



Strasbourg Memorial Hall Southwest Wall Replacement Tender

Job: Replacement of the Southwest Wall at the Strasbourg Memorial Hall

Location: 113 Pearson Street, Strasbourg, SK

Timeline: Work must begin no earlier than August 4, 2025 and be completed no later than October 1, 2025

Please submit a final bid for the job outlined below.
Bids will be received up to **4:00 p.m. Friday, May 16, 2025.**

Other items to be included with the bid:

- Worker's Compensation Board Letter of Compliance
- Evidence of Liability Insurance of not less than \$2 Million (\$2,000,000)

Bidder: _____ (full legal name)

Contact Person: _____

Bidder's Address: _____

Bidder's Phone Number: _____ Email: _____

The proposed cost (base price) to complete all services indicated in the Tender is:

\$ _____ + tax

Note: 10% holdback will apply until final inspection is completed on the finished job.

Signed and submitted by, or on behalf of the Bidder, by legally authorized signing agent of the company:

(Name)

(Signature)

(Date)

Project Specifications

1. General

- 1) Complete hall wall replacement as per foundation requirements set out by the attached engineered foundation plan and Professional Building Inspections plan review requirements.
- 2) Liaise with Town electrician to have the power meter moved and reinstalled.
- 3) Liaise with Town Hall maintenance contractor to have the interior kitchen work completed.
- 4) Call and be present for required inspections with Professional Building Inspections, Inc.
- 5) Liaise with structural engineers as part of the building permit process.

2. Execution

- 1) Cut, remove, and haul asphalt to location approved by the Town. Excavate to expose wall.
- 2) Remove existing concrete block wall.
- 3) Form and pour new concrete wall.
- 4) Install weeping tile, crushed rock, and sump pit.
- 5) Membrane damp-proofing on exterior of wall.
- 6) Backfill and compact excavated area with granular material.
- 7) Make repairs to stucco as required.

3. Other Work Not Included

- 1) Removal and re-installation of kitchen cabinets, appliances, and suspended ceiling completed by others.
- 2) Interior wall finish in kitchen area completed by others.
- 3) Asphalt lot re-paving completed by others.

4. Additional Notes

- 1) Discuss with the Town CAO as to the length of time required to complete the project as Hall bookings will have to be adjusted so that the least amount of disruption to the facility will occur.
- 2) This project will impact the entrance to the Strasbourg Library, so considerations will need to be made for users to access the space.



STRASBOURG HALL
113 PEARSON ST., STRASBOURG, SK

STRUCTURAL DRAWINGS LIST

SHEET LIST		
DESCRIPTION	DRAWING NO.	SHEET NO.
STRUCTURAL COVER PAGE	S0.00	1
GENERAL STRUCTURAL NOTES	S0.01	2
TYPICAL DETAILS	S1.00	3

Google Maps

51.070949814549124, -104.95323582014507



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NOTES:
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED AND SEALED, AND DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION IN THE TABLE BELOW.
 DO NOT SCALE THIS DRAWING.

No.	Description	Date
1	ISSUED FOR REVIEW	2025-04-10
2	ISSUED FOR CONSTRUCTION	2025-04-11

ARCHITECT

CLIENT

SEAL

DRAWN BY: ZM
 CHECKED BY: NG/YK/DC
 ENGINEER: DANIEL CHRENEK, P. ENG.
 PROJECT #: 2025110
 SCALE: AS NOTED ON PLAN

PROJECT

STRASBOURG HALL

113 PEARSON ST.,
STRASBOURG, SK

DESCRIPTION

**STRUCTURAL
COVER PAGE**

DRAWING NO: **S0.00** SHEET

4/11/2025 4:59:12 PM

Owner:	TOWN OF STRASBOURG	Ph:	306-725-3707
Contractor:	TBD		
Contact:	Jennifer Gritzfeld		
Civic Address:	113 Pearson Street	Class:	Class 3
Legal Address:	Lot 11-15, Block 3, Plan No. E5079	Major Occupancy:	Commercial (A2)
Land Description:		Project Type:	Renovation
Building Area:	Est. 25 m x 30 m = 750 m ²	Construction Type:	Wood-frame (Combustible)
No. of Storeys:	Two storeys	Foundation Type:	Concrete Footing & Wall
Facing Streets:	Two	Sprinklered:	
Classification:	Part 4	Permit Expiry Date:	October 11, 2025

NOTE: The Construction Codes Act (CCA) states that the owner of each building in Saskatchewan shall ensure that the building is designed, constructed, erected, placed, altered, repaired, renovated, demolished, relocated, removed, used or occupied in accordance with the building standards. Building & Technical Standards include the CCA and regulations, municipal building bylaws, and the National Building Code of Canada (NBC).

