



Request for Proposal (RFP)

FOR

Temporary Downtown Washroom Replacement

SUMMARY:

The Town of Canmore is seeking proposals for the design, fabrication, and delivery of a durable, four-season, temporary washroom facility to replace the existing public washrooms at 906A 7 Avenue in downtown Canmore. The new facility must meet high standards of hygiene, safety, and accessibility, with a design that accommodates increased capacity through multiple layout options (6, 8, or 12 self-contained universal stalls, including accessible stalls). It will comply with all local building codes, the Accessible Canada Act and must be vandal resistant.

Removal of the existing facility, site preparation, utility improvements and connections will be managed separately. A two-year warranty and maintenance plan are required as part of the proposal.

REFERENCE NUMBER:	CAP 7409
CLOSING DATE:	JUNE 26, 2025
CLOSING TIME:	14:00:00 Mountain Time Zone
DATE ISSUED:	JUNE 2, 2025
NOTE:	RESPONSES WILL NOT BE OPENED PUBLICLY

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1.0 INSTRUCTIONS FOR RESPONDING TO THIS REQUEST FOR PROPOSALS

1.1.1 Closing Date and Time: Proposals must be received not later than 14:00:00 hours Mountain Time Zone (Canmore local time) on Tuesday, June 26, 2025.

1.1.2 Responses are to be delivered to:

Proponents shall submit their proposal to the Town of Canmore by email to the attention of Amy Bernard, Facilities Project Manager at amy.bernard@canmore.ca. The proposal document is to be in PDF format only (.pdf) and all components shall be formatted and combined into one file that is attached to the email submission. Responses by facsimile will not be accepted.

1.1.3 RFP Contact Person:

For clarification or additional information, Proponents shall **only** contact the person listed below.

Name, Title

Email – amy.bernard@canmore.ca

See Section 2.0, item 2.6 below for additional information for Questions and Clarifications.

1.1.4 The Town of Canmore may in its sole discretion disqualify responses that do not meet the formatting and other criteria set out in Section 4.0 of this RFP.

1.1.5 Responses must be in English.

1.1.6 Pricing submissions shall be stated in Canadian dollars with Goods and Services Tax (GST) extra.

1.1.7 Each Proponent is solely responsible for ensuring that its response is received at the specified address (physical address or email address) by the specified closing date and time. Strict adherence to the closing date and time will be maintained, and unless the deadline date is extended by issue of Addendum, all responses received after this time and date will be returned unopened.

1.1.8 This Request for Proposals is not a tender and the Town of Canmore does not intend for the laws of competitive bidding to apply.

END OF SECTION 1.0

2.0 GENERAL CONDITIONS OF RESPONSE

2.1 PURPOSE OF THE REQUEST FOR PROPOSAL (RFP)

The Town of Canmore is seeking proposals for the design, fabrication and delivery of a durable, four-season, temporary washroom facility to replace the existing public washrooms at 906A 7 Avenue in downtown Canmore. The Town of Canmore reserves the right to modify the terms or cancel the RFP process at any time.

2.2 SUBMISSION OF RESPONSE TO THE RFP

2.2.1 By submitting a response to this RFP, each Proponent accepts its terms and conditions. In addition, by submitting its response each Proponent waives all claims, rights, demands and the benefit of any provisions of any statute, rule of law or regulation that might adversely affect the rights of the Town of Canmore under this RFP.

2.2.2 Each Proponent shall make full disclosure of any actual or potential conflict of interest arising from any existing business or personal relationships with any of the following (each, a “Conflicted Person”): (i) any employee of the Town of Canmore; (ii) any member of the Town of Canmore Town Council (councillor); (iii) any board or committee member; (iv) any family member of any such employee, councillor or board/committee member; or (v) any business entity controlled by or otherwise not at arm’s length to any one or more of any such employee, councillor, board/committee member or family member.

Without limiting the foregoing, details should be provided of any direct or indirect pecuniary interest of any Conflicted Person in the supply of the services contemplated by this RFP.

Disclosure of any such actual or potential conflict of interest shall be made in writing with the Proponent’s response.

2.2.3 This RFP and any contracts subsequently entered into as a result hereof shall be governed by the laws of the Province of Alberta and the laws of Canada applicable therein. The courts of the Province of Alberta shall have exclusive jurisdiction over this RFP and any contracts entered into as a result hereof.

2.2.4 Proposal documents must be completed in accordance with the requirements of the Request for Proposal documents and no amendment or change to proposals will be accepted after the closing date and time.

2.2.5 All documents submitted by Proponents in response to this RFP are to remain the property of the Town of Canmore.

2.2.6 Proposals shall be irrevocable for sixty (60) days following the closing of the RFP and the proposals shall be retained by the Town of Canmore.

2.2.7 Proposals shall be signed by an authorized signatory of the Proponent using the Signature and Waiver Sheet in Section 5.0. If the Proponent is an incorporated company, the corporate seal of the Proponent shall be affixed or a certified true copy of a resolution of the corporation naming the person(s) in question as authorized to sign agreements on behalf of the corporation shall be attached to the proposal. Proponents who are sole proprietorships or partners shall sign their RFP response in such a way as to irrevocably bind the Proponent in an authorized manner.

2.3 NO COMMITMENT

- 2.3.1** No commitment on the part of the Town of Canmore shall exist under this RFP unless and until the Proponent receives official written confirmation from the Town of Canmore that it has been selected to complete the work.

2.4 LIMITATION OF LIABILITY

- 2.4.1** The Town of Canmore will have no liability to any person or entity for any damages, including, without limitation, direct, indirect, special or punitive damages, arising out of or otherwise relating to this RFP, the Proponent's participation in this RFP process or the Town of Canmore's acts or omissions in connection with the conduct of this RFP process. This limitation applies to all possible claims by a Proponent, whether arising in contract, tort, equity, or otherwise, including, without limitation, any claim for a breach by the Town of Canmore of a duty of fairness or relating to a failure by the Town of Canmore to comply with the terms set forth in this RFP.

2.5 ACCEPTANCE OR REJECTION

- 2.5.1** The Town of Canmore reserves the right to reject any or all responses. Without limiting the generality of the foregoing, the Town of Canmore may reject any response which it deems:

- a) is incomplete, obscure, irregular, unrealistic or noncompliant;
- b) has erasures, ambiguities, inconsistency or corrections; or
- c) fails to complete, or provide any information required by, any provision of this RFP.

