



REQUEST FOR PROPOSALS (RFP)

Black Tickle Storage Building – Interior Fit-Up

RFP No.: 2607-001-RFP-COO

Project Location:

Black Tickle, Labrador

1. Invitation to Proponents

The NunatuKavut Community Council (NCC) invites qualified contractors to submit proposals for the complete interior fit-up of an existing **20 ft × 20 ft × 11 ft arch-style steel storage building** located in Black Tickle, Labrador.

The successful Contractor shall provide all labour, supervision, equipment, tools, transportation, accommodations, permits, inspections, and incidental materials necessary to complete the work described in this Request for Proposals (RFP), unless specifically identified as Owner-supplied.

The building currently consists of an open steel shell constructed on an existing concrete slab.

2. Important Dates

Milestone	Date
RFP Release Date	July 14, 2026
Questions Deadline	July 23, 2026 – 4:00 PM AST
Proposal Closing Date	July 28, 2026 – 2:00 PM AST

Milestone	Date
Estimated Contract Award	August 4, 2026
Estimated Project Start	August 2026
Required Substantial Completion	September 30, 2026

Note: All dates and times referenced in this RFP are in **Atlantic Standard Time (AST)**.

3. Project Description

This project consists of completing the interior fit-up of an existing arch-style steel storage building into a fully insulated, heated and functional storage facility.

The work generally includes:

- Installation of Owner-supplied insulation package
 - Construction of an insulated interior partition wall
 - Installation of mold-resistant drywall
 - Complete 200 Amp electrical service
 - Interior LED lighting installed in conduit
 - Electric baseboard heating
 - Heavy-duty custom shelving
 - Final cleanup and commissioning
-

4. Scope of Work

A. Insulation

The Owner will supply the insulation package.

The Contractor shall install the complete insulation package throughout the entire building in accordance with the manufacturer's recommendations.

Work includes:

- Roof insulation
- Wall insulation
- End wall insulation
- Vapor barrier where required
- Fastening systems
- Trim and finishing accessories supplied with the insulation package

B. Interior Partition Wall

Construct one full-width partition wall approximately halfway through the building creating two separate storage rooms.

Wall construction shall include:

- 2 × 6 wood framing
- Pressure-treated bottom plate
- Anchored to existing concrete slab
- Full batt insulation
- Vapor barrier
- Mold-resistant drywall on both sides
- Reinforcement for shelving attachment

Provide and install:

- One (1) insulated 36-inch prehung steel door
- Passage lockset
- Door trim and casing

C. Drywall

Install mold-resistant drywall on:

- Both sides of the new partition wall
- Existing exterior entrance wall framing
- Existing window wall framing
- Any additional framing required around openings

All drywall shall be taped, filled, sanded and painted.

D. Electrical

Provide a complete electrical installation including all permits and inspections.

Electrical Service

Supply and install:

- New 200 Amp electrical service
- Meter base

- Main breaker panel
- Breakers
- Grounding system
- Utility coordination

Wiring

All wiring shall be installed inside electrical conduit.

No exposed NMD cable shall be permitted.

Provide dedicated circuits for:

- Lighting
- Electric baseboard heaters
- General receptacles

Lighting

Supply and install LED lighting suitable for storage use.

Locate switches adjacent to entrance doors.

Receptacles

Install duplex receptacles throughout both storage rooms.

Spacing shall be approximately every 12 feet around the perimeter.

Provide GFCI protection where required.

E. Heating

Supply and install electric baseboard heaters sized appropriately for the completed insulated structure.

Provide independent thermostat controls for each storage room.

F. Shelving

Construct heavy-duty custom wood shelving throughout both storage areas.

Shelving shall consist of:

- 2 × 4 framing
- ¾-inch plywood shelves

Shelf requirements:

- 16–24 inches deep
- Approximately 24 inches vertical spacing
- Securely anchored to wall framing

Existing Storage Area

Install shelving around the perimeter while maintaining adequate walking space.

New Storage Area

Install shelving on as many walls as practical.

The majority of shelving shall be installed in the newly created storage room.

