

## **PART 3 – DRAWINGS AND SPECIFICATIONS**

**RFT No. Doc5029493464, Contract No. N/A**

### **3.0 SCOPE OF WORK**

The Contractor shall provide all labour, materials, equipment and supervision as necessary to complete the scope for the project site located at 95 The Esplanade as outlined in the Part 3 project drawings & specifications, and standards packages, including any addenda issued during the time of bidding. This work shall include, but not be limited to the following requirements:

#### **3.1 CONSTRUCTION PLANNING & COORDINATION**

1. 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 co-ordinated in a manner to cause the least amount of disruption and shortest project duration.
2. Prior to starting construction, the Contractor is to obtain 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 to the City of Toronto. These documents shall be provided to the Consultant and the City. Contractor shall provide and set up Health & Safety Board on site.
3. When applicable, provide a construction sequencing and staging plan to the Consultant and City of Toronto Project Manager indicating site access, safety barriers, material staging area, work area, phasing of work and disposal bin location. This plan must be approved by the City of Toronto and the consultant prior to any mobilization on site.
4. Provide Pre-Construction photos and video survey copy to Project Manager prior to start of Demolition and Construction.
5. Prior to the start of all work, Contractor shall notify the Consultant of any discrepancies or omissions which would interfere with the satisfactory completion of the work.
6. All work, whether shown or implied, unless specifically questioned, shall be considered fully understood in all respects by the General Contractor, and he will be responsible for any misinterpretations or consequences thereof for all work shown on all contract documents.
7. The General Contractor shall provide a Construction Schedule, using the Critical Path Method (CPM) to identify work occurring on the critical path, to the City's Project Manager for review within 7 calendar days from date of award.
8. The General Contractor shall provide a Schedule of Value to the City's Project Manager and the Prime Consultant for review and approval within 10 calendar days from date of award. The Schedule of Values must be approved in writing by both City's Project Manager and the Prime Consultant before any payment will be certified.

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9. The General Contractor shall coordinate all work that connects to the base building systems with the adjacent unit's property management office located at 85 The Esplanade, including but not limited to fire suppression system, mechanical/plumbing system, electrical system, networking.

### 3.2 CONSTRUCTION SEQUENCING & SCHEDULING

1. Provide a detailed project schedule, using the Critical Path Method (CPM) in accordance with the Master Roster Construction Agreement Contract Doc3512316731. The schedule is to be approved by the City and Prime Consultants prior to commencement of work, and submitted in both PDF and MS Project file. Update the schedule as required or requested by the City of Toronto Project Manager to ensure accuracy of project deliverables.

2. A work sequencing and construction plan must be prepared by the Contractor based on review of site, Owner's feedback and Consultants recommendations. The proposed plan must include durations of construction per project. **The Contractor must allow for 6-8 weeks for systems furniture delivery and installation, which must meet each project's substantial performance date.** The GC must allow for an additional 2-weeks post-substantial performance to allow City staff and vendors to execute their work. These periods must be allowed for in any changes to the proposed plan. Any changes to the plan must be reviewed by the City for approval, at their discretion. The Contractor must submit an updated schedule monthly, at minimum, at the same time the progress draw is submitted. The schedule will be reviewed by the Owner and Consultants at the time of invoicing.

3. The Contractor shall be required to provide all soft and hard safety hoarding required to facilitate the safe separation of occupied and unoccupied work area and/or areas requiring emergency egress during all phases of the work. This includes provision of ULC listed fire rated wall assemblies, doors, frames and closers (fire rated and non-rated) and modifications to safety and emergency lighting.

4. All hoarding plans to be submitted to the Consultant for approval, with a minimum of 72 hours' notice provided for approval.

5. The Contractor is encouraged to find efficiencies and opportunities to amend or enhance the sequence of work if it results in acceleration to the project's overall completion. If successfully implemented, these efforts will be reflected in the City's contractor performance evaluation for this category of the contract.

### 3.3 COMMENCEMENT & COMPLETION DATE

1. The start date of this Contract is immediately upon receipt of a purchase order, issued by the City of Toronto's Purchasing Materials Management Division. The scope of work is to commence immediately upon execution of the legal agreement, or issuance of the Purchase Order. Award is conditional upon all approvals, bonding and

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insurance being in place. Continuous and progressive operation shall be carried out until the work is completed.