Further, a response may be rejected on the basis of the Town of Canmore's understanding of the Proponent's past record of work, its general reputation, its financial capabilities, the completion schedule or a failure to comply with any applicable law.

The purpose of the Town of Canmore is to obtain the most suitable responses to the Project and to further the interests of the Town of Canmore and what it wishes to accomplish in carrying out the Project. Therefore, the Town of Canmore has the right to waive any irregularity or insufficiency or noncompliance in any response submitted and to accept the response or responses which it deems most favourable to its interests or to reject all responses and cancel the RFP.

In addition to any rights identified elsewhere in this RFP, the Town of Canmore reserves the right to:

- a) reject any and all responses;
- b) add, delete or change the terms of this RFP at any time prior to the specified closing date and time;
- c) during the evaluation period, seek clarification of any Proponent's response, including consequential amendments, or any additional information from any Proponent;
- d) accept or reject, in whole or in part, any response without giving any reason;
- e) have any documents submitted by the Proponent reviewed and evaluated by any party, including independent Consultants;
- f) cancel the RFP process without penalty at any time for any reason; and
- g) negotiate and enter into an agreement with any Proponent notwithstanding any noncompliance by the Proponent's response with any requirement of this RFP.

The Town of Canmore is the sole and final judge with respect to the selection of any Successful Proponent as a result of this RFP process.

All Proponents submitting a response to this RFP will be advised of the results of the RFP process by email or regular mail. Please allow at least **four weeks** for responses to be evaluated by the Town of Canmore.

2.6 QUESTIONS AND CLARIFICATIONS

- 2.6.1** Procedural or technical questions shall be submitted in writing and should include references to a specific section and item number.
- 2.6.2** Dependent upon their nature, comments or answers will be returned via email or through an addendum should the information be applicable to all Proponents.
- 2.6.3** Amendments to this RFP will be valid and effective only if confirmed by written addenda. Addenda may be issued during the proposal response period. All addenda become part of the agreement and receipt must be confirmed in the Proponents proposal submission.
- 2.6.4** Any addenda documents will be issued by the same method that this RFP was issued.
- 2.6.5** It is the Proponent's responsibility to clarify the interpretation of any item of this RFP a minimum of five business days prior to the stated closing date and time by contacting the Town of Canmore's designate (as above).

2.7 DISCREPANCIES IN NUMBERS

- 2.7.1** In the event of a numerical discrepancy or error in a Proposal, the written number will prevail.
- 2.7.2** In the event of pricing extension errors, the unit price will apply.

2.8 CONFIDENTIALITY AND FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

- 2.8.1** All information including, without limitation, any technology of a proprietary or novel nature which is disclosed to a Proponent by the Town of Canmore or a third party as a representative of the Town of Canmore (which information, in addition to the confidentiality requirements hereunder, will be kept confidential by the Proponent in accordance with the terms of its disclosure by such third party) or which is otherwise obtained by the Proponent in connection with this RFP process, other than that which is common knowledge or within the public domain, is the confidential property of the Town of Canmore and must not be disclosed by the Proponent, except to duly authorized representatives of the Town of Canmore. Such confidential information or property is not to be employed other than in connection with responding to this RFP unless otherwise duly authorized by the Town of Canmore in writing. These confidentiality provisions will remain binding obligations on each Proponent following the conclusion of this RFP process until the Town of Canmore reasonably determines that such confidential information referred to herein has become part of the public domain (other than by disclosure or use prohibited herein) and releases the Proponent from its confidentiality obligation. This requirement does not prohibit any Proponent from complying with an order to provide information or data issued by a court or other authority with proper jurisdiction or to act to correct or report a situation which the Proponent may reasonably believe to endanger the safety or welfare of the public.
- 2.8.2** The Proponent acknowledges that any information or documents provided by it to the Town of Canmore may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*. This acknowledgement shall not be construed as a waiver of any right to object to the release of any information or documents.
- 2.8.3** The Town of Canmore acknowledges that a Proponent's response may contain information in the

nature of a Proponent's trade secrets or commercial, financial, labour relations, scientific or technical information of or about a Proponent. The Town of Canmore agrees that portions of responses to this RFP which are provided in confidence will be protected from disclosure to the extent permitted by law. The Town of Canmore is bound by the *Freedom of Information and Protection of Privacy Act* (Alberta), as amended from time to time, and all documents submitted to the Town of Canmore will be subject thereto. Each Proponent must identify appropriate parts of its response or other documents submitted to the Town of Canmore as confidential and specify what harm could reasonably be expected from its disclosure; however, the Town of Canmore may not be able to ensure that such parts will not be protected from access.

2.8.4 Proponents are advised that the Town of Canmore will, as necessary, be disclosing the responses on a confidential basis to its employees and advisors who have a need to know in connection with this RFP process for, among other things, the purpose of evaluating and participating in the evaluation of the responses. It is the responsibility of each Proponent to ensure that all personal information provided to the Town of Canmore with respect to the Proponent's personnel and their experience is supplied with the informed consent of such individuals and in accordance with applicable law. By submitting any personal information each Proponent represents and warrants that it has obtained the informed consent of the individuals who are the subject of such information to its collection, use and disclosure for purposes of this RFP response. Also, such individuals are agreeing to the use of such information as part of the RFP evaluation process, for any audit of the procurement process and for contract management and performance purposes.

2.8.5 Proponents in custody or control of records provided to the Proponent by the Town of Canmore records shall abide by the privacy and non-disclosure provisions of the *Freedom of Information and Protection of Privacy Act* respecting these records as if this act applied directly to the Proponent, and shall generally assist the Town in its own compliance with the *Freedom of Information and Protection of Privacy Act* respecting records provided to the Proponent.

2.9 COST OF PREPARATION

2.9.1 Any cost incurred by the Proponent in the preparation of its response to this RFP shall be borne solely by the Proponent.

2.9.2 Shortlisted candidates may be invited to participate in an interview. The Town of Canmore will not pay for the time required or travel expenses incurred to participate in the interview.

2.10 OWNERSHIP OF SUBMISSIONS

2.10.1 All responses submitted to the Town of Canmore become the property of the Town of Canmore and shall not be returned. They will be received and held in confidence by the Town of Canmore, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

2.10.2 Unsuccessful Proponent submissions will be kept as record for the procurement process until two years after the date of decision for the RFP award.