The Contractor shall submit a proposed shelving layout for Owner approval prior to construction.

5. General Construction Requirements

The Contractor shall:

- Protect the existing concrete floor.
- Verify all dimensions prior to construction.
- Coordinate delivery of Owner-supplied insulation.
- Maintain a clean and safe work site.
- Remove all construction debris.
- Repair any damage caused during construction.
- Comply with all applicable Occupational Health and Safety legislation.

6. Materials

Unless specifically identified as Owner-supplied, all materials shall be supplied by the Contractor.

Minimum material standards include:

- SPF framing lumber
- Pressure-treated sill plates

- Mold-resistant drywall
 - CSA-approved electrical components
 - Galvanized fasteners where required
-

7. Remote Location Requirements

Black Tickle is a remote coastal Labrador community with limited services.

Contractors shall familiarize themselves with all transportation and logistical requirements before submitting a proposal.

The successful Contractor shall provide, at its own expense:

- Mobilization and demobilization of all personnel, equipment, tools and materials.
- All travel arrangements to and from Black Tickle.
- Freight and shipping of all materials and equipment.
- Accommodations for all employees.
- Meals and incidentals.
- Local transportation.
- Storage and security of tools and materials.
- Temporary facilities required to complete the work.

The Contractor shall ensure all equipment, tools and materials required to complete the project are available on site prior to commencing work.

8. Site Conditions

Contractors are responsible for becoming familiar with existing site conditions before submitting a proposal.

Failure to inspect the site or understand transportation limitations, weather conditions or available services shall not constitute grounds for additional compensation.

9. Project Schedule

The successful Contractor shall commence work as soon as practical following contract award.

Substantial Completion shall be achieved no later than September 30, 2026.

Time is considered an essential component of this Contract.

10. Proposal Submission Requirements

Proposals shall include:

- Company profile
 - Relevant project experience
 - Proposed construction schedule
 - Completed pricing schedule
 - Lump sum project price
 - Proof of commercial general liability insurance
 - List of exclusions (if any)
-

11. Pricing Schedule

RFP# 2607-001-RFP-COO PRICING SCHEDULE		
SCHEDULE OF WORK AND PRICES		
NO.	PROPOSAL ITEM DESCRIPTION	QUOTE
A	Lump Sum per Section 4: Scope of Work	
	HST	
	TOTAL	
Notes: - Quote must include labour, equipment, materials, overhead, travel, mobilization and demobilization and profit. Applicable taxes shall be shown separately.		

Contractor Information

Company Name: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____

Email: _____

Business Number (BN): _____

12. Owner's Rights

The NunatuKavut Community Council reserves the right to:

- Accept or reject any proposal.
 - Waive informalities or irregularities.
 - Request clarification of proposals.
 - Negotiate with the preferred proponent.
 - Cancel or reissue this RFP.
-

13. Inquiries and Proposal Submission

Inquiries

All inquiries regarding this Request for Proposals shall be directed to the Owner's Representative no later than **4:00 PM AST on July 23, 2026.**

Shawn Holwell

Owner's Representative

NunatuKavut Community Council (NCC)

Email: **sholwell@nunatukavut.ca**

Questions received after the deadline may not be answered.

Where appropriate, responses affecting all proponents may be distributed to all known bidders to ensure a fair and transparent procurement process.

Proposal Submission

Proposals shall be received no later than:

Tuesday, July 28, 2026

2:00 PM AST

Electronic submissions are preferred and shall be submitted to:

Tammy Swain

Chief Operations Officer

NunatuKavut Community Council (NCC)

