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**1. INTRODUCTION**

The intent of the tender is to procure the services of a General Contractor for General Contracting Services for the new Fire Station 7-12 to be located at 9511 Weston Rd. (approximately Weston Road and Rutherford Road), where the Vellore Town Hall parking lot currently sits.

## **2. THE ARCHITECT / PROJECT MANAGER**

2.1 The Owner's Architect and Contract Administrator: Thomas Brown Architects Inc.

2.2 The Owner's Project Manager: Facility Management (Buildings Division)

## **3. SCOPE OF THE PROJECT**

The following is a high-level description of the project that will include, but is not limited to:

The proposed design will have two apparatus bays, no drive-through. The new station will be AODA compliant and achieve minimum LEED Gold Certification. The City of Vaughan will have 20 staff members assigned to the new station, with approximately 5 members staffing at all times. The site is an existing parking lot for Vellore School and Hall with Woodlots south of the site, and Weston Road along on the west side. The site is within a residential sub-division with commercial/retail at the intersection of Weston Road and Ashberry Boulevard. The site is approximately 1.2 acres. The existing parking will be relocated to accommodate the new station in the open area Vellore Heritage Park. Listed below is the planned program requirements for the Fire Station 7-12 :

- Apparatus Bay (2 bay, single depth, no drive through)
- Entry Vestibule
- Reception Room
- Captain's Dormitory/Office
- Lounge Area / Day Room
- Kitchen
- Dining area
- Outdoor Patio
- Universal Washroom
- Individual Sleeping Quarters
- Fitness Room
- Training Room / Education Room
- Gender Neutral Washrooms (with Lockers and Showers)
- Gear Room
- Storage Room
- Hose Tower
- Laundry Facilities
- Sprinkler Room
- Ancillary Spaces (Mechanical Room, Electrical Room, I.T. Room)
- New Parking for Fire Station and for the Existing Park
- EV charging stations
- New Back Emergency generator system.

The new station shall have strong considerations for site context, sustainable design, accessibility, urban design, and functionality. The project is targeting Net Zero Carbon Certification through CaGBC, and will utilize:

- Closed Loop Geothermal heating system
- Photovoltaic Arrays
- Cross Laminated Timber (CLT) structural system

The new station will be constructed as a post-disaster facility.

#### 4. PROJECT SCHEDULE

Milestone	Date
Construction Start	July 2024
Substantial Performance of the Work	November 2025
Total Performance of the Work	December 2025

#### 5. EXAMINATION OF SITE BY BIDDER

Although a Mandatory Site Meeting has not been scheduled, this area is public property, and as such, Bidders are required to satisfy themselves by personal visitation and examination of this site for the Work and of the existing conditions which may be encountered on or adjacent to the site, including without limitation, all observable underground/overhead utilities locations, surface and sub-surface conditions, existing structures on or adjacent to the sites, access routes and other conditions which may affect performance of the Work.

#### 6. SITE PRE-CONSTRUCTION ASSESSMENT

##### 6.1 Examination of site

- (a) Examine the site immediately prior to commencing Work to confirm that site as received by the Contractor, conform to information on tender documents.
- (b) Notify Consultant immediately if site conditions are not acceptable. Commencement of the Work of this Contract will be taken as acceptance of site conditions. No extras will be considered unless accepted in advance of performance of the Work, in writing, by Owner and Consultant.
- (c) Contractor must make themselves familiar with conditions that may affect construction. E.g. site access, deliveries, exits, etc

## 6.2 Acceptance of Work in Place

- (a) An on-site Pre-construction Assessment Meeting between the Contractor, major subcontractors, consultants, and the Owner is to occur whereby the existing building and site conditions are visually reviewed and noted. Videos and photographs shall be taken to document the existing conditions, prior to the Contractor occupying part of the site and the building. At the time of construction completion, a final on-site Post-construction Assessment Meeting between the Contractor and the Owner is to occur to ensure that no damage has occurred to the existing building and site resulting from the Work. The Consultant and major subcontractors will be present at both meetings to document the findings and agreements between the Owner and the Contractor.

## 7. TEMPORARY BARRIERS AND ENCLOSURES

Refer to specification Section 01 50 00 – Temporary Facilities & Controls in Specifications for Fire Station 7-12 for more information.

## 8. JOB SITE CONDITION

Refer to CCDC 2-2008 GC 9.1, as amended in Document 3, for more information on protection of Work, property and persons.

## 9. PERMITS

The City of Vaughan Building Permit associated with permitting this Work is being obtained. A copy of this permit will be provided to the successful Bidder. The Contractor shall be responsible for the remainder of the permits required to facilitate the Work, including but not limited to the ESA Permit, etc.

## 10. CASH ALLOWANCE

Refer to specification Section 01 21 00 – Allowances within Specifications for Fire Station 7-12 for information.