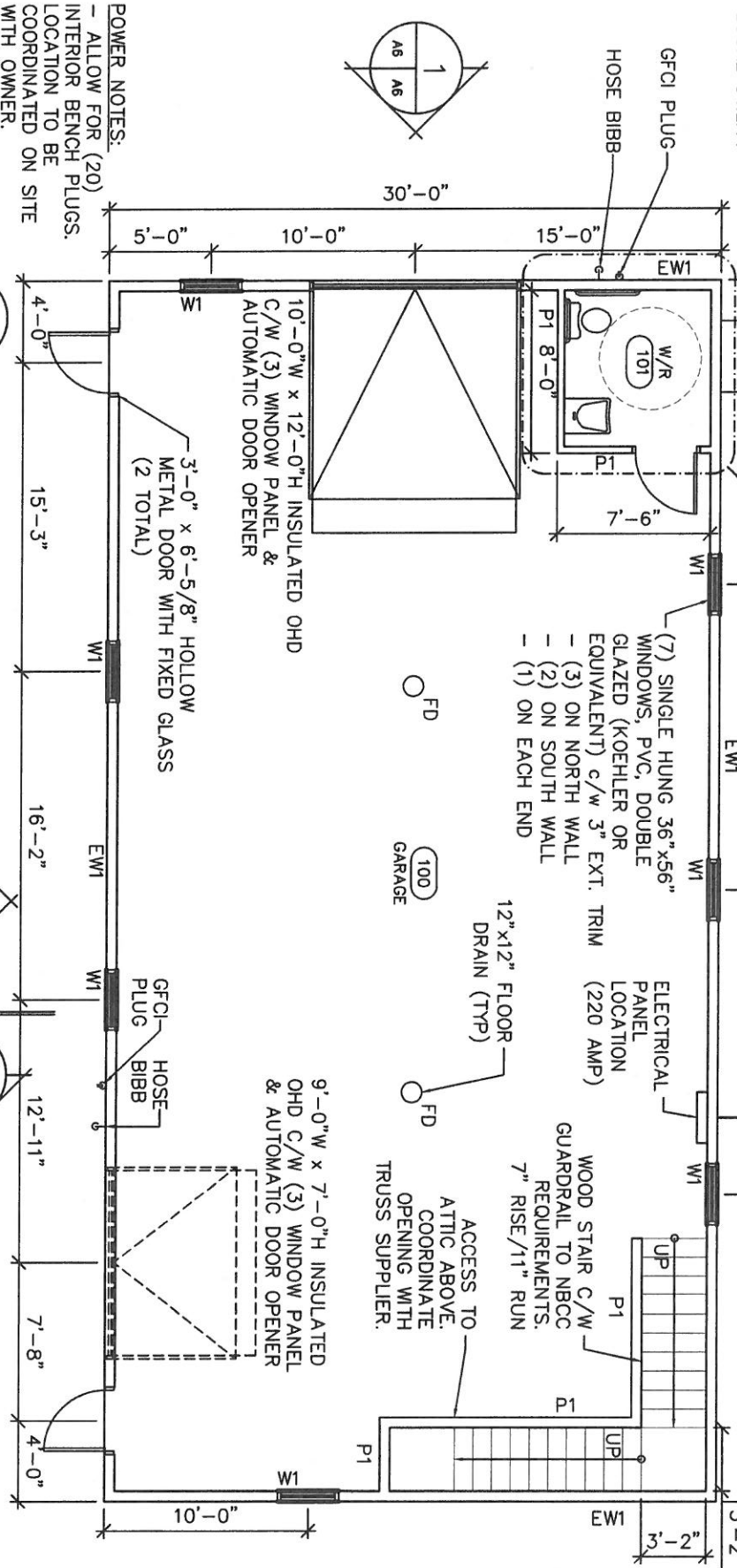


Suite 201, 85 Fitzroy Street  
Charlottetown, PEI, Canada C1A 1R6  
Phone (902) 368-2300  
www.colesassociates.com

Architecture + Engineering + Project Management

APPROXIMATE LOCATION OF NEW WATER & SANITARY SERVICE ENTRANCE TO BE COORDINATED WITH LOCAL UTILITY

APPROXIMATE LOCATION OF NEW ELECTRICAL SERVICE ENTRANCE TO BE COORDINATED WITH LOCAL UTILITY



**POWER NOTES:**  
 - ALLOW FOR (20) INTERIOR BENCH PLUGS. LOCATION TO BE COORDINATED ON SITE WITH OWNER.  
 - ALLOW FOR (2) GFCI EXTERIOR PLUGS AS SHOWN ON THE PLAN.

