



TENDER OPPORTUNITY

The Town of Blind River is accepting bids for the replacement of its Marine Park, Timber Village Museum, Timber Village Gallery hub facility roof.

The Town of Blind River is seeking quotations as per the attached drawing set that will see the replacement of the main facility roof located at 1 Hagger Road (commonly known as Timber Village Museum). The project must be completed between May 15th-October 15, 2026.

Structure drawings are attached to this cover page.

Please drop off your sealed quotation at Town Hall (11 Hudson Street) no later than 2:00 p.m. on Friday December 5, 2025, clearly marked **"TVM Roof Replacement"**.

Quotations by email will be accepted, email info@blindriver.ca with the title **"TVM Roof Replacement"**. Email quotations must be received no later than 2:00 p.m. Friday December 5th, 2025.

Bids will be opened at 2:05p.m. on Friday December 5th, 2025.

Any questions can be directed to info@blindriver.ca with the subject line **"TVM Roof Replacement"**.

We thank those for submissions; however, the Town reserves the right to accept or reject the lowest or any bid, and/or not proceed with the project.

TOWN OF BLIND RIVER MARINA BUILDING ROOF REPLACEMENT

1 HAGGER ROAD
BLIND RIVER, ONTARIO



PROJECT DRAWING LIST

GENERAL		
DRAWING No.	DESCRIPTION	REV.
G1	GENERAL NOTES	0
STRUCTURAL		
DRAWING No.	DESCRIPTION	REV.
S1	EXISTING ROOF PLAN	0
S2	EXISTING SECTIONS AND REMOVALS	0
S3	NEW CONSTRUCTION SECTIONS AND DETAILS	0



CLIENT
TOWN OF BLIND RIVER
11 HUDSON STREET
BLIND RIVER, ONTARIO
P0R 1B0



PRIME CONSULTANT
TULLOCH ENGINEERING INC.
MATT KIRBY
71 BLACK ROAD
SAULT STE. MARIE, ON
P6B 0A3
ph (705) 949-1457
matt.kirby@tulloch.ca



P:\2025\251365 Town of Blind River -- Blind River Marina Roof Replacement\Structural\04 Drawings\04+02 Current\25-1365 2025-11-14 Town of Blind River Marina Roof.dwg

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION.
- STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS. DRAWINGS MUST NOT BE SCALED.
- BEFORE PROCEEDING WITH WORK, CHECK ALL DIMENSIONS WITH THE DRAWINGS AND REPORT ANY DISCREPANCIES. REFER TO DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL GOVERN THE WORK. IF DETAILS ON OTHER DRAWINGS CONFLICT THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR ASSUMES ALL RESPONSIBILITY OF DESIGN, ERECTION AND REMOVAL OF TEMPORARY WORKS. CO-ORDINATE SUCH WORK WITH THE ENGINEER BEFORE PROCEEDING.
- PROVIDE TEMPORARY BRACING, SUPPORTS AND/OR OTHER INSTALLATIONS NECESSARY TO MAINTAIN PLUMBNESS, TRUE, ALIGNMENT AND STABILITY OF THE STRUCTURE AND ALL OF ITS PARTS THROUGHOUT ALL ERECTION STAGES.
- IT IS THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS ARE OBTAINED & POSTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COVER THE FULL COST OF PERMITS (INCLUDING THE BUILDING PERMIT) AND FEES. THESE PERMITS/APPROVALS MAY INCLUDE (BUT ARE NOT NECESSARILY LIMITED TO):
 - MUNICIPAL BUILDING DEPARTMENT PERMIT TO CONSTRUCT (MULTIPLE PERMITS MAY BE REQUIRED)
 - ELECTRICAL SAFETY AUTHORITY (ESA) PERMIT
 - MUNICIPAL BUILDING PERMIT

TEMPORARY SERVICES DURING CONSTRUCTION

- THE CONTRACTOR WILL HAVE ACCESS TO REGULAR EXTERIOR POWER RECEPTACLES DURING CONSTRUCTION. IF THE CONTRACTOR USAGE CAUSES BREAKER ISSUES, THEN A PORTABLE GENERATOR OR OTHER POWER SUPPLY WILL BE REQUIRED DURING CONSTRUCTION.
- THE CONTRACTOR WILL HAVE ACCESS TO PUBLIC WASHROOM FACILITIES DURING CONSTRUCTION.

