PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc4339591498, Contract No. N/A

This project consists of the renovation of the existing unoccupied youth shelter located at 25 Canterbury Place, Toronto. This renovation includes exterior brick wall repairs, sealant repairs, replacement of windows and cement board siding, replacement of the roofing membrane, extensive interior renovations and mechanical/electrical upgrades.

SCOPE OF THE WORK

The Contractor shall furnish all labour, materials, equipment and supervision for the renovation of the existing building located at 25 Canterbury Place, Toronto in accordance with the drawings and specifications including any addenda issued during the time of bidding. This work shall include, but not be limited to the short summary below:

1. Prior to starting construction, the Contractor is to obtain and post a Notice of Project from the Ontario Ministry of Labour. Contractor shall provide a copy of the Contractors Health and Safety Policy, as well as the Health and Safety Plan specifically for the project. These documents shall be provided to the Consultant and the City.

2. Provide a construction sequencing and staging plan to the Consultant and City of Toronto Project Manager indicating site access, safety barriers, fencing, hoarding, material staging area, work area, phasing of work and disposal bin location. This plan must be approved by the City of Toronto and consultant prior to any mobilization on site.

3. Protection of existing facility, and adjacent facilities, finishes, etc. during project. Any damages caused by the contractor to existing facilities will be the contractors responsibility to rectify. Refer to technical drawings and specifications prepared by the Consultant for additional information.

4. Provide Pre-Construction photos and video survey copy to City Project Manager and Consultant prior to start of Demolition and Construction.

5. Patching and making good of existing finished elements to match existing affected by the new work and as indicated in the attached Construction Documents and any areas damaged by trades during the work.

6. Scope of work may include, but not limited to the following:
    a. Interior renovation of basement, ground floor, mezzanine, and second floor, including reconfiguration of existing layout and new finishes.
    b. Localized repointing and repair of cracked or spalled brick masonry as directed by the consultant.
    c. Replacement of cracked stone window sills as shown in the Drawings.
    d. Wholesale replacement of exterior building control joint sealants.
    e. Wholesale replacement of the existing main roof.
    f. Replacement of existing make-up air unit, furnace and associated economized and condensing unit, washroom exhaust fan, rooftop kitchen exhaust fan, and roof vents.
    g. Replacement of all plumbing fixtures.
    h. Relocation of existing fire alarms and installation of new smoke detectors.
    i. Installation of new interior light fixtures on the ground floor and basement.
    j. Repair all areas damaged by construction activity; specifically, the contractor shall repair all damage resulting from the construction to the satisfaction of the consultant

including repainting of surfaces in accordance with these specifications which have been damaged.

k. Final cleaning of the structure, fixtures, piping, etc. and the disposal of all waste productions and/or debris generated by the construction activity, as well as any material present in the work area prior to the commencement of the work. The areas requiring cleaning shall consist of all areas affected by the work.

7. Disposal of any construction materials/debris, in a legal manner, for this project on a daily basis and in accordance with City of Toronto Construction, Renovation & Demolition Waste Management Policy referenced in the attached Construction Documents.

8. Final and finish cleaning acceptable for handover to client prior to completion of each phase of construction and as indicated in the attached Construction Documents, including but not limited to the following areas:
   a. Cleaning and repairs to the entire post-construction site per phase. Site is to be dust and stain free.
   b. Clean up of debris.
   c. The Contractor is responsible to clean up and removal from the premises all waste materials, rubbish, wrappings and salvages as generated by the construction.

9. Coordinate and administer all necessary inspections for Authorities having Jurisdiction including but not limited to ESA inspections, TSSA, MOE, Building Department Inspections and signoff, Fire alarm Verification, and HVAC and plumbing inspections and applications for all occupancy permits. The complete approvals of these agencies is the responsibility of Contractor, the City will provide the Building Permit.

10. Cooperate with Client and other agents working for or with the City of Toronto for general work and regular building functions for the duration of the construction period.

WORKING HOURS

1. The Substantial Performance date indicated within the “COMMENCEMENT AND COMPLETION DATE” section of this document must be achieved, Contractor shall include in their bid price provision for all after hours work necessary to achieve Substantial Performance.

2. The General Contractor must schedule and perform the work in accordance with the City of Toronto Municipal Noise By-Law and include for all costs associated with this in their base bid price.