2.11 CLARIFICATION FROM PROPONENTS

2.11.1 The Town of Canmore reserves the right to seek from any/all Proponents any further clarification it may require on responses submitted pursuant to this RFP.

2.12 PROPONENT PERFORMANCE

2.12.1 The selected Proponent may be evaluated throughout the course of service delivery in

connection with any specific work or projects undertaken as a result of any agreement entered into between any Proponent and the Town of Canmore. The Town of Canmore may also conduct periodic reviews/assessments of any selected Proponent, taking into consideration, in addition to specific work related to the project undertaken by the Proponent, ongoing Proponent staff qualifications, experience, training, and staff changes. Any evaluation/assessment will be shared with the Proponent, with the goal of immediate and permanent resolution where concerns have been raised. The Town of Canmore reserves the right to remove from the roster any selected Proponent who has been qualified by this RFP process by way of written notice if, in the sole discretion of the Town of Canmore, based on any on-going or specific evaluation or assessment of the Proponent or its performance of any work, it is deemed to be in the Town of Canmore's best interests.

2.13 LENGTH OF AGREEMENT

- 2.13.1** The duration of the contract will extend from construction to commissioning, plus, the duration of the warranty period.
- 2.13.2** The Town reserves the right to extend the above-noted timelines to complete any work in progress.
- 2.13.3** Additional award periods will generally be based on mutual agreement between The Town and the Successful Proponent. The Town reserves the right to negotiate changes to existing agreements for the work to reflect current conditions at the time of extension or renewal.

2.14 FORM OF CONTRACT

- 2.14.1** The Town of Canmore will be issuing a Letter of Award / Service Agreement with Letter of Award to the Successful Proponent to deliver the work described within this RFP.

The contract to be executed between the Town of Canmore and the Successful Proponent (Contractor) is a Stipulated Price Contract, CCDC 2 (2020) of Canadian Construction Documents Committee. Refer to Appendix E for Supplementary Conditions for the CCDC 2 (2020) Contract.

2.15 SERVICES TERMS AND CONDITIONS

- 2.15.1** Final agreements with the successful Proponent may consist of any number of the following documents, including all amendments thereto:
- Request for Proposal
 - Addenda
 - Technical & Fee Proposal
 - Letter of Award
 - Stipulated Price Contract, CCDC 2 (2020) of Canadian Construction Documents Committee
- 2.15.2** Any inconsistent or conflicting provisions contained within the documents forming the Agreement shall be resolved in the following order:
- Stipulated Price Contract, CCDC 2 (2020) of Canadian Construction Documents Committee

- Letter of Award
- Technical & Fee Proposal
- Addenda
- Request for Proposal

2.16 STAFF CHANGES

2.16.1 Staff changes by the successful Proponents will require written approval from The Town prior to any such change, which approval The Town may withhold in its sole discretion. The qualifications and experience of the proposed staff change must be equivalent to or better than the staff proposed in the proposal received. The Town reserves the right, in addition, and without prejudice to any other right or remedy, to immediately terminate the Agreement as a result of the failure by the Successful Proponent to provide the staff proposed.

2.17 NON-ASSIGNMENT

2.17.1 The Successful Proponent will be expected to deliver the work. Neither the contract nor any rights or obligations to perform the work under the contract will be assignable by the Successful Proponent without the prior written consent of the Town of Canmore. The granting of such consent shall be within the sole and unfettered discretion of the Town of Canmore, and based on the terms of this consent may not relieve the Successful Proponent of liability to perform the work. Proponents who anticipate requesting to assign some or all of the contract must notify the Town as part of their responses to this RFP.

2.18 DEPOSITS

2.18.1 The Town of Canmore will consider the payment of a deposit to the Successful Proponent for the scope of work in this RFP. The maximum percentage for a deposit that the Town of Canmore will consider is 50%.

2.19 TERMS OF PAYMENT

2.19.1 Invoices will be paid within 28 days from the approval date of the invoice.

2.20 INSURANCE AND WORKERS' COMPENSATION BOARD REQUIREMENTS

2.20.1 Mandatory Eligibility Requirements

As a mandatory eligibility requirement for response to this RFP:

- (a) The Successful Proponent shall carry at all times during the performance of the work General Liability/ Umbrella Liability Insurance with a limit of not less than FIVE MILLION DOLLARS (\$5,000,000) inclusive per occurrence for bodily injury (including death) and damage to property including loss of use thereof. Such insurance shall at a minimum include coverage of broad form property damage, contractual liability, cross liability, completed operations and product liability, and such other types of insurance as would be carried by a prudent person performing such contract work and as the Town of Canmore may from time to time require.
- (b) The Successful Proponent shall carry at all times during the performance of the work Automobile Liability Insurance for owned and non-owned automobiles with a limit of not less than FIVE MILLION DOLLARS (\$5,000,000) inclusive per occurrence.

- (c) The Successful Proponent shall at all relevant times carry Workers Compensation Board coverage of either of Alberta or of another AWCBC board that will extend the required amount of coverage to cover the employee outside of their home province. Proponents shall submit their WCB number together with a letter from the appropriate department indicating there are no outstanding fees, fines, claims or debts due on the Successful Proponent's account to the Town of Canmore prior to the commencement of the work.
- (d) Successful Proponents from outside the Province of Alberta will be required to possess a valid Certificate of Recognition (COR) or a valid Temporary Letter of Certification (TLC) for a standard COR, or a COR Equivalency Letter (COREL) for out of province Contractors, as issued by the Alberta Construction Safety Association (ACSA) or another certifying partner authorized by the Alberta Ministry of Labour to issue CORs, TLCs or CORELs. The COR, TLC or COREL must be relevant to the work. Possession of a Certificate of Recognition other than a standard COR, TCL or COREL, such as a Small Employer Certificate of Recognition (SECOR) is not acceptable.