LAYDOWN/SITE TRAILER/STORAGE AREA

- PROVIDE MIN. 2.4M HIGH CHAIN LINK OR WIRE MESH FENCE (WITH LOCKABLE GATE) AROUND ALL DUMPSTERS, SITE TRAILERS AND MATERIAL STORAGE AREAS. NO LOOSE MATERIALS SHALL BE LEFT ONSITE UNSECURED DUE TO POTENTIAL HIGH WINDS AND/OR THEFT.
- ALL AREAS TO REMAIN CLEAN AND ORGANIZED THROUGHOUT THE CONSTRUCTION.

WORK SITE PROTECTION AND CLEAN UP

- ENSURE THAT APPROPRIATE BARRIERS (PLYWOOD SHEATHING, TARPS, ETC.) ARE IN PLACE TO PROTECT BUILDING COMPONENTS/FINISHES FROM DAMAGE DURING CONSTRUCTION.
- ENSURE APPROPRIATE GUARDS ARE IN PLACE TO PREVENT CONSTRUCTION DEBRIS FROM FALLING AGAINST WINDOWS, DOORS AND EXTERIOR AIR CONDITIONING/AIR EXCHANGE UNITS.
- CONDUCT DAILY CLEANUP OF THE WORK SITE TO ENSURE THAT ALL CONSTRUCTION DEBRIS (INCLUDING DUST, CONCRETE, PAINT) IS MANAGED PROPERLY.
- AT THE COMPLETION OF THE WORK, CLEAN ALL SURFACES OF THE BUILDING (INCLUDING WINDOWS, DOORS) THAT HAVE BEEN AFFECTED BY CONSTRUCTION, TO THE SATISFACTION OF THE CONSULTANT/OWNER.
- AT THE COMPLETION OF THE WORK, ENSURE THAT THE PROPERTY (PARKING LOTS, GRASSED AREAS, OTHER LANDSCAPED AREAS, ETC.) ARE REPAIRED TO A PRE-CONSTRUCTION CONDITION.
- ALL CLEANUP SHALL BE TO THE SATISFACTION OF THE CONSULTANT/OWNER.

SCOPE OF WORK AND CONTRACTOR PRICING

- THE SCOPE OF WORK GENERALLY CONSISTS OF THE REMOVAL OF THE 775m² METAL ROOF, STRAPPING AND UNDERLAYMENT AND REPLACING WITH A NEW ROOF COVERING SYSTEM.
- CONTRACTOR SHALL PROVIDE PRICE FOR BOTH OPTIONS BELOW AND SHALL INCLUDE ALL NECESSARY CLOSURES, TRIMS, BACKUP FLASHINGS, SEALANTS, ETC. TO MAKE A WATER TIGHT ROOF SYSTEM.

OPTION 1

24 GA METAL ROOF – U.V. RESISTANT WITH CONCEALED FASTENERS AR-38 STANDING SEAM BY AGWAY METALS OR EQUAL. MUST BE ABLE TO ATTACH S5 OR EQUAL STYLE MOUNTING CLIPS FOR RE-INSTALLATION OF SOLAR PANELS IN AREAS THAT HAVE EXISTING PANELS.

COLOR – RED (FINAL SHADE OF RED TO VARY BASED ON SUPPLIER AND COSTS).

BACKUP SYSTEM SHALL BE BLUESKIN/ICE GUARD AT ALL EAVES AND VALLEYS WITH MINIMUM 1.8m (6') OF EDGE OR VALLEY. BEYOND BLUESKIN/ICE GUARD THE BACKUP SYSTEM SHALL BE A SYNTHETIC UNDERLAYMENT WITH 150mm OVERLAP AT ALL JOINTS.