### MAIN FLOOR PLAN

1/8" = 1'-0"

**LIGHTING NOTES:**  
 - ALLOW FOR (15) INTERIOR 4'-0" LONG LED STRIP LIGHTING (5 PER LENGTHx3) FASTENED TO BOTTOM CHORD OF ROOF TRUSS.  
 - ALLOW FOR (1) EXTERIOR LED LIGHT ABOVE GARAGE DOOR.  
 - ALLOW FOR (1) MOTION SENSOR LED LIGHT BESIDE 9'x7' OHD.  
 COORDINATE FINAL LOCATIONS OF ALL FIXTURES ON SITE WITH OWNER.

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Client	Three Rivers PEI
Project Title	Georgetown Maintenance Building

Sheet Title	Main Floor Plan
	(Issued for Permit)

Date:	February 28, 2019
Dim By:	SPM, EIT
Chk By:	WS
Project Number:	181041
Drawing Number:	A2

60'-0"

30'-0"

9/12

9/12

9/12

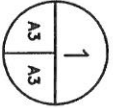
CONTINUOUS RIDGE VENT, INSTALL AS PER MANUFACTURERS SPEC.

SNUB GABLE

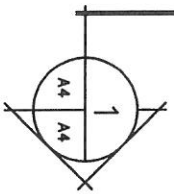
9/12

ATTIC ROOF TRUSS SYSTEM  
DESIGNED AND SUPPLIED BY TRUSS  
MANUF. G.C. TO REFER TO MANUF.  
SHOP DRAWINGS FOR ROOF CONST.

OUTLINE OF  
ROOF SOFFIT ABOVE  
18" TYPICAL.



ROOF PLAN  
1/8" = 1'-0"



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Client  
**Three Rivers PEI**

Project Title  
**Georgetown Maintenance Building  
Georgetown, PEI**

Sheet Title  
**Roof Plan**

(Issued for Permit)