2.20.2 Responsibilities of Successful Proponent

- (a) The Successful Proponent shall supply insurance coverage and pay all costs and expenses, including premiums relating to the insurance coverage requirements as set out herein, and shall supply the Town of Canmore with a certificate of insurance for all policies on an annual basis. Such policies will include a statement that the coverage shall not be terminated without a prior 30-day written notice to the Town of Canmore.
- (b) The Successful Proponent or their insurer will notify the Town of Canmore at least thirty (30) days prior to any change in insurer, any cancellation of the insurance policy, or any substantial change in the policy or coverage that would materially alter the coverage provided by the Successful Proponent to the Town of Canmore.
- (c) The Successful Proponent shall provide a certificate of insurance for the above-required insurance to the Town of Canmore within five (5) days of notification of award or prior to commencing the work, whichever is sooner.

2.21 INDEMNIFICATION

- 2.21.1** The Successful Proponent agrees to indemnify and save harmless the Town of Canmore, its councillors, officers, agents, representatives, and employees, against all suits or claims, requests, legal action and liability regardless of the nature and expenses sustained from injuries or death or any damages or loss to property as a result of the usage of premises or in the execution of the Successful Proponent functions arising from this contract except to the extent of the Town of Canmore's gross negligence.
- 2.21.2** At no time will the Town of Canmore be responsible for any injury sustained by the Successful Proponent, their employees or any person on the Town of Canmore's premises, nor will the Town of Canmore be responsible for any loss, including loss of profits or damage caused to the goods of the Successful Proponent, their employees or any other person, including damage to vehicles and their contents, while these goods are on the Town of Canmore's premises or site.

- 2.21.3** The Town of Canmore shall not be liable for any incidental, indirect, special or consequential damages or any loss of use, revenue or profit of the Successful Proponent arising out of or in any way related to this RFP or subsequent contract.

2.22 INFORMATION SECURITY STANDARDS

- 2.22.1** Successful Proponents that provide information technology or web-related services to the Town of Canmore as part of their work on the Project shall be required to comply with the Town of Canmore's Information Security Standards as updated from time to time. These standards may overlap with and are additional to the functional and requirements of the specific Project. The Town of Canmore may require Proponents to demonstrate compliance with these standards as part of the Town's review and evaluation of proposals, quotations and qualifications. If not appended hereto, it is the Proponent's responsibility to request the Information Security Standards and access their ability to comply as part of responding to this request.

2.23 CANADIAN FREE TRADE AGREEMENT

- 2.23.1** This RFP and corresponding purchases are subject to *Chapter Five – Government Procurement* of the Agreement. The name of the Successful Proponent and the value of the award will be posted on the Alberta Purchasing Connection.

2.24 DEBRIEFING

- 2.24.1** The Town of Canmore will offer a debrief to unsuccessful Proponents on request.

END OF SECTION 2.0

3.0 PROJECT OVERVIEW AND SCOPE

3.1 RFP DEFINITIONS

Owner	The Town of Canmore
Project	Temporary Downtown Washroom Replacement
Proponent	A firm, individual or company who or which intends to submit or submits a Proposal pursuant to this RFP.
Proposal	A submission to the Town of Canmore in response to this RFP.
Successful Proponent	The Proponent selected for initial contract negotiations based on the acceptance of their proposal.
Washroom Manufacturer	The Successful Proponent to whom the Town of Canmore issues a letter of award and CCDC 2 (2020) contract for the provision of a new portable washroom facility

3.2 PROJECT DESCRIPTION/DESCRIPTION OF NEED

- 3.2.1** The Canmore Spatial Needs Assessment (Marshall Tittlemore Architects 2016) identified a long-term need for expanded or replacement public washroom capacity in downtown Canmore. The Downtown Area Redevelopment Plan (2025, currently in draft form and undergoing public review and revision) sets a 25-year roadmap for downtown development, including potential permanent facilities for a new bus terminal and washroom.

The existing washroom was installed in the late 1990's and is approaching the end of its useful life. It currently includes two rooms separated by gender: two stalls and one urinal in the male room (including one wheelchair accessible) and three female washroom stalls (including one wheelchair accessible stall) as well as a baby change station.

The Town seeks to install a new temporary but durable, four-season portable washroom facility to:

- Increase stall capacity
- Provide self-contained universal access stalls
- Serve as a medium to long-term solution (up to 25 years)
- Allow for eventual relocation when/if redevelopment occurs
- Be connected to permanent utilities (water, septic, power, gas/heat)
- Pricing will be requested for several layouts
 - **Option A:** Six (6) total stalls, including one ACA-accessible
 - **Option B:** Eight (8) total stalls, including two ACA-accessible
 - **Option C:** Twelve (12) total stalls, including two ACA-accessible

3.3 PROJECT SITE

Location: 906A 7 Avenue, Canmore, Alberta

3.4 SCOPE OVERVIEW/SCOPE OF SERVICES

3.4.1 GENERAL SCOPE OF WORK

The purpose of this project is to replace the existing temporary washroom facility with a new, fully operational temporary washroom facility to meet the needs of the Town of Canmore's downtown area. The new facility must be designed to provide high levels of hygiene, accessibility, and vandalism resistance. The facility will serve a significant number of users year-round between the hours of 0800 hours and 2000 hours. Although the facility will remain in place for the unforeseen future, it must be capable of being relocated for eventual redevelopment of the footprint.

3.4.2 DUTIES, RESPONSIBILITIES AND DELIVERABLES OF THE CONTRACTOR

General Specifications

- The facility must be constructed to the highest standards of safety, accessibility, and cleanliness.
- Resistant to vandalism, weather and heavy use.
- Construction and installation will be fully compliant with local building codes, regulations, and the **Accessible Canada Act (ACA)** compliance standards.

Facility Size and Layout

Proponents are requested to provide pricing and drawings with measurements for multiple layout options:

- **Option A:** Six (6) total stalls, including one ACA-accessible
- **Option B:** Eight (8) total stalls, including two ACA-accessible
- **Option C:** Twelve (12) total stalls, including two ACA-accessible

Each stall must be:

- Fully self-contained
- Designed for privacy and comfort but not to encourage loitering
- Outfitted with:
 - A sink
 - A hand dryer
 - A vandal proof mirror (accessible stall mirrors to be angled properly)
 - A wall-mounted waste receptacle with self closing lid
 - A toilet without a lid
 - A metal door that opens inwards to the unit
 - Coat hook

ACA-accessible stall(s) must:

- Meet all ACA requirements (entry, door width, turning radius, grab bars, sink height, etc.)
- Ensure adequate space between units for comfort and efficiency
- Include an infant changing station

The exterior must comply with the Town of Canmore's Land-Use Bylaw (link is included in Appendix C).