On-Site Inspections Required: FOUNDATION, FINAL

Information required and on-site inspection notes are located further below

Review Notes

Building permit approval is recommended subject to the following notes and conditions:

- Construction is not authorized to commence until a valid building permit has been issued by the municipal office.
- Plan review is based on the drawings and specifications submitted to PBI for review. Information submitted does not necessarily show all details of construction. Accordingly, neither this review nor issuance of a building permit relieves an owner from complying in all regards with the Saskatchewan building standards.
- Construction must conform to the sealed designs submitted to PBI for review. Any revisions proposed to the project after this plan review is completed must be submitted to PBI for review and acceptance prior to implementing the proposed changes.
- **Owner or contractor must contact PBI to arrange for each On-Site Inspection Required**, as identified in this report.

General

- Proposed work is to replace existing CMU foundation wall with poured concrete, place, replace or repair weeping tile, install sump pit, grading around building.
- All work to be completed to engineer designs and letter.
- **Structural engineer must provide commitment of field review prior to the start of construction.**

Site Plan

- No changes are proposed or authorized to the site.

Foundation

- Geotechnical investigation report was not required by the municipality.
- Foundation construction must conform to the engineer-stamped foundation designs prepared by D. Chrenek and dated April 11, 2025.
- **Structural engineer must provide commitment of field review prior to the start of construction.**
- **All shoring must be reviewed and monitored by a Structural Engineer onsite.**
- If any changes to the soil conditions require changes to the foundation design, please provide an updated foundation design.
- If during construction the soil, rock or groundwater is found not to be of the type or in the condition used in the design and as indicated on the drawings, the design must be reassessed by the designer (NBC 4.2.2.4.(1)). Any altered subsurface conditions must be recorded on "revised" drawings and forwarded to PBI for review and acceptance.
- Freshly placed and finished concrete must be protected against adverse conditions, such as high wind, precipitation, freezing, abnormally high temperatures or temperature differentials, premature drying, and moisture loss, for the period of time necessary to develop the desired properties of the concrete. All materials and equipment needed for adequate protection and curing must be on hand and ready for use before each concrete placement is started. Protection and curing of fresh concrete must meet Section 7.4 requirements in the CSA-A23.1, "Concrete Materials and Methods of Concrete Construction" standard (NBC Table 5.9.1.1.)
- Anchorage of the building must conform to requirements on Dwg S1.00 of the engineered foundation designs.
- Building must be located, the building site graded, or water directed away from building assemblies so as to prevent the accumulation of surface water against the building or adjacent buildings (NBC 5.7.1.2.(1)).
- Eavestroughs and downspouts can help to control water accumulation around the building and to prevent seepage into the foundation. Where downspouts are provided and are not connected to a sewer, provisions must be made to divert water away from the building in a manner which will prevent soil erosion (NBC 5.6.2.2.(3)).

Information Required:

The following information is required immediately:

- 1. Engineer commitment of field review.

The following information is required as it becomes available:

- 2. NBC 2020 field commitment reports.
- 3. Any changes to any design submitted for this plan review.

E-mail information to: office@pro-inspections.ca

On-Site Inspections Required:

- FOUNDATION** Prior to pouring the concrete foundation walls (once the footings, weeping tile, and forms with rebar are in place, as per the Engineer's design).
- FINAL** When project is complete and ready for use.