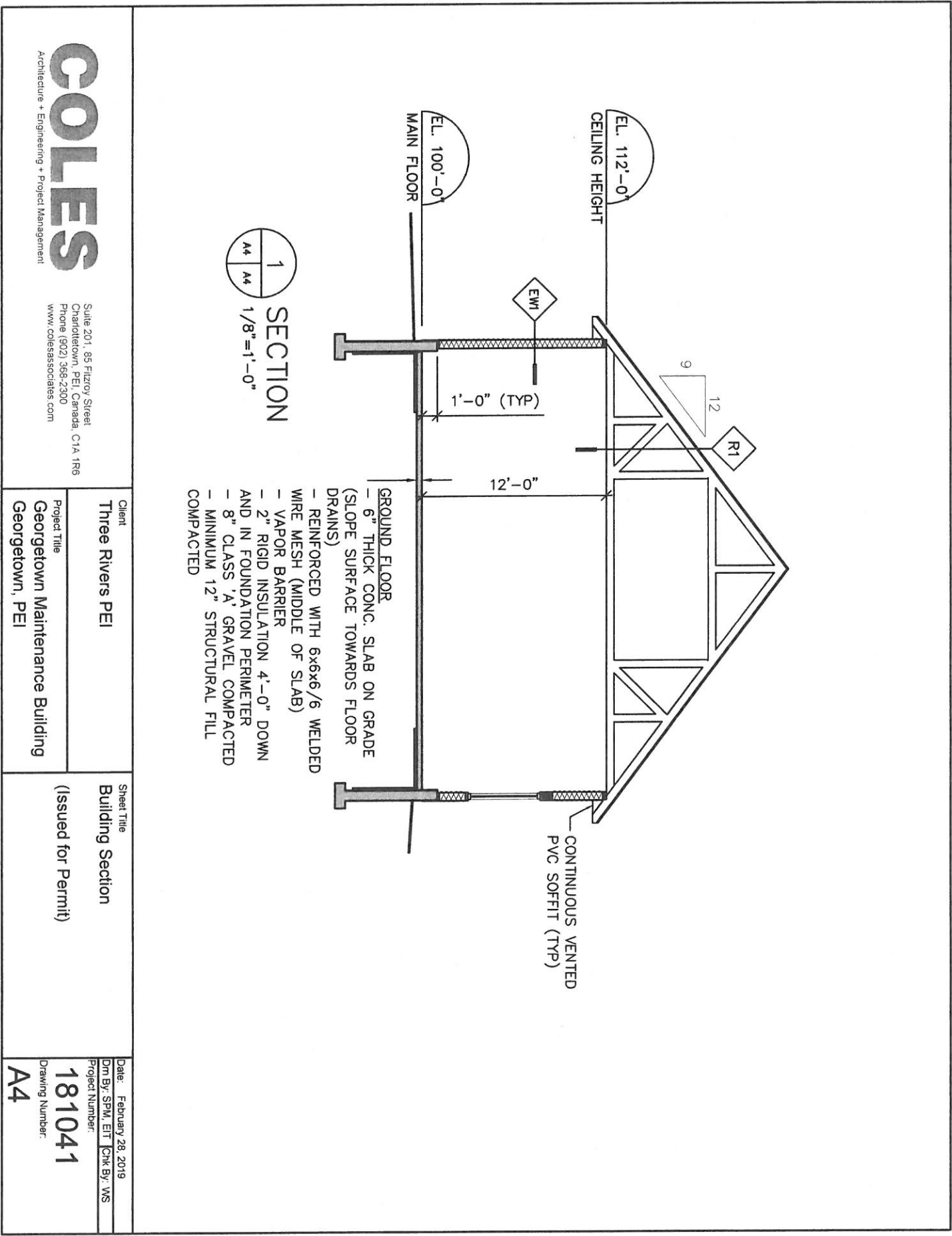
Date: February 28, 2019

Dm By: SPM, EIT Chk By: WS

Project Number:  
**181041**

Drawing Number:  
**A3**





- GROUND FLOOR**
- 6" THICK CONC. SLAB ON GRADE (SLOPE SURFACE TOWARDS FLOOR DRAINS)
  - REINFORCED WITH 6x6x6/6 WELDED WIRE MESH (MIDDLE OF SLAB)
  - VAPOR BARRIER
  - 2" RIGID INSULATION 4'-0" DOWN AND IN FOUNDATION PERIMETER
  - 8" CLASS 'A' GRAVEL COMPACTED
  - MINIMUM 12" STRUCTURAL FILL COMPACTED