2. The General Contractor is responsible to provide all the forces necessary to complete the scope of work within the specified timeframes.

3. The Contractor will be responsible to align and manage their schedule to achieve the noted substantial and total performance dates and minimize the overall duration of construction.

The project is expected to commence immediate upon award, with construction starting on or around May 26, 2025. The project will require a maximum of six months of construction to substantial performance **(November 17, 2025) with a maximum additional 4 weeks to total performance (December 12, 2025) including deficiency correction.**

### 3.4 CONSTRUCTION PERIOD:

1. Construction meetings will be held at a bi-weekly cadence, alternating between virtual and in person. The Consultant is responsible to chair and issue the construction meeting minutes. The scheduling of the construction meetings will be identified once the Contractor provides the construction schedule.

#### **The Contractor will be responsible for:**

2. Protection of areas that are outside of the scope, existing finishes, existing window blinds, etc, during the project. Any damages caused by the Contractor to existing facilities will be the Contractor's responsibility to rectify. Refer to technical drawings and specifications prepared by the Consultant for additional information.

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

4. The security and safe storage of construction tools will be the sole responsibility of the contractor. The City will not be responsible for any lost or stolen tools from the work site.

5. Throughout the entire course of construction the General 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, vests, gloves, eye protection and shoes.

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

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7. The General Contractor shall coordinate with the City's security staff/sub-contractor and the City's networking staff/Bell Canada/Beanfield to decommission all existing systems and devices as part of the select demolition process, and to install new or repurpose existing devices/systems as indicated on the Project Drawings and Specifications. City's security team and the City's networking teams including the vendors (Bell Canada and Beanfield) is to be invited to attend the construction kick-off meeting for this project.

8. Selective demolition of existing building elements and services necessary to facilitate the new work and as indicated in the attached Construction Documents.

9. Removal and disposal of existing finishes and remaining items (millwork, plumbing fixtures, etc.) on the floor, as indicated in the attached drawings and specification packages for the projects.

10. Patch and make 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.

11. Renovation, Alteration and New Construction for the space and associated areas as indicated in the attached Construction Documents including but not limited to the following:

a. Supply and installation of new all materials, equipment and labour required to complete the scope of work indicated in the attached Construction Documents.

b. Additions and revisions to the existing Mechanical, Plumbing, Electrical, Communications, AV & Security Systems as indicated in attached Construction Documents

c. Coordination and supervision of the Owner's own Vendors as required.

d. Supply and installation of AV equipment and appliances as specified on the Bill of Materials, drawings and specifications, including but not limited to:

i) All AV meeting room devices and connections, (excluding TV monitors)

ii) Installation of AV Equipment such as TV monitors, cameras, screens, etc.

12. Disposal of any construction materials/debris, in a legal manner, for this project daily and in accordance with City of Toronto Construction, Renovation & Demolition Waste Management Policy referenced in the attached Construction Documents. Location of waste removal bin shall be coordinated and approved by the City of Toronto. Contractor must provide for review and approval, a waste management plan which identifies quantities and type of waste material to be diverted from landfill. Waste management

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certificates are to be submitted. Refer to The Ontario Environmental Protection Act, Regulations 102/94 and 103/94 for the requirements for large construction and demolition projects.

13. All existing furniture and appliances in the areas of work at 95 The Esplanade will be disposed by Others, prior to mobilization by the Contractor.

### **3.5 STAGING, STORAGE & CONSTRUCTION SITE OFFICE**

1. The Contractor is to utilize the space in 95 The Esplanade; should additional space be required, the Contractor shall inform the City and the Consultant and must obtain permission from the property management at 85 The Esplanade to utilize spaces in the vicinity of the unit. The Contractor shall safely store and protect all existing equipment on the floor.

### **3.6 WORKING HOURS**

1. Work shall be undertaken during regular operating hours, from **7:00 AM to 5:00 PM, Mondays to Fridays**. Work can also be undertaken after hours, from 6PM to 7AM, Mondays to Fridays, and on weekends (Saturday and Sundays). Notice must be provided to the City, the Consultant, and the property management at 85 The Esplanade should work occur on the weekends.