SPECIAL NOTES

1. The areas of construction are to be clearly delineated and signed for safety purposes at all times, including access to exits, and clear paths of travel. Where project work may cause temporary or partial closure of the exits or egress to and from the site then alternate exits or egress must be provided.

2. Emergency exiting and egress paths cannot be obstructed during construction. The contractor shall ensure the work area is free and clear of debris at all times.

3. Maintain adequate safety communication signage at all times in accordance with the Ontario Health and Safety Act.

4. Full time site supervision is required while trades are on site throughout the work of this contract. This includes any remaining work or deficiency rectification work that takes place beyond the contractor making application for substantial performance or beyond substantial performance of the work.

5. The Contractor shall keep a complete set of construction documents on site at all times including but not limited to the following:
    a. RFI's.
    b. CO's.
    c. Quotations.
    d. Site Instructions.
    e. CCN's.
    f. Change Directives.
    g. Drawings and Specifications.
    h. Approved Shop Drawings.
    i. Meeting Minutes.
    j. Construction Schedule.

6. The Contractor shall be responsible for providing and maintaining washroom facilities on site.

7. Prior to the initial draft invoice being submitted the Contractor will provide a breakdown schedule of values providing sufficient detail for review and acceptance by the Consultant and the City. For each invoice submitted, the Contractor is to list the Invoice number, payment number, all previous charges to date, percentage completion of each item of work, the remaining charges for each item of work and which, if any, items have been charged to the contingency or cash allowance. The City Project Manager and Consultant shall receive draft invoices in advance of the time they are to be sent to the City Account Payable department for processing. The Consultants validation for payment of the approved Contractors invoice shall also reflect similar level of detail.

8. Payments from the Contingency Allowance will not be permitted without prior written approval of the City's Project Manager via Change Orders. The unused portion is to be identified as a 100% credit to the contract prior to any other Change Orders.

9. All Change Orders are to be prepared and executed by the Consultant. Payments from the Cash Allowance will not be permitted without prior written approval of the City's Project Manager via Cash Allowance Authorization subject to satisfactory submission details provided by the Contractor. The unused portion is to be identified as a 100% credit to the contract. All Cash Allowance Authorizations are to be prepared and executed by the Consultant.

10. Prior to the start of any and all work, Contractor shall notify the Consultant of any discrepancies or omissions which would interfere with the satisfactory completion of the work.

11. All work, whether shown or implied, unless specifically questioned, shall be considered fully understood in all respects by the Contractor, and he will be responsible for any misinterpretations or consequences thereof for all work shown on all contract documents.

12. The Consultant and the City reserve the right to allow other contractors to perform work in connection with the project. The Contractor shall be responsible for coordination of work and establishing schedules for all trades including the City trades such as Security. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and equipment for execution of their work.

13. No material substitutions shall be made unless previously approved in writing by the Consultant and the City.

14. Both the Consultant and the City shall have access to the demised premises at all times.

15. Any construction tools and / or equipment used on project must follow OHSA guidelines or any other code requirements having jurisdiction over tools and equipment.

16. Throughout the entire course of construction the Contractor and any other trade working on job site must follow the current OHSA guidelines in addition to all codes having jurisdiction as it relates to protective clothing: hard hats, gloves, eye protection, shoes and work procedures.

17. All sub-contractor's shop drawings shall be submitted to the Consultant for review throughout the Contractor prior to work being performed, unless otherwise noted. All Contractors shall submit cuts, samples and finishes for written approval prior to ordering or fabrication.

18. The City may at its own discretion require the G.C. to coordinate weekly project meetings as the assignment progresses.

19. Further to General Requirements 1.7, Temporary Heating and Ventilation, the Contractor is to maintain adequate heat levels to avoid damage to building systems and proper curing of finishes.

20. The Contractor will staff the project with a Senior Project Manager, and for the site a full time Gold Certified Site Superintendent.

21. Provide a two-week look ahead schedule and update the information weekly with work that has been completed and the remaining work to do. This will be shared with the Client/Operator so they are aware of the activities on site at all times.

COMMENCEMENT AND COMPLETION DATE

1. The start date of this Contract is immediately upon receipt of a purchase order, issued by the City of Toronto Project Manager and/or Purchasing Materials Management Division. The scope of work is to commence immediately after the award of the Contract. The facility will require 4-8 weeks notice before on site construction work can commence. Award is conditional upon all approvals, bonding and insurance being in place. Continuous and progressive operation shall be carried out until work is completed.