OPTION 2

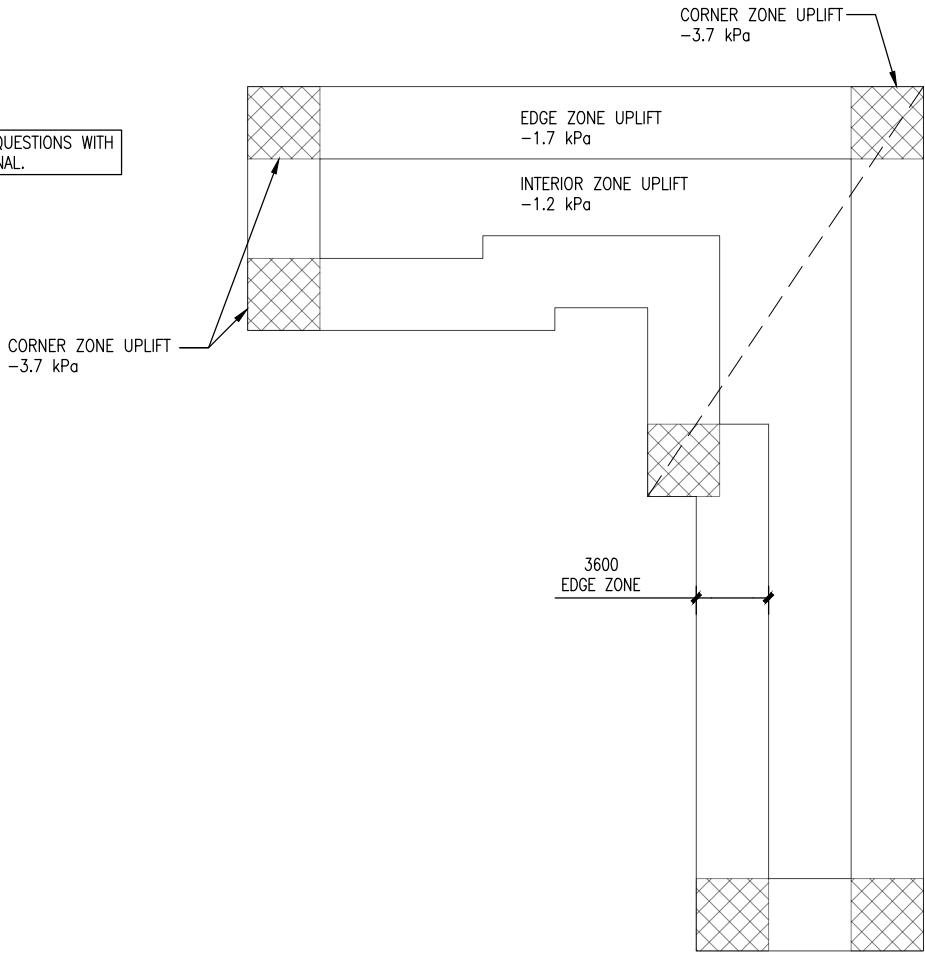
SHINGLES – ARCHITECTURAL STANDARD 30 YEAR SHINGLES

COLOR – BROWN OR BLACK SHINGLES. FASCIA AND TRIM METALS TO BE WHITE.

TULLOCH WILL BE ONSITE DECEMBER 3RD, 2025 10AM – 11AM TO ANSWER POTENTIAL QUESTIONS WITH ANY CONTRACTORS WANTING TO ATTEND THE SITE. SITE ATTENDANCE THIS DATE IS OPTIONAL.

DESIGN LOADINGS

- ANCHORAGE OF METAL ROOF SHALL BE PER MANUFACTURER'S RECOMMENDATIONS FOR WIND LOADINGS SHOWN BELOW.
- IF ADDITION ANCHORAGE AT SOLAR PANELS IS REQUIRED, CONTRACTOR SHALL MAKE THE NECESSARY ALLOWANCES TO INSTALL EXTRA CLIPS BELOW THE SOLAR PANELS.
- WIND UPLIFT LOADINGS PER NRCC WIND LOAD CALCULATION FOR ROOF COVERINGS:
 - END ZONE DISTANCE _____ 3.6m (12')
 - CORNER LOADINGS _____ 3.7 kPa (77 psf)
 - EDGE LOADINGS _____ 1.7 kPa (35 psf)
 - INTERIOR/FIELD LOADINGS _____ 1.2 kPa (25 psf)



WIND UPLIFT DIAGRAM
N.T.S.