**1 SECTION**  
 A4 A4  
 1/8" = 1'-0"

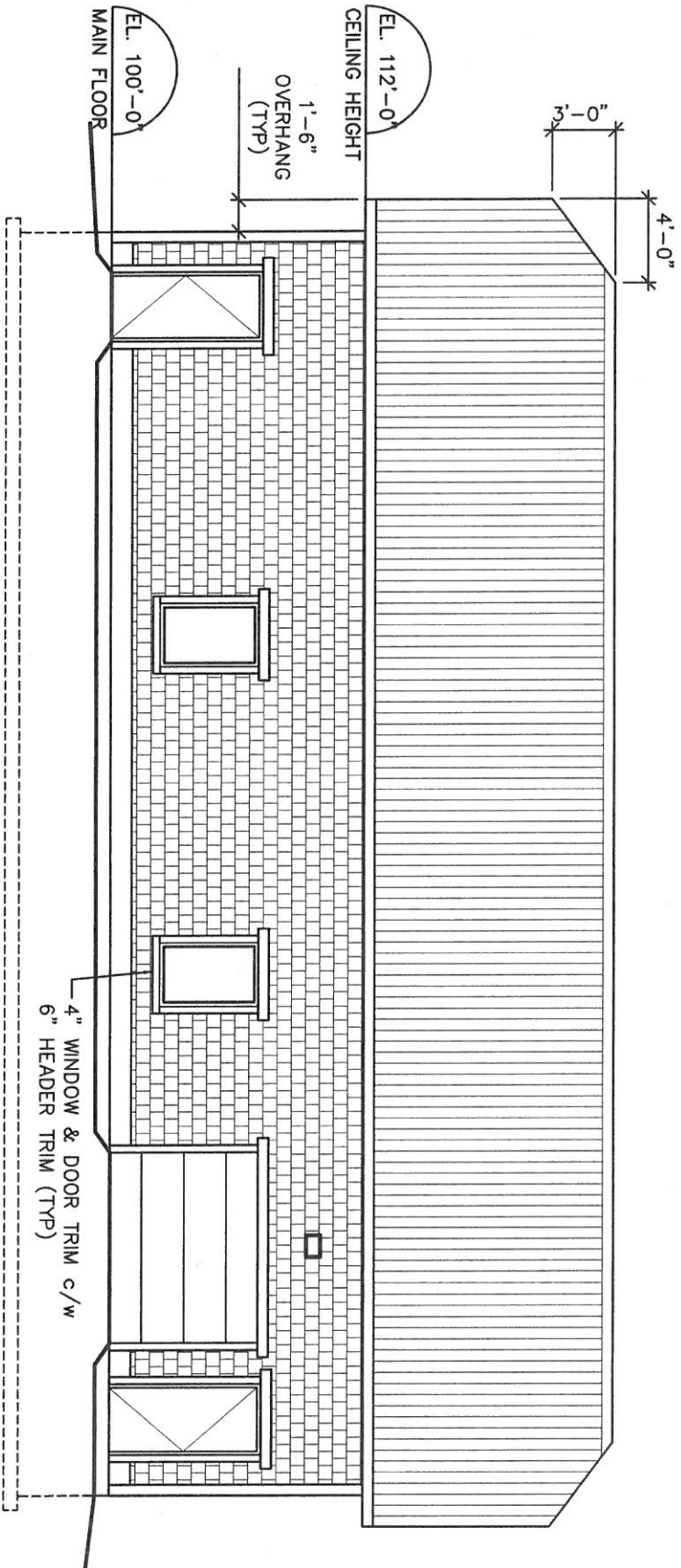
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Client	Three Rivers PEI
Project Title	Georgetown Maintenance Building Georgetown, PEI