2. Garbage / waste disposal must occur after hours, on a daily basis.

3. No additional overtime charges will be paid for the Work performed after hours and /or on weekends.

### **3.7 NOISE**

1. Construction work undertaken shall not contravene the requirements of local noise and pollution by-laws and all other regulatory requirements. Any construction Work that requires drilling into concrete slab, cutting, coring or excessive hammering on the slab above and below the in scope floor area, must be scheduled so as to minimally disturb the public and the residents at 85 The Esplanade. The Contractor shall provide the City with 48 hours' notice for all noisy work. The Contractor will not be entitled to a claim for work deemed too disruptive to adjacent tenants during core business operating hours. It will be the Contractor's responsibility to co-ordinate this work at a time suitable to the City and the property management office of 85 The Esplanade.

2. Should any of the adjacent occupants/residents object to noisy/odorous work during permitted work hours then such work must be immediately stopped and only continue at such time as not to cause any such disturbance.

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3. 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.
4. The General Contractor shall notify the Project Manager at least 3 business days in advance of any scanning or X-ray work, if required.

### **3.8 CONSTRUCTION ZONE**

1. The areas of construction are to be clearly delineated, including signage, 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 will need to be provided. Contractor shall provide visible and proper construction signage, including any temporary directional signage, at no extra costs to the project.
2. Signage providing Notice of Construction and the start date shall be posted at the site 2 weeks prior to mobilization.
3. Emergency exiting and egress paths cannot be obstructed during construction. In the event of an emergency the contractor must allow the public access through the site. The contractor shall ensure the work area is free and clear of debris and allow for minimum OBC egress requirements through the work area during normal business hours.
4. Always maintain adequate safety communication signage in accordance with the Ontario Health and Safety Act.
5. An experienced and competent full time Site Supervisor is required to always be on site with trades & subtrades throughout the work of this contract.
6. The Contractor shall maintain all life safety systems and devices in good working order for the entire duration of the project.
7. A fire watch shall be required for each of the following activities, regardless of the number, duration, or size of the activity, in operation. The Contractor will be required to provide 3 days' notice when a Fire Watch is required. The Contractor will be responsible for resourcing the staff required for the Fire Watch, closely coordinating with the adjacent unit at 85 The Esplanade, and keeping the City and the Consultant informed of:
  - i. Any open flame activities (e.g. soldering and welding);
  - ii. Shutdown of fire detection system;
  - iii. Shutdown of sprinkler system;
  - iv. Connection to drain line

### **3.9 METHODS OF PROCEDURE**

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1. All work that interfaces with the existing building systems or Work that occurs within critical areas within the building which include but are not limited to: IT spaces, Electrical Rooms, Mechanical Rooms and Fire Safety Rooms require the production of a Methods of Procedure (MOP) document that must be submitted to the Owner and the Consultant for review & approval, as well as approval from the Property Management Office at 85 The Esplanade.
2. The Contractor is responsible for producing all Methods of Procedure documents necessary to complete the work. The Contractor shall include all costs associated with the production and revision of Methods of Procedures documents. The Contractor is responsible for all required revisions to the Methods of Procedures documents so that they meet the approval of the owner.
3. The Contractor shall include all costs associated with the production of a look-ahead schedule that outlines all construction activities occurring within the next predetermined period of the Project. The duration of the schedule and the frequency with which the schedule will be updated shall be determined by the Owner and submitted to the Consultant and the Owner for review. The frequency of updates shall not be less than once in a two-week period. The determination as to which activities will require the production of Methods of Procedures documents will be based on the Owner's, Consultant's, and the Property Management Office at 85 The Esplanade's review of the look ahead schedule.

### **3.10 BUILDING SERVICES, ACCESS, PERMITS & INSPECTIONS**

1. Cooperate with the Property Management Office at 85 The Esplanade, City staff, and other agents working for or with the City of Toronto for general work for the duration of the construction period.
2. The contractors must familiarize themselves and adhere to all base building requirements.
  - a. Bypass
  - b. Hot Work Permit
3. Both the Consultant and the designated City staff shall always have access to the demised premises. This includes select staff from the City's Project Management Office, Facilities Management, Technology Services, Corporate Security and other as required.
4. Shutdowns of services will not be permitted without the approval by the City of Toronto and coordination/approval by the Property Management Office at 85 The Esplanade and must have a minimum of 3 business days (72 hrs) notice. The City reserves the right to stop any disruptive work and may request to have this work completed at a different time at no extra cost to the project.
5. Services to Carry

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a. Cash Allowances as per the price form

6. Interrupt services to the building and area of work for the shortest duration possible to implement the work of the contract and minimize disruption to the occupants of the building and the general public. Interruption of services shall require approval of the Property Management Office at 85 The Esplanade, throughout the duration of the work. All work that requires an interruption to base building services must be coordinated with 85 The Esplanade. No additional overtime charges will be paid for the Work performed after hours and /or on weekends.