On-Site Inspection Notes:

- Owner or owner's agent (e.g. contractor, site supervisor, etc.) must contact PBI, or the Building Official directly, to arrange for the required inspection(s) identified above.
- Please give the Building Official at least **48 hours notice** to schedule each required on-site inspection.
- Keep a copy of the drawings reviewed by PBI at the construction site to reference during inspections.
- **Ensure that relevant items in the PBI reports are communicated to the applicable trades.**
- Construction is not authorized to proceed to the next stage of construction until the required inspection is completed and written authorization is granted by the Building Official.
- Failure to call for the required on-site inspections may result in enforcement action, such as the removal of materials to facilitate inspection (at the owner's expense) or another action deemed appropriate by the Building Official under Part 5 of the CCA.
- Note that the property owner will be charged for any missed inspections and may incur additional fees for follow-up work required by the Building Official as a result of the missed inspection(s).
- Building permit fee is based upon construction proceeding in a timely and competent manner. Additional fees may be charged for a re-inspection of infractions, a progress inspection to follow-up on tardy construction, or for other unforeseen circumstances.
- Additional inspections may be conducted at the discretion of the Building Official.
- To arrange for an inspection or inquire about your permit, please quote the municipality name and PBI Number listed at the top of page 1 of this report.
- Permit cannot be closed until all work has been completed and inspected to confirm compliance and all required information has been received.

Closing Remarks:

- If any work is proposed or changed during construction, information on the changes must be submitted to the Building Official for written approval and must comply with NBC minimum standards prior to implementing the changes.
- Contact the Building Official noted below if you require further clarification about the contents of this review.

Completed By:	Bob Baker Class 3 Licensed Building Official Saskatchewan BOL552	Cell: (306) 550-5505 Email: bob@pro-inspections.ca	Date: April 22, 2025
Your Building Official:	Bob Baker Class 3 Licensed Building Official Saskatchewan BOL552	Cell: (306) 550-5505 Email: bob@pro-inspections.ca	Office: (306) 536-1799 Fax: (306) 781-2112

IMPORTANT

General Notes below are intended to assist the builder. These notes are based on the most commonly asked questions or missed items. This is NOT intended to be a complete list of requirements. Construction must comply with all Saskatchewan building standards. These notes were selected and worded based on years of experience of Building Officials conducting inspections and identifying common infractions, deficiencies, confusions, etc. **Some items may not be applicable to your project.** Contact the Building Official for clarification.

General Notes

General

1. **2020 NBC** - NBC references in this report pertain to Division B of the 2020 edition of the National Building Code of Canada, unless otherwise indicated.
2. **National Energy Code of Canada for Buildings (NECB 2020)** was officially in force in Saskatchewan on January 1, 2019. No person shall fail to comply with the energy code requirements.
3. **NFCC** references in this report pertain to the 2020 edition of the National Fire Code of Canada.
4. **METRIC units** noted in this report are NBC requirements and must be followed. Note that any references to Imperial measurements (e.g. inches, feet, pounds, etc.) are approximate and are for information purposes only.
5. NBC uses the term "shall" to express a requirement; however, the term "shall" has been replaced with "must" in this report for clarity. Any references to "should" expresses a recommendation that is advisable but not required by NBC, and "may" expresses an option which is permitted within the limits of the NBC.
6. Items in this report in **red/bold font** are items that the Building Official would like to draw your attention to.
7. Owner is responsible to have all underground facilities located prior to commencing construction.
8. Owner is responsible to ensure that overhead utility lines meet Sask Power's minimum clearance requirements.
9. Electrical installations must meet the requirements of provincial regulations, as inspected and enforced by Technical Safety Authority of Saskatchewan (NBC 3.6.1.2.(1)(a)).
10. Plumbing installations must meet the requirements of provincial regulations, as inspected and enforced by Technical Safety Authority of Saskatchewan and Ministry of Health - Public Health Inspectors. Please contact TSASK for *indoor* plumbing permit application information. Please contact the Saskatchewan Health Authority for *outdoor* plumbing permit application information.
11. Covering structural or energy efficiency components (e.g. rebar, framing members, insulation, etc.) without calling for an inspection may require the removal of materials (at the owner's expense) or another action deemed appropriate by the Building Official under Part 5 of the CCA.
12. **If the owner wishes to construct projects that are not included with this permit then a separate building permit will be required for each project.**
13. Site safety measures must be taken at the project site in conformance with NBC Part 8 and Saskatchewan Occupational Health and Safety requirements to ensure that no person is exposed to undue risk (NBC 8.1.2. & Building Regulations 8) In the case of conflict between the provisions of NBC Part 8 and The Occupational Health and Safety Regulations, 2020, the provisions of The Occupational Health and Safety Regulations, 2020 govern (Building Regulations 8.1.1.4.)
14. Building is to conform to all municipal bylaws. Check with the municipal office if you are uncertain of local bylaw requirements.