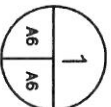
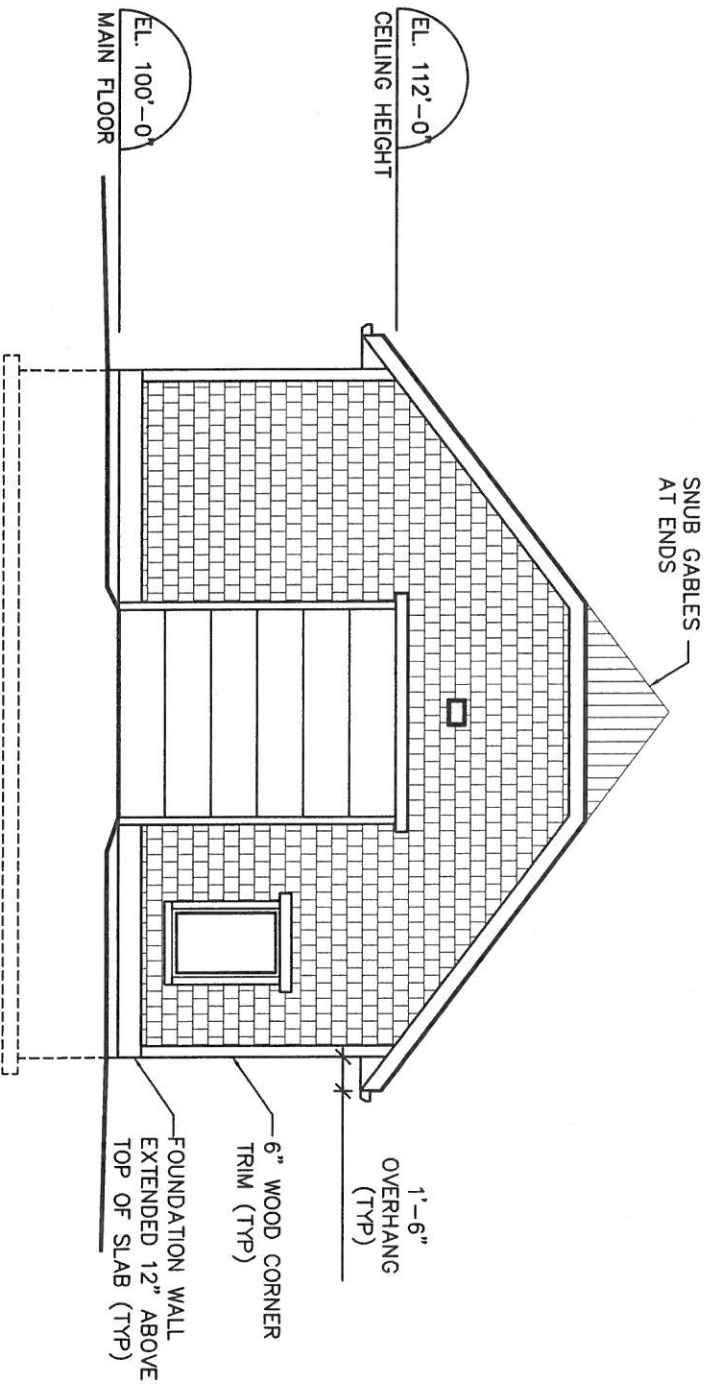
Sheet Title	Building Section (Issued for Permit)
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Date:	February 28, 2019
Dm By:	SPM, EIT
Chk By:	WS
Project Number:	181041
Drawing Number:	A4



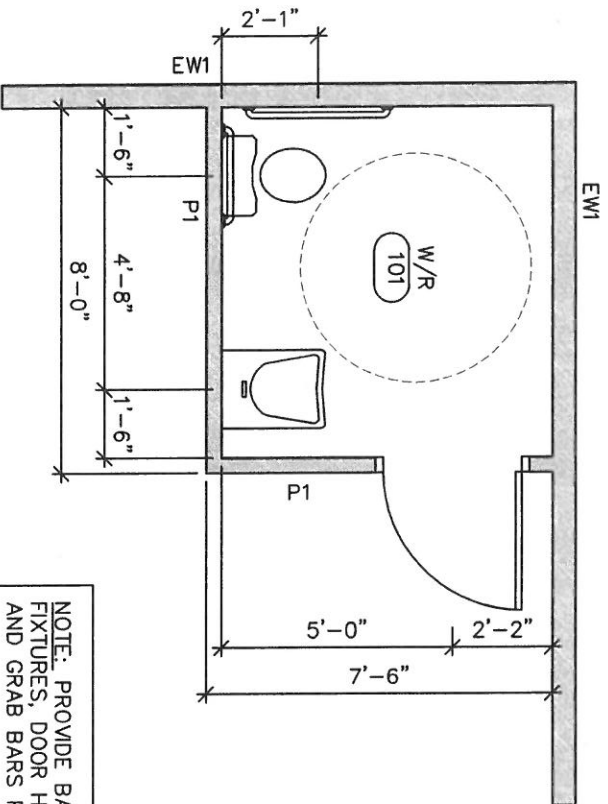
1 BUILDING ELEVATION  
A5 A5 1/8" = 1'-0"

<p style="font-size: 2em; font-weight: bold; margin: 0;">COLES</p> <p style="font-size: 0.8em; margin: 0;">Architecture + Engineering + Project Management</p>	Suite 201, 85 Fitzroy Street Charlottetown, PEI, Canada, C1A 1R6 Phone (902) 368-2300 www.colesassociates.com	Client <b>Three Rivers PEI</b>	Sheet Title <b>Building Elevation</b> (Issued for Permit)	Date: February 28, 2019 Dm By: SPM, EIT    Ck By: WS Project Number: <span style="font-size: 1.5em; font-weight: bold;">181041</span> Drawing Number: <span style="font-size: 1.5em; font-weight: bold;">A5</span>
	Project Title <b>Georgetown Maintenance Building</b> Georgetown, PEI			