7. The Contractor will be responsible to secure the site and manage and monitor access for all sub-trades and vendors throughout the duration of the project.

8. Obtain all necessary approvals from the City of Toronto and 85 The Esplanade, necessary to facilitate the construction of the work and access to the site including but not limited to the following:

a. The Contractor will be responsible for material delivery via street level access and will pay for and obtain all right of way permits as required.

b. The City and the Property Management Office at 85 The Esplanade must be given minimum 3 business days (72 hrs) advanced notice prior to any work being performed on the base building systems.

9. The Contractor will not be permitted to block traffic to facilitate delivery of materials and shall abide by all local by-laws and street signage inherent to project location. The Contractor shall establish suitable delivery schedules and seek approval from the City. The Contractor will not be permitted to block access to the parking garage entrance or waste removal bins at any time.

10. Apply and pay for all necessary right of way permits to accommodate the work specified on the contract documents including but not limited to road closures, air encroachment agreements, hydro permits, lifting permits and pay duty officers required to facilitate the work.

11. Coordinate and interface with the Property management office at 85 The Esplanade on all Fire Alarm work, service shutdowns, use of service spaces, and any associated site work or work in areas outside the area of work as designated in the attached Construction Documents.

12. Coordinate and administer all necessary inspections for Authorities having jurisdiction including but not limited to ESA inspections, Building Department Inspections and signoff, Fire alarm Verification, Toronto Hydro and HVAC, sprinkler and plumbing inspections (including hydraulic calculations) and applications for all



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occupancy permits. The complete approvals of these agencies is the responsibility of Contractor, the City will provide necessary Plumbing, HVAC and Building Permits.

13. The Contractor is responsible for all parking charges.

14. Coordinate, administer and pay for any security escort services (regular & after hours) that may be required to supervise construction work within secured areas, including for required Fire Watch activities.

### 3.11 SITE SECURITY

1. While work is being performed, access to the facility will be granted to the General Contractor. The General Contractor is solely responsible for securing the work site and protecting their equipment while their trades are working.

2. The Contractor and all Subcontractors may be required to undergo a security check and may be required to complete a non-disclosure document prior to beginning any work on site.

3. During construction the site will be under the exclusive control of the Contractor. All access to the site must be approved by the contractor. All those permitted entrance to the site must comply to the requests and supervision of the contractor.

4. The Owner and its designated vendors shall have unlimited access to the premises for the purpose of inspecting the construction work in progress and maintaining base building systems.

### 3.12 EXISTING UTILITIES

1. The Contractor is fully responsible for the protection of all utilities shown on the drawings and/or the utility locates.

### 3.13 SUB-CONTRACTORS

Carry all required and designated sub-contractors indicated in this Tender. Refer to *Part 4 – Form D – 'List of Subcontractors Form'* for the minimum sub-contractors required.

## 1.0 SUB-CONTRACTOR EXPERIENCE

1. The General Contractor shall ensure that all sub-trades required for the project have adequate resources and personnel to complete the project to the workmanship, quality and timelines required. These include but are not limited to the following minimum requirements:

a) The **Security Sub-Contractor** for this project, carried by the Contractor, must have:

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Must be C-CURE 9000 Software House Certified, Refer to link:

[http://www.swhouse.com/support/Dealer\\_Certification.aspx](http://www.swhouse.com/support/Dealer_Certification.aspx)

Insured and bonded to work in Canada and approved to install security systems for the City of Toronto - Corporate Security division

Be able to provide client references for past project performance.

### 1.1 MANDATORY CITY VENDORS

Employ the following mandatory sub-contractors for work indicated. Include their work into the base Contract Price. Include the cost of all designated subcontractors in the base Contract Price.