- All fixtures, including sinks, hand dryers, waste receptacles, changing stations, and other equipment, must be made of **stainless steel** to minimize damage from vandalism and to ensure durability and easy maintenance.
- **Toilet Paper Dispensers:** The Town will provide and install their own toilet paper storage dispensers. The contractor will provide clear instructions for best practices to install the units, and will indicate on drawings where the dispensers should be installed

Accessibility:

- Ensure clear, visible signage indicating accessible stalls and facilities.
- Include provisions for easy access for maintenance staff. A sufficiently sized hatch to allow access to the underlying crawl space should be installed, as well as a janitor's room with a janitor/mop sink and faucet.

Sanitation and Hygiene:

- Floor drains in each stall (with traps and auto-primers)
- Non-porous wall surface (easily washed and sanitized)
- Ventilation and heating (gas furnace preferred)
- Provision of a secure janitorial closet, including a mop-sink and storage accommodations

Security and Safety:

- Secure, tamper-proof fixtures
- Ensure the exterior of the facility is outfitted with locks to prevent unauthorized access during closures
- Anti-graffiti application applied to all surfaces
- Wiring for an exterior security camera to be installed
- Emergency lighting (high placement to deter vandalism)
- External lighting at safe, elevated positions
- Specify whether the proposed unit includes a set of engineered stamped drawings

Site Preparation and Installation and Utility Connections:

Site preparation and utility connections will be completed by others; however, Proponents must provide:

- Exclusion zone required during installation
- Specifications required for water, septic, power and gas conduit connections
- Leveling and anchoring instructions
- Elevations required for unobstructed access to stalls (ACA compliance)
- Requirements for drainage (unmanaged runoff will not be acceptable given the high pedestrian traffic on all sides)
- Testing post-installation for safety and function
- Other instructions to prepare the site prior to installation

Utility Connections

- Potable water, sewage, power and gas conduits will be pre-installed

- Connections will include:
 - Isolation ball valve for each stall and water meter (Town supplied)

Maintenance and Warranty:

- Minimum two-year **warranty** to cover:
 - Materials
 - Fixtures
 - Operational Integrity
- Include a maintenance plan for the warranty period
- Include availability of spare parts and technical support provided throughout the warranty period

3.4.3 OPTIONS OR EXTENSIONS

Proponents may also bid on additional services outlined below (to be identified separately in the pricing form).

3.4.4 SERVICES NOT INCLUDED

- Demolition/disposal of the existing 12'x30' unit (including roof structure over the existing unit).
- Site preparation (crawl space extension, grading/leveling, anchoring, utility upgrades and connections, accessibility ramp construction, drainage accommodations). A site preparation solicitation package will be issued separately once a washroom facility has been selected

3.5 ANTICIPATED PROJECT SCHEDULE

- 3.5.1** Project completion is scheduled for no later than May 15, 2026, and will align with site preparation readiness (utilities and excavation work). Note: the timeline is flexible and completion prior to November 1, 2025, is also possible based on readiness of site infrastructure.

END OF SECTION 3.0

4.0 RESPONSE REQUIREMENTS AND EVALUATION CRITERIA

4.1 FORMAT AND OUTLINE OF RESPONSES

Electronic RFP responses are to be on 8.5" x 11" size pages in PDF (.pdf) format only and all components shall be formatted and combined into one file that is inserted into the email submission.

Responses to each section shall be marked with the corresponding letter and number (e.g. A1, A2, etc.).

4.2 PROPOSAL SUBMISSION REQUIREMENTS

Proponents are requested to submit a proposal containing the following:

A. Mandatory Requirements:

- A1 Signed signature and waiver sheet.
- A2 Signed addendum (addenda) if applicable.
- A3 Insurance and WCB Requirements: Evidence from your insurance company and WCB confirming your ability to secure insurance as described in Section 2.20. These documents will be required no later than five business days of being awarded the contract. The Town reserves the right to commence contract negotiations with the next evaluated Proponent if these are not presented as requested.

B. References

- B1 Provide three relevant references from within the past two years. Include contact name, email address and phone number.
- B2 Provide a summary of the project, including location and setting of the installation, number of stalls and budget. Extra consideration (evaluation) will be awarded for installations that are connected to permanent infrastructure (water and septic) rather than relying on temporary holding tanks.

C. Proponent Experience Qualifications and Environmental Commitment

The Town will evaluate submissions based on proof to provide the work to expected industry-standard levels of performance. The Town evaluator(s) shall review all submissions for qualification based on:

- C1 A profile and summary of corporate history including number of years the firm has designed, constructed and installed (if applicable) temporary washroom facilities and worker qualifications (tradespersons tickets, certification from manufacturer, etc.); and,
- C2 The supplier's commitment to environmental sustainability and responsible practices will be considered (2-page maximum submission).

D. Value-Added Attributes

- D1 Describe any product, equipment, maintenance, or operator training programs that you offer. Include whether these items are standard or optional, company/product names, and any costs associated with the value-added attributes.

- D2 Describe any technological advances that your proposed products offer, such as touchless options, bacteria-free surfaces, self-cleaning mechanisms, toilet disinfectant dispensers, light disinfections, Ultraviolet disinfection, emergency monitoring/notification systems, vandalism deterrents, security features.
- D3 In Appendix C Proposed Fixed Price Form, specify whether the proposed unit includes engineered stamped drawings. If not, explain why. Include added cost if not included.

E. Price Proposal

E1. *To be submitted as a separate PDF file.**

The pricing structure provided by suppliers will be evaluated for its competitiveness in the market and its ability to provide value for the investment made. The calculation used will be:

$$= (\text{Lowest Proposal Price} / \text{Current Proposal Price}) * \text{Weighted Score}$$

For example:

Bid A: \$7,500

Bid B: \$8,250

Weighted Score: 35%

Score for Bid A: $(7,500/7,500) * 35 = 35$

Score for Bid B: $(7,500/8,250) * 35 = 31.8$

Highest Score is awarded to Bid A.

E2. Include details of tariff implications as they are known at the time of submission. Specify which components are currently exposed to tariffs and what value. Consider including the details

E3. A building site plan is required for each stall configuration, including elevations of doors and utility connection points.

4.3 EVALUATION PROCESS

- 4.3.1** Selection of the Successful Proponent pursuant to this RFP will be made on the basis of the Proponent's written response and other factors germane to the Town of Canmore. The responses shall be evaluated based on the matrix shown below.