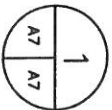


**1 BUILDING ELEVATION**  
1/8" = 1'-0"

<b>COLES</b> Architecture + Engineering + Project Management Suite 201, 85 Fitzroy Street Charlottetown, PEI, Canada, C1A 1R6 Phone: (802) 368-2300 www.colesassociates.com	Client	Sheet Title	Date: February 28, 2019
	Three Rivers PEI	Building Elevation (Issued for Permit)	Dm By: SPM, EIT   Chk By: WS
Project Title	Georgetown Maintenance Building Georgetown, PEI	Project Number:	181041
		Drawing Number:	A6



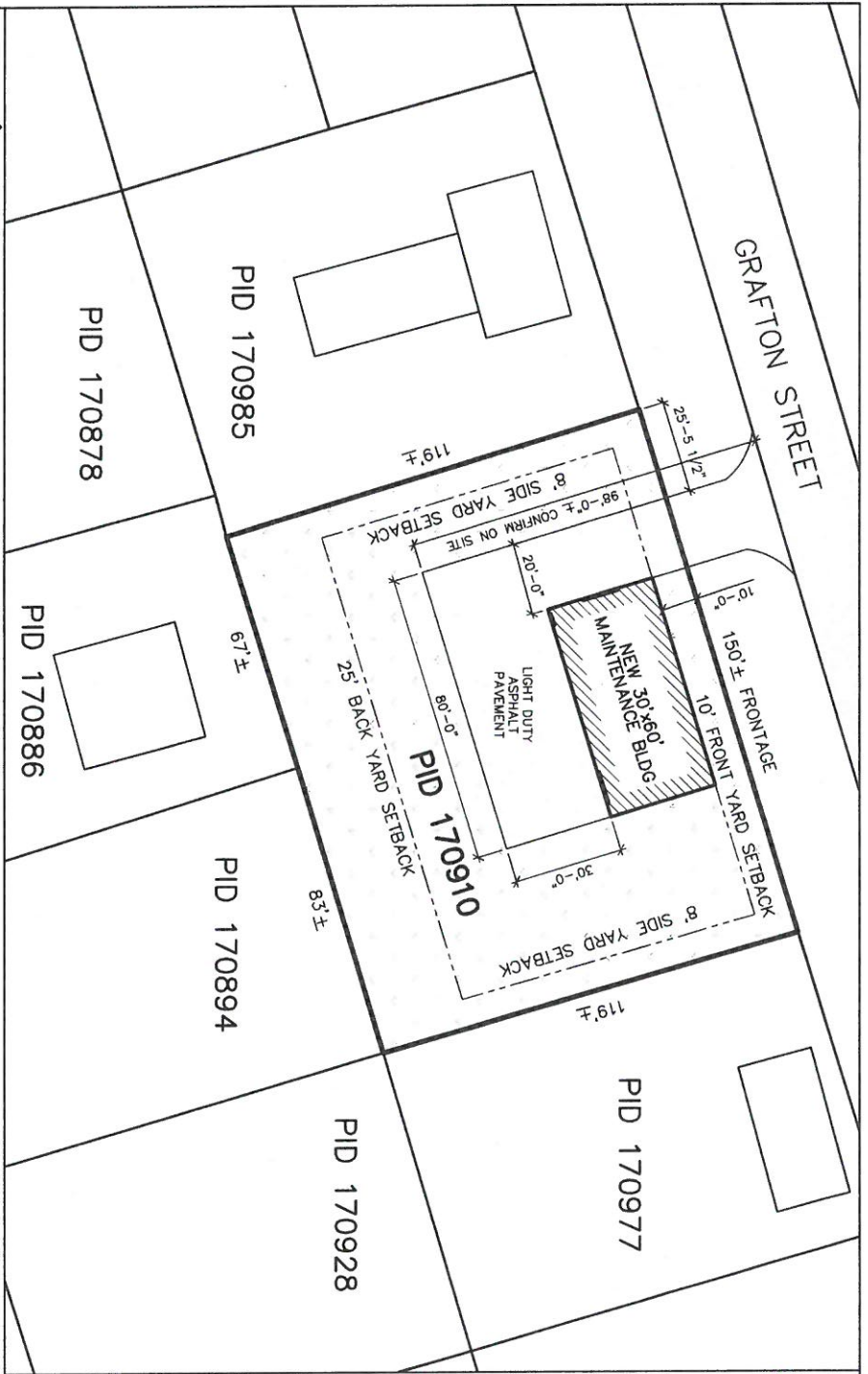
NOTE: PROVIDE BARRIER FREE  
FIXTURES, DOOR HARDWARE  
AND GRAB BARS PER CSA B651