#### a. Voice, Data and IT Cabling:

**Bell Canada**, Contact: Roger Vachon, Project Manager: Structured Cabling Solutions  
Phone: 905-540-7442 or 800-452-4362, Email: [roger.vachon@bell.ca](mailto:roger.vachon@bell.ca) for all voice data and IT equipment and cabling requirements as per City of Toronto Corporate IT cabling standards which have been included with the contract documents. The City IT reserves the right to review any quote between the GC and Bell to see that they are provided quotes that are in line with the city contract. Bell shall be consistent with the city contract and equal to all GC's. The GC must follow the cabling standards as defined by the city and the installation must be installed to the manufacturers standards. The GC should also give Bell sufficient time to review the tender documents. Bell will be provided these ahead of time and be invited to the construction meeting. There should be a sign off that the GC has contacted Bell and reviewed the Bell quote as part of the tender evaluation and the scope of work between Bell and the GC is concise and complete.

**b. Security Key Cylinders & Locksmith:** Medeco High Security Cylinders is mandatory. Key Cylinder Codes for City of Toronto Facilities are provided by City of Toronto - Corporate Security. Contact: Nicola Neicke 416-891-7966  
[Nicola.Neicke@toronto.ca](mailto:Nicola.Neicke@toronto.ca)

### 1.2 OTHER CITY VENDORS

While the listed vendors are **not** mandatory sub-contractors, the City may require the GC to coordinate the scope of work with other City staff and vendors as follows:

a) **Life Safety Contractors:** as advised by the Property Management Office at 85 The Esplanade to coordinate all work related to the base building Life Safety Systems with the City of Toronto.

The City must be given advanced notice (minimum of 7 days) prior to any work being performed on the base building systems that would require the fire alarm to be placed on by-pass and / or for our staff to notify tenants, security and the monitoring company. The Contractor shall carry all costs associated with fire alarm by-pass including any overtime costs required by the City's vendors or the City's own building supervisory staff to attend the site to perform Fire Alarm By-pass procedures.

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In the event that the Fire Alarm cannot be by-passed for the area of work and/or the alarm requires a total building shut down, the Contractor will be responsible for providing all fire watch requirements in accordance with the contract and the Ontario Fire Code.

The contractor is obliged to coordinate all work related to the base building life safety systems with the City of Toronto contractors and staff responsible for annual fire alarm (FA) and equipment inspections, FA verification, FA monitoring, FA sprinkler testing, Fire Alarm By-Pass and any other services related to maintaining the life safety systems.

b) **Security Work:** All security items noted on the drawings and specifications are to be completed by the Contractor, including coordination with the City of Toronto's Corporate Security personnel and programming specialist. The Contractor shall carry a security vendor who will be responsible for the installation of the security system to align with the City's security system at the building. The security vendor must meet the requirements noted in Section 3.13.1

c) Work with City staff and all its designated Vendors to install equipment and furnishings and include costs in your base bid price form for supervision and coordination with these Vendors to deliver and install equipment + furnishings, including costs for health and safety, construction training (if / where necessary) for City vendors. The contractor will include a placeholder for this work in their construction schedule to facilitate its implementation in accordance with the Owner's move-in and go-live dates. Approved City Vendors and City Divisional Staff may include but are not limited to:

- a. Office Furniture / FF&E Supply Vendors
- b. Cabling and Connection of Phones and Corporate IT Staff
- c. Moving Vendors
- d. Corporate Security Staff
- e. Corporate IT staff
- d) The Consultant and the City reserve the right to allow other contractors to perform work in connection with the project. The General Contractor shall be responsible for coordination of work and establishing schedules for all trades; they shall afford other contractors reasonable opportunity for the introduction and storage of their materials and equipment for execution of their work
- e) The contractor will cooperate with all City of Toronto personnel to facilitate the work of the contract including but not limited to maintenance and security personnel.
- f) The Owner will not coordinate any work of the designated subcontractors. All designated subcontractors are the responsibility of the general contractor and to be coordinated accordingly to perform the work of the contract.
- g) The general contractor will co-operate with and supervise the Owner's own vendors and staff to facilitate any on-going work within the building.

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h) Detailed contact information of City's Vendors and Sub-Contractors will be provided to the successful bidder upon commencement of the work or throughout the duration work.

i) The GC should also allow the City's Vendors and Sub-Contractors sufficient time to coordinate and schedule the installation of their work in order to not delay to the targeted completion date of the project. The GC will be expected to allow the City's Vendors and Sub-Contractors into the workspace prior their work taking place and invite them to pertinent construction meetings required for coordination.

j) The General Contractor shall coordinate, sequence and supervise all necessary work associated

with demountable partitions with the Owner's Vendor to ensure successful construction and completion of the work.