Evaluation Criteria	Evaluation
A. Mandatory Requirements	Pass / Fail
B. References	15%
C. Qualifications and Environmental Commitment	25%
D. Value-Added Attributes	25%
E. Price Proposal	35%

- 4.3.2** A submission will first be reviewed for compliance with the mandatory requirements of this RFP as listed above. A submission not complying with the criteria may be considered non-compliant and not receive further consideration.

4.4 PROPONENT SHORTLIST

- 4.4.1** The Town does not expect to shortlist proponents, however, The Town of Canmore reserves the right to shortlist any number of Proponents.

4.5 CONFIDENTIALITY OF EVALUATION

- 4.5.1** Evaluation scores and rankings are confidential, and apart from identifying the top-ranked Proponent, no details of the submission, score or ranking of any Proponent will be released to any Proponent.

4.6 RFP SCHEDULE

The following schedule has been established for this RFP:

RFP issued on Town of Canmore website/Alberta Purchasing Connection	JUNE 2, 2025
Last day to submit questions to Town of Canmore designate	JUNE 20, 2025
Last day for Town of Canmore to issue final addendum	JUNE 23, 2025
RFP closing	JUNE 26, 2025
RFP evaluation period	Up until JULY 22, 2025
Letter of award to be issued to Successful Proponent	JULY 22, 2025
Issue contract/purchase order to Successful Proponent	JULY 28, 2025

END OF SECTION 4.0

5.0 SIGNATURE, ACKNOWLEDGMENT AND WAIVER SHEET

1. By signing below, the Proponent hereby acknowledges and agrees as follows:
 - (a) Prior to submitting its response to this RFP, the Proponent has obtained from the Town of Canmore and thoroughly reviewed the entirety of the RFP including all addendums hereto and documents incorporated by reference into this RFP.
 - (b) The Proponent has thoroughly reviewed, understands and agrees to be bound by all terms and conditions of this RFP including those in all addendums hereto and documents incorporated by reference into this RFP, unless otherwise waived by the Town of Canmore in its sole discretion and confirmed in writing. The Proponent hereby waives any rights or claims that it was not aware of any document incorporated by reference into this RFP.
 - (c) The Proponent's representative signing below has the full authority to represent the Proponent in all matters relating to the RFP and bind the Proponent to the terms and conditions of this RFP.

Request for Proposal – Temporary Downtown Washroom Replacement
Reference Number: CAP 7409



Name of Business Entity	
Complete Address:	
Phone	Mobile Phone
Fax	Email
Website	
Proponent Signature	
Title	
Printed Name	
Date	

6.0 APPENDIX A – SPECIFIED WASHROOM FIXTURES

Toilets - Sloan WETS-8009.8010-STG Pressure Assist Elongated Toilet 1.28 GPF

***This is a regular height toilet so need to put a different, ADA compliant toilet for the ADA stall(s)

Faucet - [Delta TECK Commercial Metering Lavatory Faucet, Chrome](#) (OR [Moen M-Press Metering Lavatory Faucet, Chrome](#))