**ENLARGED WASHROOM PLAN**  
1/4" = 1'-0"

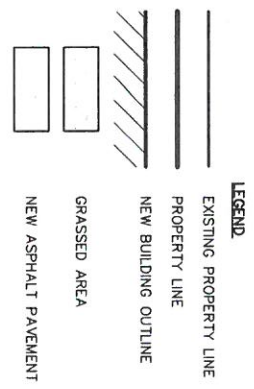
<b>COLES</b> Architecture + Engineering + Project Management Suite 201, 85 Fitzroy Street Charlottetown, PEI, Canada, C1A 1R6 Phone (802) 368-2300 www.colesassociates.com	Client <b>Three Rivers PEI</b>	Sheet Title <b>Enlarged Washroom Plan</b> (Issued for Permit)	Date: February 28, 2019 Dm. By: SPM, EIT   Chk. By: WS
	Project Title <b>Georgetown Maintenance Building</b> Georgetown, PEI	Drawing Number: <b>181041</b> Drawing Number: <b>A7</b>	





**SITE NOTE 'A':**  
 ALL PROPERTY LINES ARE APPROXIMATE AND ARE SUBJECT TO LEGAL SURVEY VERIFICATION BY A LICENSED SURVEYOR REGISTERED TO PRACTICE ON PEI.

**LIGHT DUTY ASPHALT:**  
 - 1-1/2" ASPHALT "B" SEAL  
 - 2" ASPHALT "A" BASE  
 - 8" CLASS "A" GRAVEL  
 - 12" MINIMUM SELECT BORROW SUBBASE



- GENERAL NOTES:**
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
  2. PRIOR TO COMMENCING WORK, COORDINATE, LOCATE AND OBTAIN APPROVAL FROM THE LOCAL UTILITY FOR CONNECTING TO EXISTING WATER & SEWER SERVICES AS REQUIRED.
  3. PROVIDE TEMPORARY SUPPORT TO UTILITY POLES AS READ BY THE UTILITIES. FINAL LOCATIONS OF RELOCATED UTILITY POLES TO BE CO-ORDINATED ON-SITE BETWEEN CONTRACTOR & UTILITIES. ENSURE NEW OVERHEAD WIRE PATHS MEET ALL REQUIRED CLEARANCES AS REQUIRED BY OHDS.
  4. THE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA, LATEST EDITION AND APPLICABLE STANDARDS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  5. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS & PROVIDE ALL NECESSARY ENVIRONMENTAL PROTECTION INCLUDING SILT FENCES, SEDIMENT TRAPS, CHECK DAMS, DUST CONTROL, ETC.
  6. REPAIR & RESTORATE DISTURBED ASPHALT PAVEMENT, GRASSED & LANDSCAPED AREAS, SIGNS, RETAINING WALLS, ETC., DAMAGED BY WORK. CONTRACT INCLUDING ALL AREAS IMPACTED BEYOND LIMIT OF CONTRACT. TOPSOIL & SEED/SOD (AS DIRECTED) ALL GRASSED SURFACES U.N.O.