### **3.14 INVOICING, CASH ALLOWANCE & CONTINGENCY:**

1. 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. See an example of an invoice reference material. The Project Manager and Consultant shall receive invoices in advance of the time they are sent to the City Account Payable for processing. The Consultants validation for payment of the Contractors invoice shall also reflect similar level of detail.

2. All inspection and testing noted in the specifications and on the drawings is part of the bid price. Any Cash Allowance is only for additional inspections and testing as directed and required by the City. 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 will be identified as credit to the contract before any other Change Orders. All Change Orders are to be prepared and executed by the Consultant.

3. Payments from the Cash Allowance will not be permitted without prior written approval of the City's Project Manager via Cash Allowance Authorization. The unused portion is to be identified as credit to the contract. All Cash Allowance Authorizations are to be prepared and executed by the Consultant.

4. No material substitutions shall be made unless previously approved in writing by the Consultant and the City by completed the appropriate request for substitution process included for the drawings and specifications.

### **3.15 FINAL CLEANING**

1. The Contractor shall maintain the Work and the Site in a safe and tidy condition and free from the accumulation of waste products and debris, other than that caused by the Owner, other contractors or their employees.

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2. Before applying for Substantial Performance of the Work as provided in GC 5.5 – SUBSTANTIAL PERFORMANCE OF THE WORK, the Contractor shall remove waste products and debris, other than that resulting from the work of the Owner, other contractors or their employees, and shall leave the Site clean and suitable for use or occupancy by the Owner. The Contractor shall remove products, Construction Equipment, and Temporary Work not required for the performance of the remaining Work all to the satisfaction of the Contract Administrator and the Owner, acting reasonably.

3. Prior to the final Application for the Payment, the Contractor shall remove any remaining products, Construction Equipment, Temporary Work, and waste products and debris, other than those resulting from the work of the Owner, other contractors or their employees.

4. Contractor shall complete all maintenance and cleanup of the Work and Site within 24 hours of written notice from the Owner or Contractor Administrator of such. If such maintenance and cleanup is not completed within 24 hours of such written notice, the Owner shall be entitled to, or to engage others to, perform such maintenance and cleanup, at the Contractor's expense and set-off the costs thereof in accordance with GC 5.10 – OWNER'S SET-OFF.

5. Contractor shall repair all damage to the Site caused by the Contractor's, Subcontractor's, Supplier's or Sub-subcontractor's transportation in and out of the Site within five (5) Working Days of written notice from the Owner or Contractor Administrator to repair or before final payment, whichever is earlier. If such repair is not completed within the required time period, the Owner shall be entitled to, or to engage others to, perform such repair, at the Contractor's expense and set-off the costs thereof in accordance with GC 5.10 – OWNER'S SET-OFF.

6. When the work is substantially performed, the Contractor shall remove surplus Products, tools, construction machinery and equipment not required for the performance of the remaining Work.

7. Final cleaning shall include, but is not limited to the following:

a) Remove waste materials and debris from the site at regularly scheduled times or dispose of as directed by the Owner. Do not burn waste materials on site.

b) Use professional cleaners for final cleaning. Use only cleaning material recommended by manufacturer of surface to be cleaned

c) Provide adequate ventilation during use of volatile or noxious substances. Use of building ventilation system is not permitted for this purpose.

d) Schedule cleaning operations so that resulting dust, debris and other contaminants will not fall on previously cleaned surfaces.

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- e) Remove dust, dirt and other foreign disfigurations from exposed surfaces.
- f) Vacuum, wipe down, spot clean and dust building interior elements on the floor, including all base building rooms, existing and new interior rooms and finishes on the floor, existing and new equipment, millwork, furniture (workstations, lockers, filing cabinets, storage pedestals, etc.), flooring finishes, walls and glazing, washrooms, storage rooms. Remove debris / waste as required. Clean behind grilles, louvres and screens. Leave Work vacuum-clean, ready for occupants, before the inspection process commences.
- g) Clean and polish glass, mirrors, hardware, wall tile, stainless steel, chrome, porcelain enamel, baked enamel, plastic laminate, mechanical and electrical fixtures and equipment. Replace broken, scratched or disfigured items at no extra cost to the Owner.
- h) Remove adhesives, tape, hooks, screws and nails from the walls and leave surfaces clean.
- i) Remove grease, stains, spots, marks, dust and dirt from decorative work, electrical and mechanical fixtures, furniture, fitments and walls and floors
- j) Post-construction site is to be dust free and all stains must be removed from any flooring, walls, and/or ceilings.
- k) The Contractor is responsible to clean up and removal from the premises all waste materials, rubbish, wrappings and salvages as generated by the construction.
- l) Ductwork cleaning of all existing ductwork within the office space being re-used. Provide a certified Indoor Air Quality test before and after the system is commissioned for the City and consultant team to review with the local Joint Health and Safety Committee.