PROJECT:		ISSUED FOR CONTRACTOR PRICING		ISSUES / REVISIONS		PROJECT No. : 25-1365		REVISION No. G1 0	
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No.		DATE		CM		MK		APPROVED BY:	
CM		MK		CM		MK		DATE:	
AS NOTED		OCT. 29, 2025		SCALE:		AS NOTED			
LICENSED PROFESSIONAL ENGINEER M.D. KIRBY 100173482 NOV. 14, 2025 25-1365 PROVINCE OF ONTARIO ENGINEER'S SEAL									
TOWN OF BLIND RIVER MARINA BUILDING ROOF REPLACEMENT 1 HAGGER ROAD, BLIND RIVER, ONTARIO DRAWING:									
GENERAL NOTES TULLOCH									

NOTE: DAMAGED ROOF VENT STACKS TO BE REPAIRED DURING ROOF REPLACEMENT.

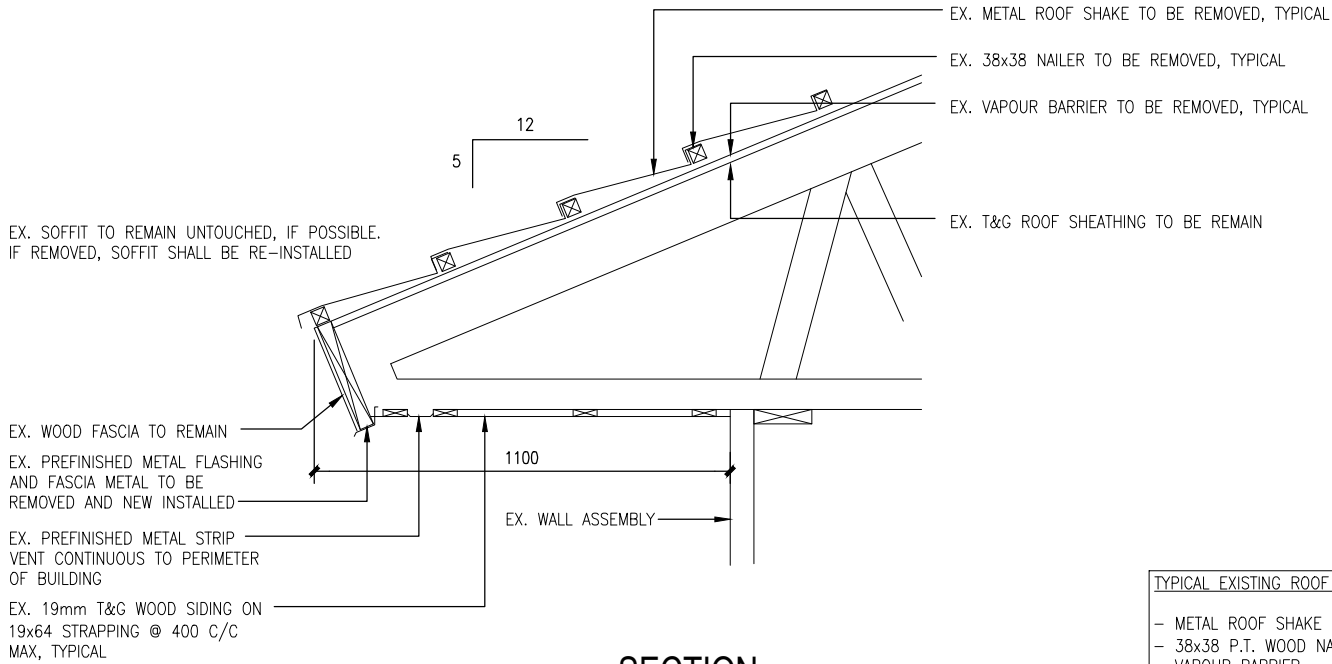


ROOF PLAN

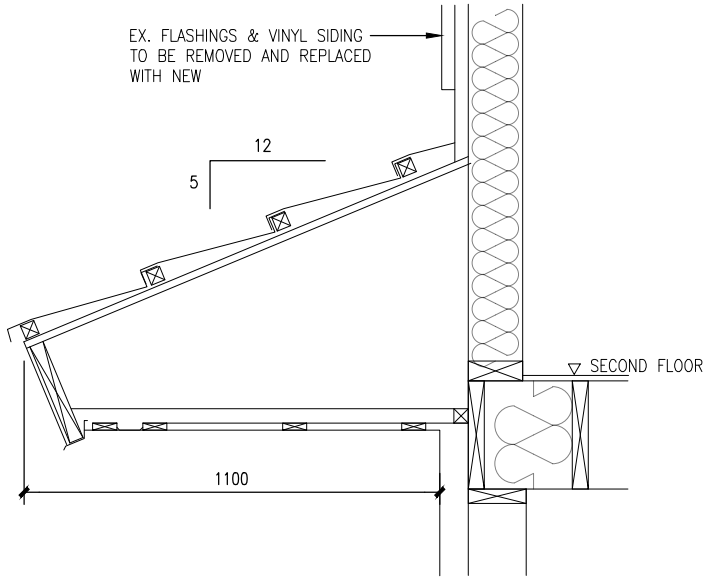
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PROJECT: TOWN OF BLIND RIVER MARINA BUILDING ROOF REPLACEMENT 1 HAGGER ROAD, BLIND RIVER, ONTARIO	DRAWING:  TULLOCH	EXISTING ROOF PLAN												ENGINEER'S SEAL	
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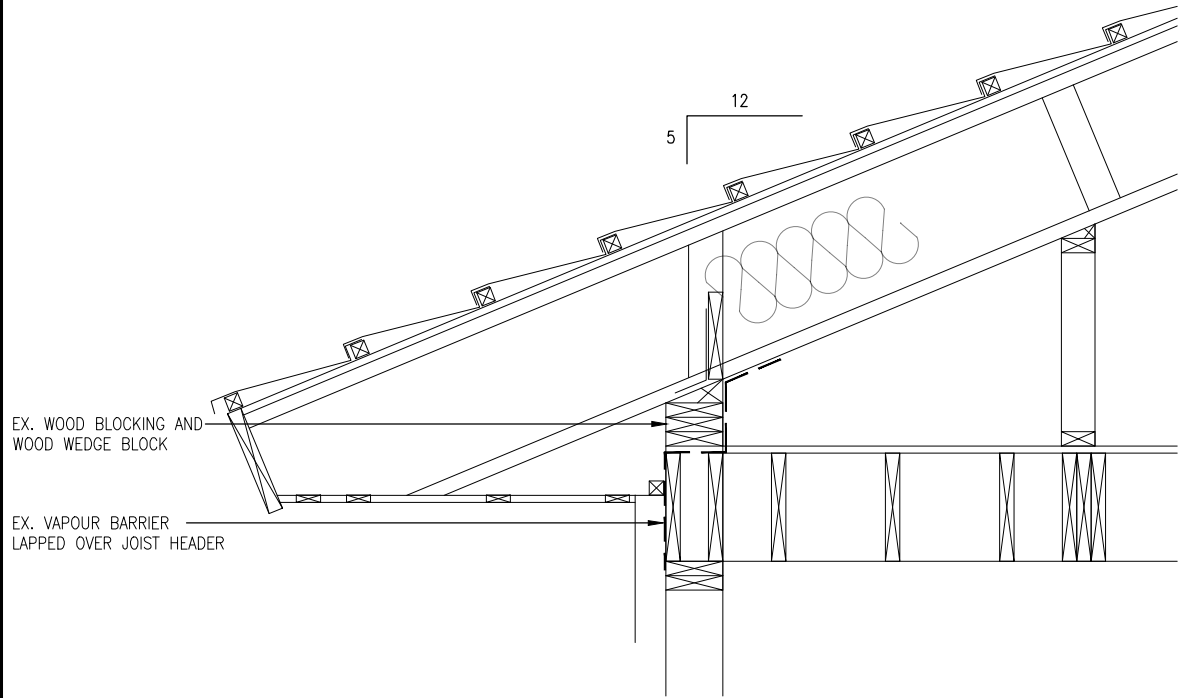
1 SECTION
S1 SCALE:1:20