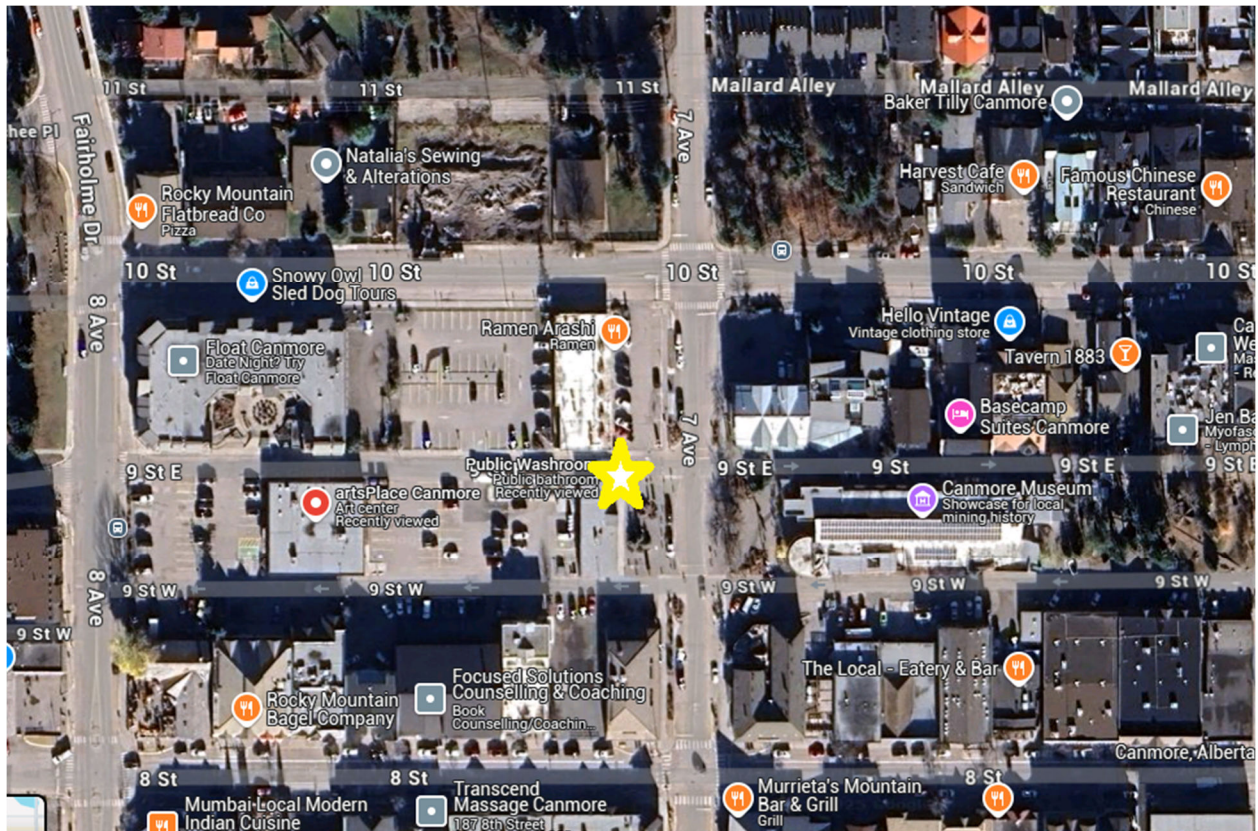
Door locks - HES electric door strike

Auto-lock - RCI TD365 day timer

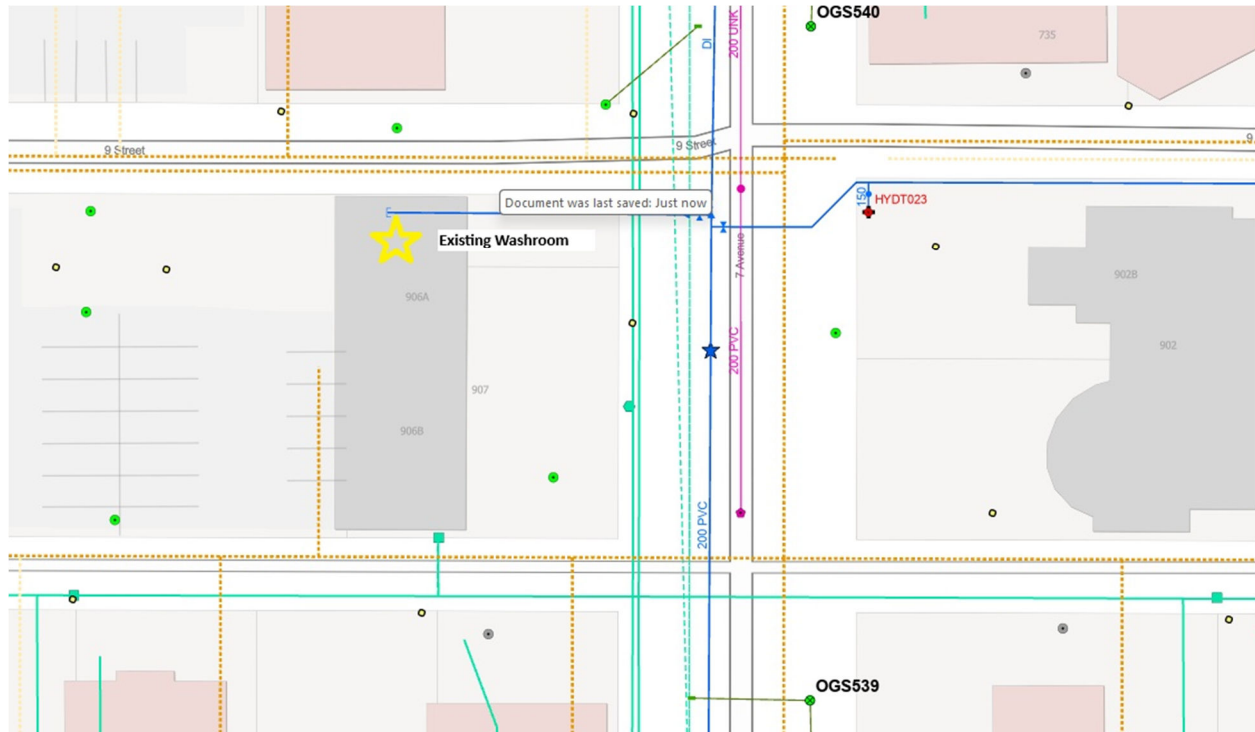
Door - Thick gauge steel door with thumb-latch to open from the inside when the door locks

Any deviation from these fixtures must be clearly stated and an explanation provided.