Foundation

15. If any changes to the soil conditions require changes to the foundation design submitted, then please provide an updated foundation design.
16. If during construction the soil, rock or groundwater is found not to be of the type or in the condition used in the design and as indicated on the drawings, the design must be reassessed by the designer (NBC 4.2.2.4.(1)). Any altered subsurface conditions must be recorded on "revised" drawings and forwarded to PBI for review and acceptance.
17. Every excavation must be undertaken in such a manner as to prevent movement that would cause damage to adjacent buildings at all phases of construction and that comply with the appropriate site safety requirements of NBC Part 8 (NBC 4.2.5.2.(1)).
18. Surface water and all groundwater must be kept under control at all phases of excavation and construction (NBC 4.2.5.5.)

19. Waterproofing materials, components, assemblies and systems subjected to hydrostatic pressure must be designed in accordance with NBC 5.1.4. requirements. Hydrostatic design loads must be determined in accordance with NBC Subsection 5.2.2. requirements (NBC 5.7.2.2.)
20. Air barrier system conforming to CAN/ULC-S741, "Air Barrier Materials - Specification" (NBC 5.4.1.2.(1)(b) is required to separate interior space from the ground to control the ingress of radon and other soil gases (NBC 5.4.1.1.(1)(e).
21. Air barrier system must be continuous across construction, control and expansion joints, across junctions between different building assemblies, and around penetrations through the building assembly (NBC 5.4.1.2.(3).
22. Precast concrete members must conform to CSA-A23.4, "Precast Concrete - Materials and Construction" (NBC A-4.3.3.1.)
23. Plain, reinforced or pre-stressed concrete used in foundations or in support of soil or rock must conform to the requirements of CSA-A23.3, "Design of Concrete Structures" (NBC 4.2.3.5. & 4.3.3.1.)
24. Materials and components, and their installation, must conform to the requirements of the applicable standards in NBC Table 5.9.1.1. where those materials or components are incorporated into environmental separators or assemblies exposed to the exterior and are installed to fulfill the requirements of NBC Part 5 (NBC 5.9.1.1.(1).
25. Freshly placed and finished concrete must be protected against adverse conditions, such as high wind, precipitation, freezing, abnormally high temperatures or temperature differentials, premature drying, and moisture loss, for the period of time necessary to develop the desired properties of the concrete. All materials and equipment needed for adequate protection and curing must be on hand and ready for use before each concrete placement is started. Protection and curing of fresh concrete must meet Section 7.4 requirements in the CSA-A23.1, "Concrete Materials and Methods of Concrete Construction" standard (NBC Table 5.9.1.1.)
26. Building assemblies must be protected by waterproofing in accordance with NBC 5.7.3.3. so as to prevent the ingress of water into the building or the accumulation of water against the building (NBC 5.7.3.2.)
27. Waterproofing materials, components, assemblies, or systems must form a continuous and impervious barrier to the ingress of water and accommodate imperfections, construction joints, control joints and expansion joints, as well as junctions between different building assemblies and elements penetrating building assemblies (NBC 5.7.3.3.)
28. Vertical building assemblies that separate interior space from the ground are permitted to be dampproofed where: (a) such assemblies are not subjected to hydrostatic pressure, (b) the substrate is cast-in-place concrete, AND (c) a drainage layer is installed between the building assembly and the soil (NBC 5.7.3.4.(1).
29. Joints, junctions and penetrations must be designed and constructed to maintain the continuity of the dampproofing (NBC 5.7.3.4.(2).
30. Backfill must be placed so as to provide lateral support to the soil adjacent to the excavation and to prevent detrimental movements (NBC 4.2.5.8.(1).
31. Material used as backfill or fill supporting a footing, foundation or a floor on grade must be of a type that is not subject to detrimental volume change with changes in moisture content and temperature (NBC 4.2.5.8.(2).
32. Building must be located, the building site graded, or water directed away from building assemblies so as to prevent the accumulation of surface water against the building or adjacent buildings (NBC 5.7.1.2.(1).
33. Eavestroughs and downspouts can help to control water accumulation around the building and to prevent seepage into the foundation. Where downspouts are provided and are not connected to a sewer, provisions must be made to divert water away from the building in a manner which will prevent soil erosion (NBC 5.6.2.2.(3).
34. Junctions between vertical assemblies, and sloped or horizontal assemblies, must be designed and constructed to minimize the flow of water from the sloped or horizontal assembly onto the vertical assembly (NBC 5.6.2.2.(4).