### **3.16 CLOSE-OUTS, RECORD DRAWINGS & AS-BUILTS:**

1. The General Contractor shall provide a complete set of construction documents on site 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.
2. Maintain a complete set of record drawings and specifications throughout the duration of the work of the contract on site.
3. **Asset Management (AM) & Operations Coordination** - The Contractor will be required to document all new assets, including HVAC units, FCUs, VAV's, PRV valves, associated electrical and mechanical equipment, electrical panels, fixtures, sound masking systems for coordination with the City's Metro Hall asset tagging system. Any removed assets should be communicated to the City to update the list accordingly. If

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there is no City AM tag, the Constructor should reference “no tag” where applicable. All new valves should be added to the floor’s valve list posted in the Mechanical room. Changes to the existing electrical panel should be properly labelled and communicated with the City’s Operations team.

4. The project close out documents (including CAD/PDF and hard copy as-builts drawings) and the Operations and Maintenance manuals must be submitted by the general contractor and accepted by the Project Administrator before the Certificate of Substantial Performance can be certified by the Prime Consultant.

1. Drawings must be in the latest AutoCAD version (2018 or sooner) in .dwg format, according to AIA Layer Standard. All CAD file (.dwg) must contain all specific (to the drawing) directories or information and/or have external references pointing to any data or files

2. One type of information is to be provided on each drawing; mixing the drawing types is not permitted.

3. One drawing per floor or location is required. Multiple location drawings are not permitted.

4. The Contractor is to provide a digital copy, two (2) hard copies of the Operating & Maintenance Manuals, and a copy on 1 USB. Binders are to be bound in vinyl hard cover 3 "D" ring type loose-leaf for 212x275 mm size paper. Binders are not to exceed 75 mm thick or be more than 2/3 full.

5. Organize contents into applicable sections of work to parallel project specifications breakdown. Mark each section by labelled tabs protected by celluloid covers fastened to hard paper dividing sheets.

6. The manual must include but not limited to the following:

- a) The Two-Year Warranty Certification from the General Contractor and its Suppliers.
- b) The manufactures warranties
- c) As-Built Drawings (electronic version + hard copy)
- d) Approved Shop Drawings
- e) ESA/TSSA Reports should be included at the front
- f) Notice of Project
- g) Health & Safety Policy

## **PART 3 – DRAWINGS AND SPECIFICATIONS**

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- h) Health & Safety Pre-start report
- i) Record of equipment demonstration and training
- j) All project schedules
- k) Testing & Inspection Reports / Consultant Inspection Reports
- l) Substantial Performance Certificate & Advertisement
- m) Contact List (Design and Construction Teams)
- n) Prime Consultant Final Completion Certificate
- o) All approved Change Orders and Change Directives
- p) All of the above on USB
- q) Refer to technical specifications for additional requirements regarding asbuilt drawings and substantial performance.

7. The Contractor will be required to conduct a walkthrough meeting with the City's Facilities Management team to handover the completed floor, and all warranty and closeout documents to the City, including specifications for all consumable materials and a list of all project spare materials. The Contractor should provide 3 days' notice for this meeting, in coordination with the City's Project Manager.

### **Drawings and Schedules List:**

95 The Esplanade - Hardware Schedule - Feb 1 2025.pdf  
95 The Esplanade\_Pre-Reno DSS Report (ECOH 29001)\_25.0110.pdf  
95\_The Esplanade\_Mechanical\_100% Permit Submission.pdf  
95\_The\_Esplanade\_Electrical\_100% Permit Submission\_R1.pdf  
2025-02-07\_The 95 Esplanade \_ Issued for 100% - Permit.pdf  
148121\_95 The Esplande\_Specifications\_100%.pdf  
Corporate Security - Security Deliverables Document - v3.pdf  
Schedules.zip  
SWH Dealers - Toronto - April 2024.pdf  
TW Commercial Facilities Cabling Guide for Consultants - Cat6A.pdf