2. The work as outlined in the Drawings and Specifications is to be completed within 35 weeks from award of the Contract. The 100% completion date is to be completed as expeditiously as possible. The Contractor is responsible to provide all the forces necessary to carry out the work which entails providing a Site Superintendent, Forepersons (2) and Crews within the facility meeting the specified timeframe. Should any work be delayed for any reason other than what is permitted within the City of Toronto contract then the Contractor shall not be entitled to any claims and will be subject to penalty via liquidated damages clauses noted within Section 5A.

3. Completion dates of the Contract may be extended at the sole discretion of the City subject to the required approvals being obtained in accordance with the applicable City of Toronto contract clauses.

PART 3 – DRAWINGS AND SPECIFICATIONS

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SPECIFICATIONS, DRAWINGS & REPORTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

Document	Title	Discipline	Pages
	Cover Page	A	
00 01 10	Table of Contents	A	4
00 31 00	Information Available to Bidders	A	2

DIVISION 01 - GENERAL REQUIREMENTS

Section	Title	Discipline	Pages
01 11 00	Summary of Work	A	8
01 21 00	Allowances	A	3
01 25 00	Substitution Procedures	A	4
01 25 00.01	Request for Substitution Form	A	2
01 26 00	Contract Modification Procedures	A	5
01 26 15	Requests for Interpretation	A	2
01 26 17	Request for Interpretation Form	A	1
01 29 00	Payment Procedures	A	2
01 31 00	Coordination	A	4
01 31 19	Project Meetings	A	1
01 32 00	Construction Progress Documentation	A	6
01 33 00	Submittal Procedures	A	9
01 35 25	Safety	A	4
01 40 00	Quality Requirements	A	6
01 41 00	Regulatory Requirements	A	5
01 50 00	Temporary Controls and Facilities	A	13
01 57 16	Pest Control	A	2
01 60 00	Products Requirements	A	11
01 71 00	Examination and Preparation	A	3
01 73 29	Cutting and Patching	A	4
01 74 00	Cleaning and Waste Management	A	4
01 77 00	Closeout Procedures	A	4
01 78 00	Closeout Submittals	A	6

DIVISION 02 - EXISTING CONDITIONS

Section	Title	Discipline	Pages
02 40 00	Demolition and Removals	A	9
02 41 13	Selective Demolition	S	4
02 81 00.01	Hazardous Materials Abatement General Provisions	HAZ	14
02 87 13.14	Mould Abatement - Level 2 Precautions	HAZ	7
	- Dwg MR-01 - Basement	HAZ	1

PART 3 – DRAWINGS AND SPECIFICATIONS

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DIVISION 03 - CONCRETE

Section	Title	Discipline	Pages
03 01 29	Concrete Restoration - Pre-Packaged Material	S	13
03 01 31	Shoring	S	4
03 01 32	Concrete Removal - Percussive	S	4
03 01 35	Concrete Reinforcement Preparation	S	5
03 51 13	Cementitious Topping	A	4

DIVISION 04 - MASONRY

Section	Title	Discipline	Pages
04 20 00	Unit Masonry	A	15

DIVISION 05 - METALS

Section	Title	Discipline	Pages
05 10 00	Structural Steel	S	10
05 50 00	Miscellaneous and Metal Fabrications	A	9

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

Section	Title	Discipline	Pages
06 05 73.13	Fire-Retardant Wood Treatment	A	2
06 10 00	Rough Carpentry	S	6
06 20 00	Finish Carpentry	A	8

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

Section	Title	Discipline	Pages
07 19 00	Water Repellent Sealer	A	4
07 21 00	Thermal Insulation	A	3
07 26 00	Vapour Retarders	A	2
07 46 47	Fibre Concrete Panel Cladding	A	4
07 52 16	SBS Modified Bituminous Membrane Roofing	EC	17
07 62 00	Metal Flashing and Trim	EC	5
07 81 23	Intumescent Fireproof Coating	A	5
07 85 00	Firestopping and Smoke Seals	A	7
07 92 00	Sealants	A	6

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc4339591498, Contract No. N/A