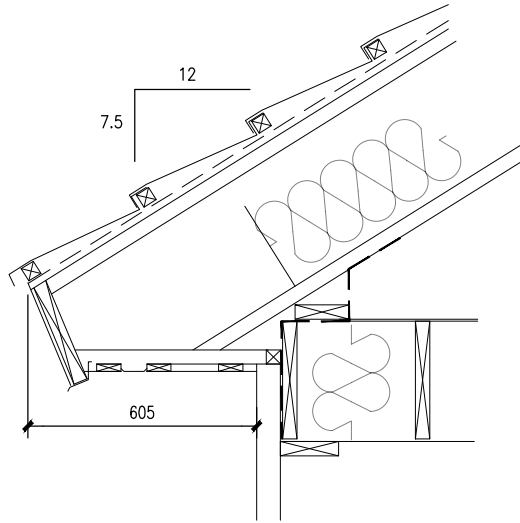
3 SECTION
S1 SCALE:1:20

TYPICAL EXISTING ROOF CONSTRUCTION

- METAL ROOF SHAKE
- 38x38 P.T. WOOD NAILER @ 362mm C/C
- VAPOUR BARRIER
- 16 T&G ROOF SHEATHING
- ROOF TRUSS/WOOD SUPPORT FRAMING
- INSULATION, AIR BARRIER & INTERIOR FINISHES



2 SECTION
S1 SCALE:1:20



4 SECTION
S1 SCALE:1:20



ISSUED FOR
PRICING
NOV. 14, 2025

PROJECT:

**TOWN OF BLIND RIVER
MARINA BUILDING ROOF REPLACEMENT
1 HAGGER ROAD, BLIND RIVER, ONTARIO**

DRAWING:

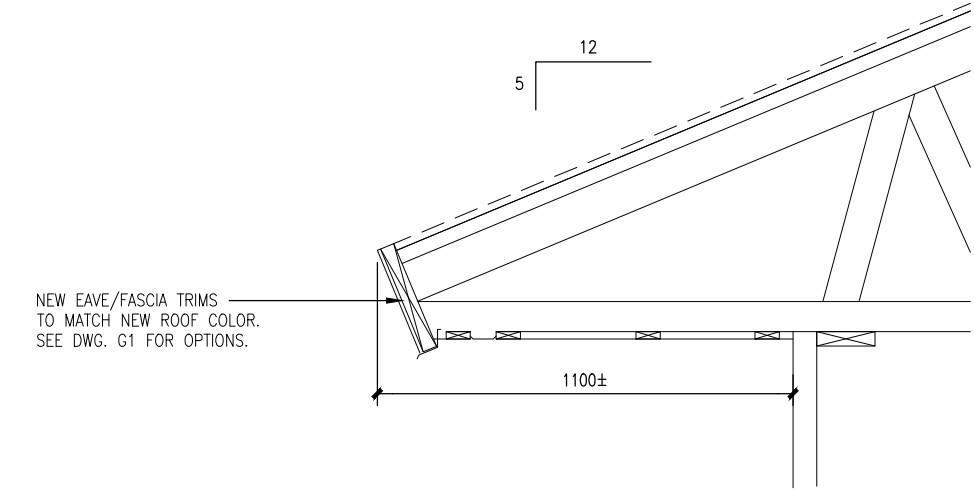


EXISTING SECTIONS
AND REMOVALS



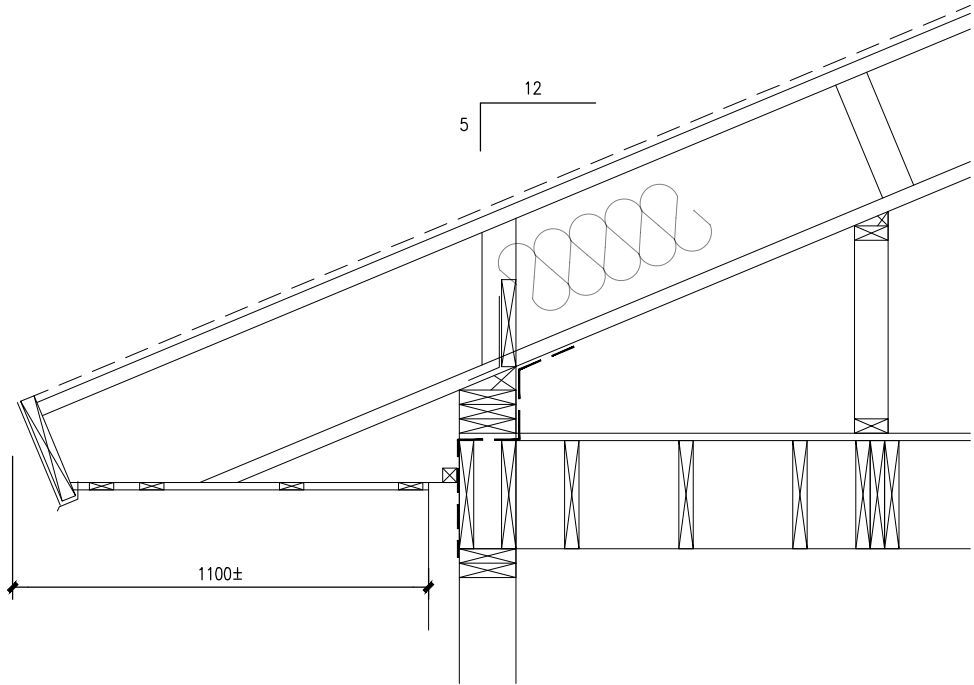
ENGINEER'S SEAL

ISSUED FOR CONTRACTOR PRICING		ISSUES / REVISIONS		PROJECT No. : 25-1365		REVISION No.
0	NOV. 14 2025	CM	BY	CHECKED BY: MK	APPROVED BY: MK	
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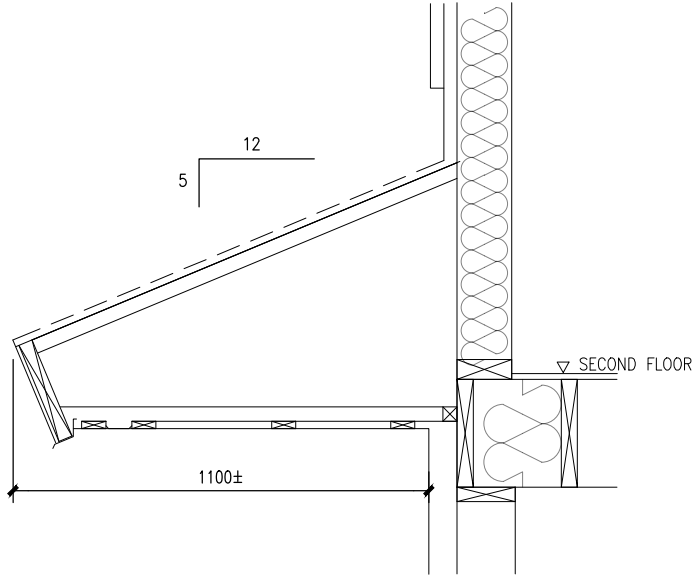
NEW EAVE/FASCIA TRIMS
TO MATCH NEW ROOF COLOR.
SEE DWG. G1 FOR OPTIONS.

1 SECTION
S1 SCALE:1:20

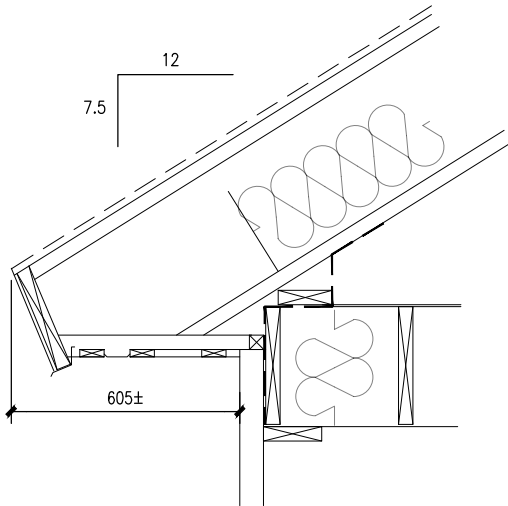


2 SECTION
S1 SCALE:1:20

- NEW ROOF CONSTRUCTION
- NEW METAL ROOF/NEW SHINGLES
 - NEW ICE AND WATER GUARD
 - NEW BACKUP WATER PROTECTION
 - EX. 16 T&G ROOF SHEATHING
 - EX. INTERIOR FRAMING/FINISHES TO REMAIN



3 SECTION
S1 SCALE:1:20



4 SECTION
S1 SCALE:1:20



PROJECT:

**TOWN OF BLIND RIVER
MARINA BUILDING ROOF REPLACEMENT
1 HAGGER ROAD, BLIND RIVER, ONTARIO**

DRAWING:

**NEW CONSTRUCTION
SECTIONS AND DETAILS**



ENGINEER'S SEAL

ISSUED FOR CONTRACTOR PRICING		ISSUES / REVISIONS		PROJECT No. : 25-1365		REVISION No. S3 0
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