Email: **coo@nunatukavut.ca**

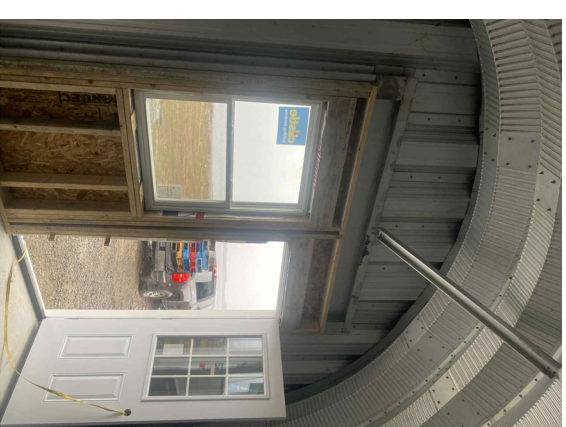
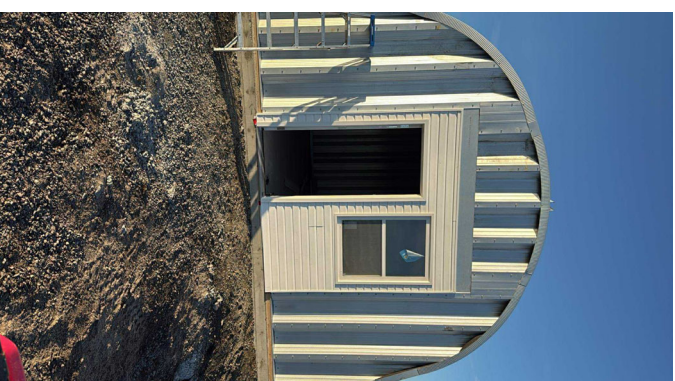
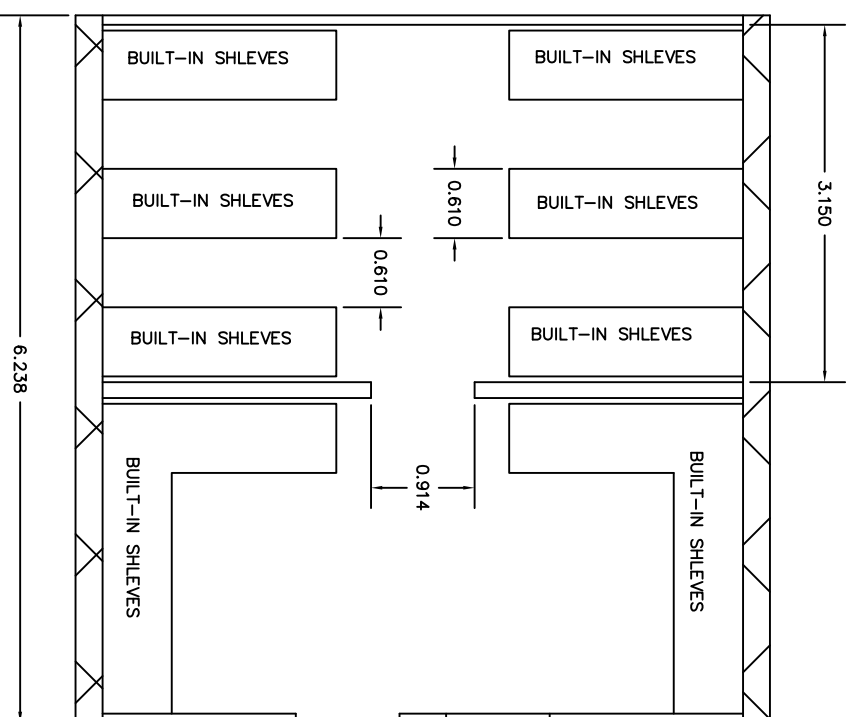
Email Subject Line:

RFP 2607-001-RFP-COO – Black Tickle Storage Building – Interior Fit-Up

Late proposals may be rejected at the sole discretion of the Owner.

The NunatuKavut Community Council reserves the right to accept or reject any or all proposals, waive informalities or irregularities, and is not obligated to accept the lowest-priced proposal.

Proposed Floor Plan



NOTES:

THE PLAN IS A SITE SKETCH, NOT FOR CONSTRUCTION PURPOSE.
ALL MEASUREMENTS ARE IN METRIC UNLESS OTHERWISE STATED.

Black Tickle Storage Shed - Fit up
Proposed Floor Plan
Existing Structure

[illegible]