DIVISION 08 - OPENINGS

Section	Title	Discipline	Pages
08 11 13	Metal Doors and Frames	A	6
08 44 00	Aluminum Work	A	12
08 70 00	Finish Hardware	A	5
	- Hardware Schedule	H	34
08 80 00	Glazing	A	9

DIVISION 09 - FINISHES

Section	Title	Discipline	Pages
09 21 16	Gypsum Board	A	12
09 30 00	Tile	A	10
09 30 27	Detectable/Tactile Tiles	A	4
09 65 16	Resilient Sheet Flooring	A	6
09 65 19	Resilient Tile Flooring	A	5
09 83 00	Acoustical Panels	A	4
09 91 00	Painting	A	9

DIVISION 10 - SPECIALTIES

Section	Title	Discipline	Pages
10 28 13	Washroom Accessories	A	6
10 80 00	Miscellaneous Specialties	A	4

DIVISION 11 - EQUIPMENT

Section	Title	Discipline	Pages
11 31 13	Appliances and Equipment	A	4
11 32 00	Owner Supplied and Contractor Installed Items	A	4

DIVISION 12 - FURNISHINGS

Section	Title	Discipline	Pages
12 21 23	Window Coverings	A	4

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc4339591498, Contract No. N/A

DIVISION 22 - PLUMBING

Section	Title	Discipline	Pages
Refer to Mechanical Drawings for Mechanical Specifications.		M	

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

Section	Title	Discipline	Pages
Refer to Mechanical Drawings for Mechanical Specifications.		M	

DIVISION 26 - ELECTRICAL

Section	Title	Discipline	Pages
Refer to Electrical Drawings for Electrical Specifications.		E	

DIVISION 25 - INTEGRATED AUTOMATION (Separate Price Item)

Section	Title	Discipline	Pages
	Mechanical Cover Page	M	1
	Table of Contents	M	1
25 00 00	General Requirements	M	18
25 11 00	Basic Materials, Interface Devices and Sensors	M	35
25 11 09	Operator Interfaces	M	5
25 14 00	Field Panels	M	8
25 15 00	Software and Programming	M	13
25 30 00	Communication Devices	M	4
25 90 00	Sequences of Operation	M	7

APPENDICES

Title	Discipline	Pages
- Designated Substances and Hazardous Materials Report	O	33
- Assessment Letter for Asbestos Management Program	O	1
- Investigation of Mould Growth	O	29
- Mould Remediation	O	95

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc4339591498, Contract No. N/A

DRAWINGS

Drawing No.	Drawing Title	
A000	COVER SHEET	
A001	OBC MATRIX AND FIRE SEPARATION DRAWINGS	
A002	DOOR, CURTAIN WALL & SCREEN SCHEDULE	
A010	SITE PLAN	
A050	DEMO – BASEMENT FLOOR PLAN	
A051	DEMO – GROUND FLOOR 1 PLAN	
A052	DEMO – GROUND FLOOR 2 & MEZZANINE PLANS	
A053	DEMO – SECOND FLOOR	
A060	DEMO – REFLECTED CEILING PLANS	
A070	DEMO – SECTIONS	
A100	BASEMENT FLOOR PLAN	
A101	GROUND FLOOR 1 PLAN	
A102	GROUND FLOOR 2 & MEZZANINE PLANS	
A103	SECOND FLOOR PLAN	
A110	ROOF LEVEL PLAN	
A120	REFLECTED CEILING PLANS	
A200	EXTERIOR ELEVATIONS	
A201	EXTERIOR ELEVATIONS	
A300	BUILDING SECTIONS	
A400	INTERIOR PLAN DETAILS	
A410	INTERIOR SECTION DETAILS	
A420	ROOF DETAILS	