7.0 APPENDIX B – SITE MAPS AND PHOTOGRAPHS

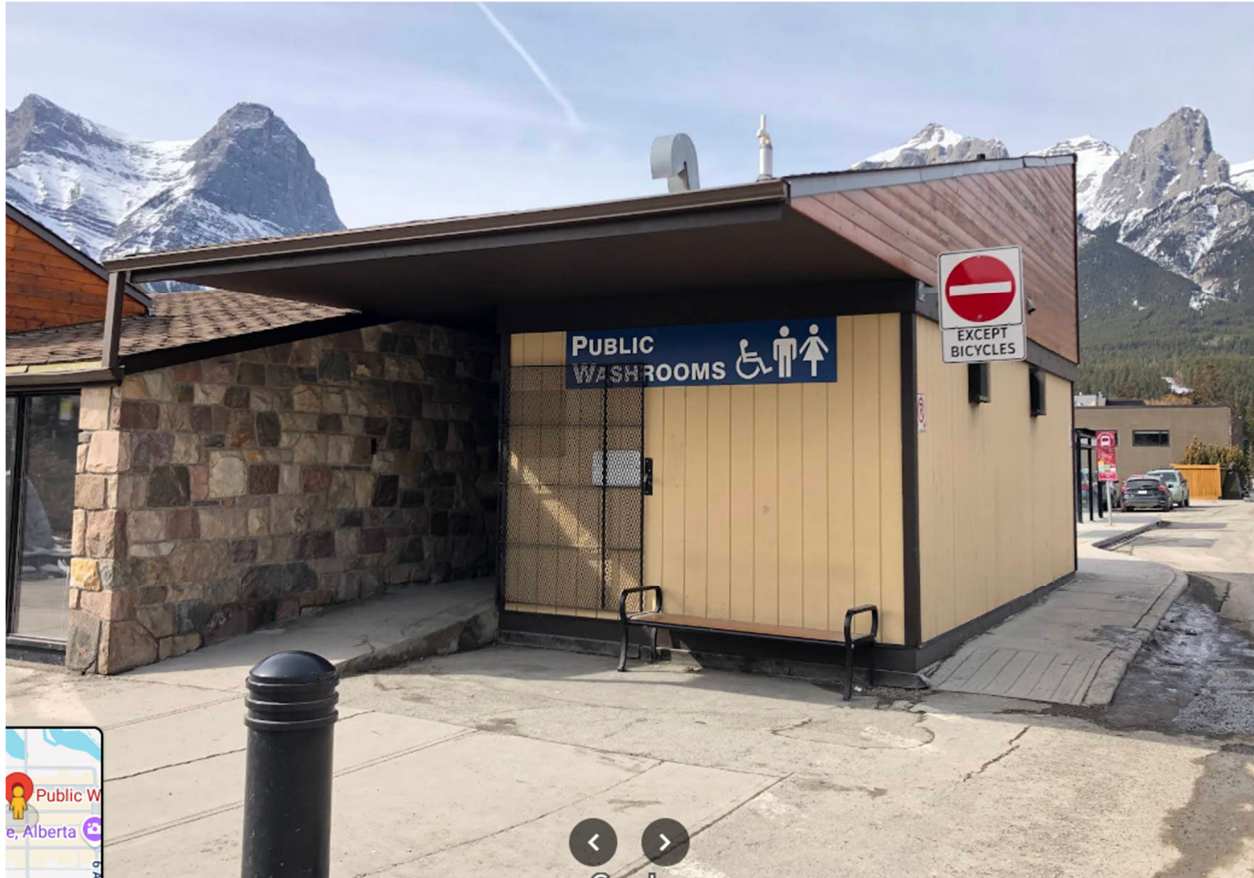


Site Location: 906A 7 Avenue, Canmore, Alberta



Site Plan showing Utilities (sewer line is missing; exits from east side of building towards 7 Avenue)

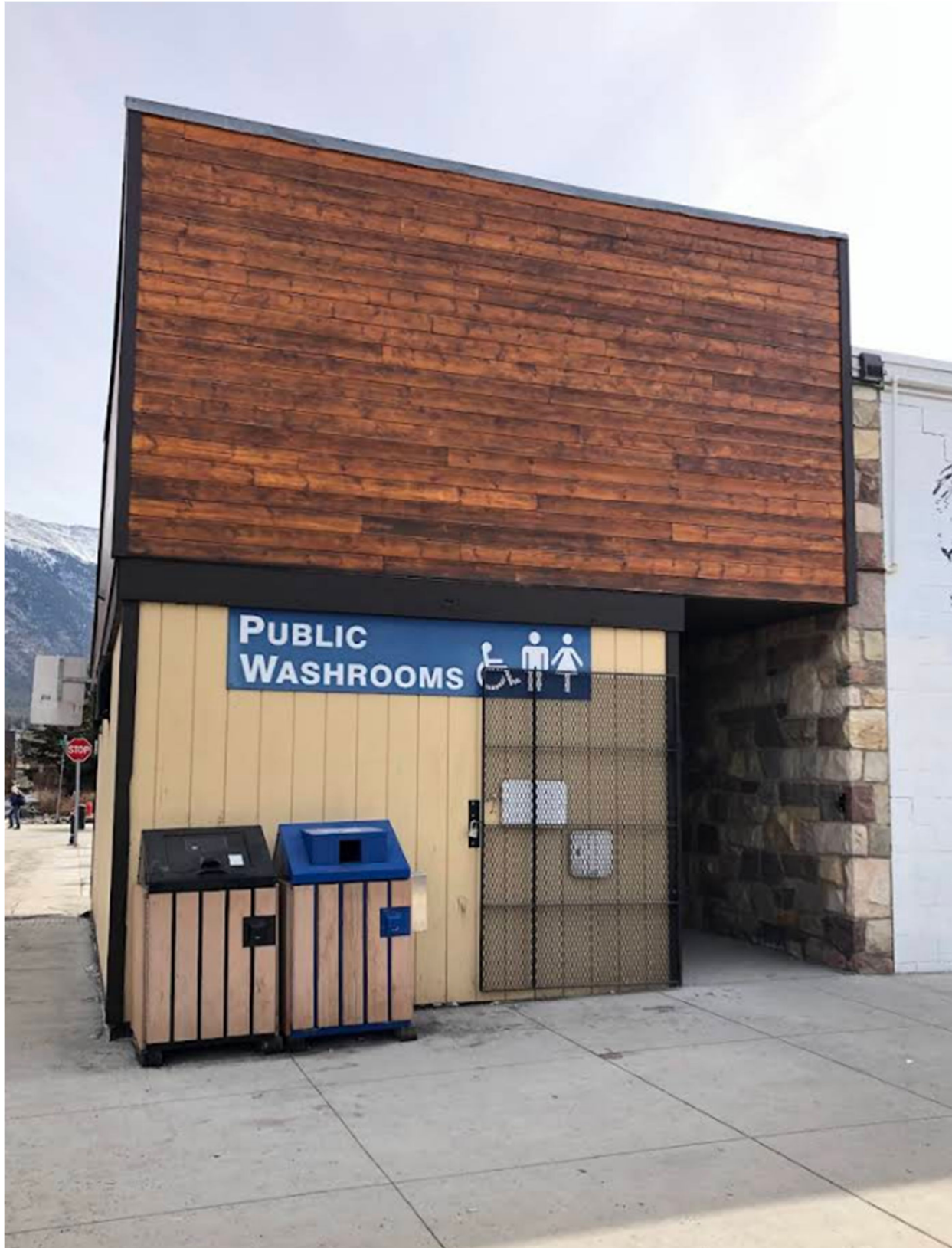
*****Contact the Town's Project Manager for sewer line camera footage if necessary*****



Looking southeast towards washroom unit.







View looking west.

8.0 APPENDIX C – PROPOSED FIXED PRICE FORM

Date: _____

I/we, _____

(Company Name)

of _____

(Business Address)

I/we have carefully examined all documents prepared for this contract; and hereby offer to furnish all labour, materials, and services for the proper execution and completion of the entire scope of work for **Temporary Washroom Replacement** including all addenda thereto which are acknowledged hereinafter for the above project for the fixed price indicated as follows **excluding GST**:

Number of Stalls	Price	Expected Delivery Timeline	Dimension	Stamped Engineered Drawings Included?
6 Stalls				
8 Stalls				
12 Stalls				

Value Added Attributes	Description	Price (if not Included)
1.		
2.		
3.		
4.		

5.		
6.		

Other Services not Included in RFP	Description	Price
1.		
2.		
3.		
4.		
5.		
6.		

I/we acknowledge receipt of the following Addenda and have included for the requirements thereof in my/our RFP response: Addendum # _____ to _____.

(Signature)

9.0 APPENDIX D – REFERENCE DOCUMENTS

Current Edition of Canmore's Land Use By-Law: <https://www.canmore.ca/your-community/planning/lub>

Attention should be given to the by-law requirements for Materials and Colours (Section 11.5.7) and the proposed facility will be expected to meet these design guidelines.

10.0 APPENDIX E – REFERENCE DOCUMENTS

Supplementary Conditions for the CCDC 2 (2020) Contract