Mechanical

35. Portable fire extinguishers must be provided and installed in accordance with provincial regulations, municipal bylaws, or the National Fire Code of Canada (NFCC) in the absence of such regulations or bylaws (NBC 3.2.5.16.(1).
36. Portable fire extinguishers must be inspected and maintained, as per NFPA 10, "Portable Fire Extinguishers" specifications (NFCC 6.2.1.1.)
37. Acceptable location and maximum travel distances for portable fire extinguishers is provided by NFPA 10 and is based on the size and classification rating of the fire extinguisher.
38. Maximum travel distance to a portable fire extinguisher with a 2A-10B-C rating is 9 metres (29.5') and the maximum travel distance to a portable fire extinguisher with a 4A-20B-C rating is 15 metres (49') (NFPA 10 - 6.1.3.2.)
39. Buildings over 500 m² a portable fire extinguisher with a 4A-80B rating shall be installed with a maximum travel distance 25m.
40. **Portable fire extinguishers must be mounted in a visible location along normal paths of travel, including access routes to exits and near exit doors** (NFPA 10 - 6.1.3.2.)

41. Portable fire extinguishers should be mounted with the bottom of the fire extinguisher no lower than 102 mm (4") above the floor surface and the top of the fire extinguisher no higher than 1530 mm (60") above the floor surface (NFPA 10 - 6.1.3.8.)

BUILDING & DEVELOPMENT PERMIT
Registered Professional Letter of Commitment
and Assurance for Field Review

2025 - 04 - 24

Date (YY MM DD)

File Number

To: Town of Strasbourg

Municipality Name

Strasbourg Hall Structural Reinforcement

Re: Name of Project

Description of Project

113 Pearson Street, Strasbourg, SK

Civic Address or Land Location of Project Site

Section A: Letter of Commitment

The undersigned hereby undertakes to be responsible for design and field reviews of the following components by confirming, through documentation, that any registered professionals delegated design and field reviews are competent to perform their responsibilities.

(initial items listed below that apply to this registered professional)

National Building Code of Canada & National Plumbing Code of Canada

Architecture

Structural Engineering

Mechanical Engineering

Electrical Engineering

Geotechnical Engineering

Alternative Solution

National Energy Code of Canada for Buildings

Part 3

Part 4

Part 5

Part 6

Part 7

Other (specify)

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am an architect or engineer, as defined in The Construction Codes Act, and am licensed to practice in Saskatchewan.

Daniel Chrenek, P.Eng., Structural

(Affix Professional Seal Below)

Professional's Name & Discipline (Print)

Design Works Engineering Ltd.

Company Name (If the registered professional is a member of a firm)

1250 - 10130 103 Street, Edmonton, AB

Address (Mail, City/Town, Province, Postal Code)

780 244 0252

danielc@designworkseng.com

Phone

Email



April 24, 2025

Signature of Registered Professional

Date



Section B: Field Review

I hereby give assurance that:

- a) I have fulfilled my obligations for field review as initialed in Section A:
 - i. Section 15 of The Building Code Regulations, and/or
 - ii. Section 6 of The Energy Code Regulations,
- b) Those components initialed in Section A substantially comply with the plans and supporting documents submitted in support of the application for the building or plumbing permit; and as modified by subsequent site instruction and/or change orders; and
- c) I certify that I am an architect or engineer, as defined in The Construction Codes Act, and am licensed to practice in Saskatchewan.

(Affix Professional Seal Below)

Professional's Name & Discipline (Print)

Company Name (If the registered professional is a member of a firm)

Signature of Registered Professional

Date

Comments or Occupancy limitations

Note: The above letters must be signed by a registered professional. An Architect or Engineer is defined as:

- a) a person who is registered or licensed to practice as a professional engineer under The Engineering and Geoscience Professions Act, or
- b) a person who is registered or licensed to practice as an architect under the Architects Act.