A500	WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES	
A501	WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES	
A502	WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES	
A503	WASHROOM PLANS, INTERIOR ELEVATIONS, AND ACCESSORIES	
A600	STAIRS, RAMPS & LIFTS	
A700	INTERIOR ELEVATIONS	
A800	MILLWORK	
A900	BASEMENT FINISH PLAN	
A901	GROUND FLOOR 1 FINISH PLAN	
A902	GROUND FLOOR 2 & MEZZANINE FINISH PLANS	
A903	SECOND FLOOR FINISH PLAN	
M-001	LEGEN & DRAWING LIST	
DM-100	BASEMENT P&D DEMOLITION PLAN	
DM-101	GROUND FLOOR 1 P&D DEMOLITION PLAN	
DM-102	GROUND FLOOR 2 P&D DEMOLITION PLAN	
DM-103	SECOND FLOOR P&D DEMOLITION PLAN	
DM-200	BASEMENT HVAC DEMOLITION PLAN	
DM-201	GROUND FLOOR 1 HVAC DEMOLITION PLAN	
DM-202	GROUND FLOOR 2 HVAC DEMOLITION PLAN	
DM-203	SECOND FLOOR HVAC DEMOLITION PLAN	
DM-300	BASEMENT FIRE PROTECTION DEMOLITION PLAN	

PART 3 – DRAWINGS AND SPECIFICATIONS

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DM-301	GROUND FLOOR 1 FIRE PROTECTION DEMOLITION PLAN	
DM-302	GROUND FLOOR 2 FIRE PROTECTION DEMOLITION LAN	
DM-303	SECOND FLOOR FIRE PROTECTION DEMOLITION PLAN	
DM-400	ROOF DEMOLITION PLAN	
M-100	BASEMENT P&D NEW PLAN	
M-101	GROUND FLOOR 1 P&D NEW PLAN	
M-102	GROUND FLOOR 2 P&D NEW PLAN	
M-103	SECOND FLOOR P&D NEW PLAN	
M-200	BASEMENT HVAC NEW PLAN	
M-201	GROUND FLOOR 1 HVAC NEW PLAN	
M-202	GROUND FLOOR 2 HVAC NEW PLAN	
M-203	SECOND FLOOR HVAC NEW PLAN	
M-300	BASEMENT FIRE PROTECTION NEW PLAN	
M-301	GROUND FLOOR 1 FIRE PROTECTION NEW PLAN	
M-302	GROUND FLOOR 2 FIRE PROTECTION NEW PLAN	
M-303	SECOND FLOOR FIRE PROTECTION NEW PLAN	
M-400	ROOF PLAN	
M-500	MECHANICAL SCHEDULES	
M-600	MECHANICAL DETAILS	
E-001	ELECTRICAL LEGEND AND DRAWING LIST	
E-002	ELECTRICAL SPECIFICATIONS AND GENERAL NOTES	
ED-201A	REFLECTED CEILING PLANS – DEMOLITION – BASEMENT	

PART 3 – DRAWINGS AND SPECIFICATIONS

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ED-201B	REFLECTED CEILING PLANS – DEMOLITION – GROUND FLOOR	
ED-201C	REFLECTED CEILING PLANS – DEMOLITION – SECOND FLOOR	
ED-201D	REFLECTED CEILING PLANS – DEMOLITION – MEZZANINE	
ED-301	BASEMENT FLOOR PLAN – DEMOLITION	
ED-302	GROUND FLOOR 1 PLAN – DEMOLITION	
ED-303	GROUND FLOOR 2 PLAN – DEMOLITION	
ED-304A	SECOND FLOOR PLAN – DEMOLITION	
ED-305	ROOF PLAN – DEMOLITION	
E-201A	REFLECTED CEILING PLANS – BASEMENT	
E-201B	REFLECTED CEILING PLANS – GROUND FLOOR	
E-201C	REFLECTED CEILING PLANS – SECOND FLOOR	
E-201D	REFLECTED CEILING PLANS – MEZZANINE	
E-301	BASEMENT FLOOR POWER & SYSTEMS PLAN	
E-302	GROUND FLOOR 1 POWER & SYSTEMS PLAN	
E-303	GROUND FLOOR 2 POWER & SYSTEMS PLAN	
E-304A	SECOND FLOOR POWER & SYSTEMS PLAN	
E-304B	SECOND FLOOR POWER & SYSTEMS PLAN	
E-305	ROOF POWER & SYSTEMS PLAN	
S1.1	GENERAL NOTES AND TYPICAL DETAILS	
S1.2	GENERAL NOTES AND TYPICAL DETAILS	
S2.1	1ST AND 2ND FLOOR RENOVATION PART PLAN	
S2.2	ROOF FRAMING PLAN	
R1.1	ROOF PLAN	

R2.1	SECTIONS AND DETAILS	
R2.2	SECTIONS AND DETAILS	
R2.3	SECTIONS AND DETAILS	

END OF SECTION 4