

Madawaska Club at Go Home Bay (N 44.993791, W 79.931693)

2026 Maintenance

Boathouse Siding repair and stain

c/o John Harris, Property Manager

jharris@dsgi.on.ca

705-238-8696

See attached Contractor Guidelines for general requirements.

Background: Built in 2010 for winter storage of the sailing school boats and equipment, and for general use in the summer for the sailing school as well as other club activities like yoga, book club, art shows, etc. It is framed construction with a green roof and cedar shingle siding, on a combination of block piers and steel cribs, surrounding on 3 sides by decking.

It is roughly 33' x 19' x 8' high. The north and west walls are substantially open but there are plywood doors that fill in the open spaces for the winter which will require staining as well. The East wall has a series of lockers that will require staining.

Scope of work:

1. Protect dock and building interior (including the stored boats if they are still in the boathouse) from overspray/drips.
2. Inspect and repair/replace shingles as required. Back prime all new material:
 - a. SW corner
3. Inspect and repair exterior locker doors.
4. Prep and Stain building using Benjamin Moore Woodluxe or better, colour to match:
 - a. Shingle siding
 - b. Beam extensions
 - c. Blocking between rafters
 - d. Exterior face of outer rafters
 - e. Removable doors, outside only
 - f. Door and window trim
5. Stencil back of doors with location in white letters.

Timing: 2026. Preference is to have the work done before the sailboats come out of storage (typically in mid June) or after they go into storage (typically late September). We can try to arrange later in June or earlier in Sept if necessary.

Quotes are due May 11th, 2026, contract will be awarded May 15th. Site visits can be anytime on your own, please let me know when you go.



North West corner



South side



West Side

Madawaska Club at Go Home Bay

General Requirements for Contractors

April 2026

1. The contractor shall carry CGL insurance of \$2mln per occurrence, WSIB coverage and vehicle insurance.
2. Between the Victoria Day weekend and Thanksgiving weekend the job site shall be clean and safe at the end of each day including denailing of lumber, no trip hazards, etc.
 - a. Outside of the dates above, job sites shall be clean and safe at the end of each week.
 - b. With the Property Manager's approval, areas can be roped off rather than made safe as described above.
3. All waste shall be removed at the end of the project unless other arrangements have been made.
4. The contractor shall provide the name and contact information for the site supervisor and, if different, the project manager.
5. The contractor will take direction from the Property Manager (John Harris, 705-238-8696) unless someone else has been designated for the project.
 - a. No extras or changes in scope are made without authorization.
6. In case of emergency, if the Property Manager or their designate cannot be reached, the contractor shall contact the President (Christine Robson, 416-725-6165)
7. The contractor shall coordinate with the Property Manager to ensure that the work will not conflict with Club activities and/or barriers are erected to keep people out of the construction area.
 - a. With a few exceptions, Club Activities are limited to the months of July and August.