PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc2190370119 Contract No. N/A

Background

This project is an innovative Net Zero Energy childcare facility for the City of Toronto. It is located at 1234 Weston Road, within the Mount Dennis area. The facility is approximately 19,000 sf, and will consist of two (2) stories plus a finished lower level.

Included in the programming area are two Infant Rooms, three Toddler Rooms, and three Preschool Rooms. The facility will accommodate a total of 98 children. An open parent resource area is included near the entry lobby, to facilitate parent interaction and involvement. A demonstration kitchen is included on the second floor, for preschool participation in food based activities. There is a multi-purpose room, kitchen, services and storage in the lower level.

The infant and toddler play rooms and connected playgrounds are at grade, with the preschool and preschool playground located on the second floor/roof. Naturalized playground opportunities are prioritized, to facilitate children's connection with nature, imaginative play, discovery, and exploration.

The building is designed Net Zero Energy and to Zero Carbon Standard emissions. Sustainability will be an important aspect of this project, and lead the way for future NZEB projects. It will follow Toronto Green Standards V3 and GaGBC Carbon Neutral Building Standards. The building envelope and mechanical systems, though not targeting certification, will follow Passive House high performance principles. The heating and cooling will be provided though a geothermal heat pump system, and renewable energy will be generated with Photovoltaic/Thermal panels on the roof.

SCOPE OF WORK

The Contractor will undertake full responsibility and role of the "Constructor" and conform and adhere to health and safety requirements as defined in the **Occupational Health and Safety Act** as the sole "constructor" for this project site for the entire duration of the project.

The Contractor will be responsible for applying for "Notice of Project" with the Ministry of Labour as required.

The Contractor will provide general contracting services and retain Mechanical, Electrical, and Geothermal Sub Contractors and any specialty sub-contractors as necessary to construct a new Net Zero Energy Childcare Building for the City of Toronto. This facility **must be built to be licensable for (20) infants, (30) toddlers and (48) pre-schoolers in accordance with the licensing standards under the CCEYA.**

The Contractor shall furnish all labour, materials, equipment and resident supervision for the project to be completed in accordance with **Volumes 1 and 2 of the Issue for Tender Drawings** package and **Volumes 1-3 of the Issue for Tender Specifications** provided as an attachment to this Request for Tender

This work must be completed in sixteen months (16), and may include, but not necessarily be limited to the summary below:

1. Provide detailed critical path schedule in MS Project format, indicating phases and completion within period specified submitted for comment and approval by the City prior to commencement of works. Update schedule regularly or as requested by the City of

Toronto Project Manager to ensure accuracy of project deliverables.

2. Provide log book on site detailing work being carried out by trades with a labour count on a daily basis.

3. Planning, scheduling, co-ordination and supervision of all sub-trades and work during the implementation of the scope of work. Ensure that sub-trades are coordinated in a manner to cause the least amount of disruption to adjacent building occupants and shortest project duration.

4. Responsible for acting as "Constructor" and adherence to health and safety requirements as defined in Occupational Health and Safety Act, and in section 1.09 and 1.25

5. Responsible for having all necessary permits on site.

6. Shop drawings, operating & maintenance manuals, and other project closeout documents.

7. Site preparation and removals, protection of existing buildings, properties and adjacent areas to the work. This includes all necessary site demolition and shoring requirements.

8. Storm, Sanitary and Domestic water systems including rainwater infiltration tank.

9. Associated hard and soft landscaping around the building, including unit pavers, concrete paving. rubber playground surfacing.

10. Concrete sidewalks, aprons, curbs and planting beds, asphalt paving and landscaped areas.

11. Heavy timber glulam beams and joists, structural tongue and groove solid wood deck, and steel column structure.

12. Modified Bitumen roofing systems, with high levels of insulation (R40+).

13. Concrete footings and foundations, selected Load-bearing reinforced concrete walls.

14. Full basement with conventional spread footings.

15. High-performance triple-pane glazing system, super insulated walls, wood-framed exterior walls, with metal exterior cladding.

16. Mechanical Systems designed to utilize ground-exchange Geothermal wells and heat pump system, photovoltaics, and building monitoring systems.

17. Measurement and verification systems to track building performance, including, but not limited to, energy-use meters.

18. Miscellaneous metal fabrications.

19. Interior partitions and finishes including gypsum board, sheet flooring, ceramic tile.

20. Electrical systems for lighting, power, controls, fixtures and fittings.

21. Millwork, wood screens, furniture systems, specialties and window coverings.

22. Building battery back-up installation.

23. Sprinkler and Fire Alarm systems.

24. Air leakage testing following three phases of construction: 1) Mock-up of wall section; 2) building test prior to interior wall and ceiling installation; and 3) full build-out.

25. Technical Commissioning, Training and/or Orientation.

26. Warranty documentation and project completion documentation including Operations Manuals etc. that is further detailed in Volume 1-3 of the Specifications appended to this document.

The building will have a three-stage air-tightness testing including: first stage includes testing on mock-up of envelope, second-stage testing before the finished drywall goes on, and third-stage testing once the drywall has been installed.