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Client  
**Three Rivers PEI**  
 Project Title  
**Georgetown Maintenance Building**  
 Georgetown, PEI

Sheet Title  
**Site Plan**  
 (Issued for Permit)

Date: February 28, 2019  
 Drawn By: SPM, EIT  
 Project Number:  
**181041**  
 Checked By: WS  
 Drawing Number:  
**C1**

*Note: See Alteration Asphalt Schedule 'A'*

## Geotechnical Investigation - Georgetown Maintenance Building, Grafton Street, Georgetown, PE

**SITE PREPERATION** Subsurface conditions encountered during the investigation program generally include fill overlying silty sand and glacial till. Site preparation activities should include over-excavation of the fill and silty sand to the surface of the native glacial till stratum. Upon removal of all unsuitable materials, structural fill should be placed to achieve the design subgrade elevations. Structural fill should consist of an approved soil (preferably granular) which is free of organics and deleterious material such as pit run sandstone or other approved inorganic soil. Fill material meeting the current Prince Edward Island Transportation, Infrastructure and Energy (PEITIE) Select Borrow specification (i.e., maximum of 30 percent fines based on the minus 4.75 mm sieve fraction) would be acceptable for use.

All structural fill placed within the building areas should be placed and compacted in lifts to 100 percent of Standard Proctor maximum dry density. Lift thicknesses must be compatible with the compaction equipment used, and the fill material selected, in order to achieve the required density throughout.

Select glacial till samples were submitted for gradation and moisture content analyses. The moisture content was found to range from approximately 13 to 16 percent. The till was composed of approximately 8 to 11 percent gravel, 56 to 58 percent sand, and 32 to 36 percent fines (i.e. silt and clay sized particles). Detailed testing results are presented on the attached gradation curves and Test Pit Records. Based on the results of the laboratory testing, we anticipate excavated glacial till will be above the optimum moisture content for compaction (typically 10 to 12 percent) and as such, is not recommended for reuse as structural fill. Excavated site fill and silty sand is not suitable for reuse as structural fill.

Due to the fine grained nature of the glacial till subgrades and the presence of groundwater, we anticipate the native glacial till will soften when exposed to construction traffic.

**SPREAD FOOTING FOUNDATIONS** An allowable bearing pressure of up to 100 KPa may be used for design of footings placed on the undisturbed native till or on structural fill (prepared as outlined herein). Associated total and differential settlements would be within tolerable limits for a conventional structure. All footings subjected to freezing conditions should have a minimum soil cover of 1.5 m (or equivalent insulation) for frost protection.

Structural fill used as a bearing stratum must extend outward beyond the exterior footing base perimeter a distance at least equal to the depth of fill placed below the footing to include the full stress zone of influence.

It is recommended that final excavation for footings be carried out with a ditching type bucket (i.e., no teeth) so as to minimize disturbance of the bearing surface. Any soil that becomes

Reference: Geotechnical Investigation - Georgetown Maintenance Building, Grafton Street, Georgetown, PE

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disturbed as a result of construction activity and/or water should be removed from the bearing surface prior to footing placement.

We recommend the use of a mudslab to protect the footing subgrade from construction traffic during form placement and reinforcing steel installation. Alternatively, the footing subgrades may be over-excavated and replaced with 300 millimeters of compacted gravel meeting the requirements of Class A Gravel as outlined in the PEITIE standard specification.

**GROUNDWATER** Groundwater was observed in each test pit at depths of approximately 0.9 meters below grade. The inflow of water appeared to increase on the eastern portion of the site. Minor seepage was observed in TP-1 when left open for a period of 15 minutes while a steady flow of water was observed at TP-4 during the excavation process. We anticipate pumping will be required during excavation activities. Groundwater may be controlled using submersible pumps. Pumps should be located a minimum of 600 millimeters below the anticipated subgrade elevation.

**CLOSING** Use of this report is subject to the Statement of General Conditions provided in the Appendix. It is the responsibility of The Town of Georgetown, who are identified as "the Client" within the Statement of General Conditions, and their agents to review the conditions and to notify Stantec should any of these not be satisfied. The Statement of General Conditions addresses the following:

Use of the report  Basis of the report  Standard of care  Interpretation of site conditions  Varying or unexpected site conditions  Planning, design or construction

We trust the above meets your present requirements. Please do not hesitate to contact the undersigned should you have any questions or require additional information.

Regards,

STANTEC CONSULTING LTD.

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