

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **SUMMARY OF THE WORK**

#### **Project Description**

Construction of the Bluffer's Park East Washroom Improvements and Exterior Works

The City is improving the east washroom and maintenance building in Bluffer's Park. This project includes upgrades to the existing washroom and maintenance building and a new outdoor plaza, with amenities and landscaping. The existing building will be demolished and replaced with a new building. Due to the age of the existing building designated substances will be required to be mitigated before demolition begins. Refer to Designated Substance Survey which can be found in the Reference Section of Part 3 – Specifications and Drawings of the sourcing event in Ariba, forming part of the Contract Document.

Bluffer's Park East Washroom will be improved with the following:

#### Phase 1

New all-season gender-inclusive and accessible washrooms

- Administrative and support spaces for maintenance and operation staff including a garage
- New mechanical/electrical/lighting systems that are net-zero carbon
- Outdoor showers
- Outdoor plaza with seating and bike parking

#### Phase 2

- Accessible pathways within the landscape including to the beach
- Play spaces
- Plantings including shade trees, pollinator, and native species

#### **Project Timeline and Construction Phases**

Project Timelines are listed below. This timeline is to minimize impact to the community and maintain access to the park and beach throughout the construction. Construction phasing shown below is a high level plan to explain the possible impact of construction to the stakeholders on the project. The Successful Supplier is to provide their own construction staging plan for review with City Parks, Aquatic, Toronto Parking Authority and other parties having jurisdiction.

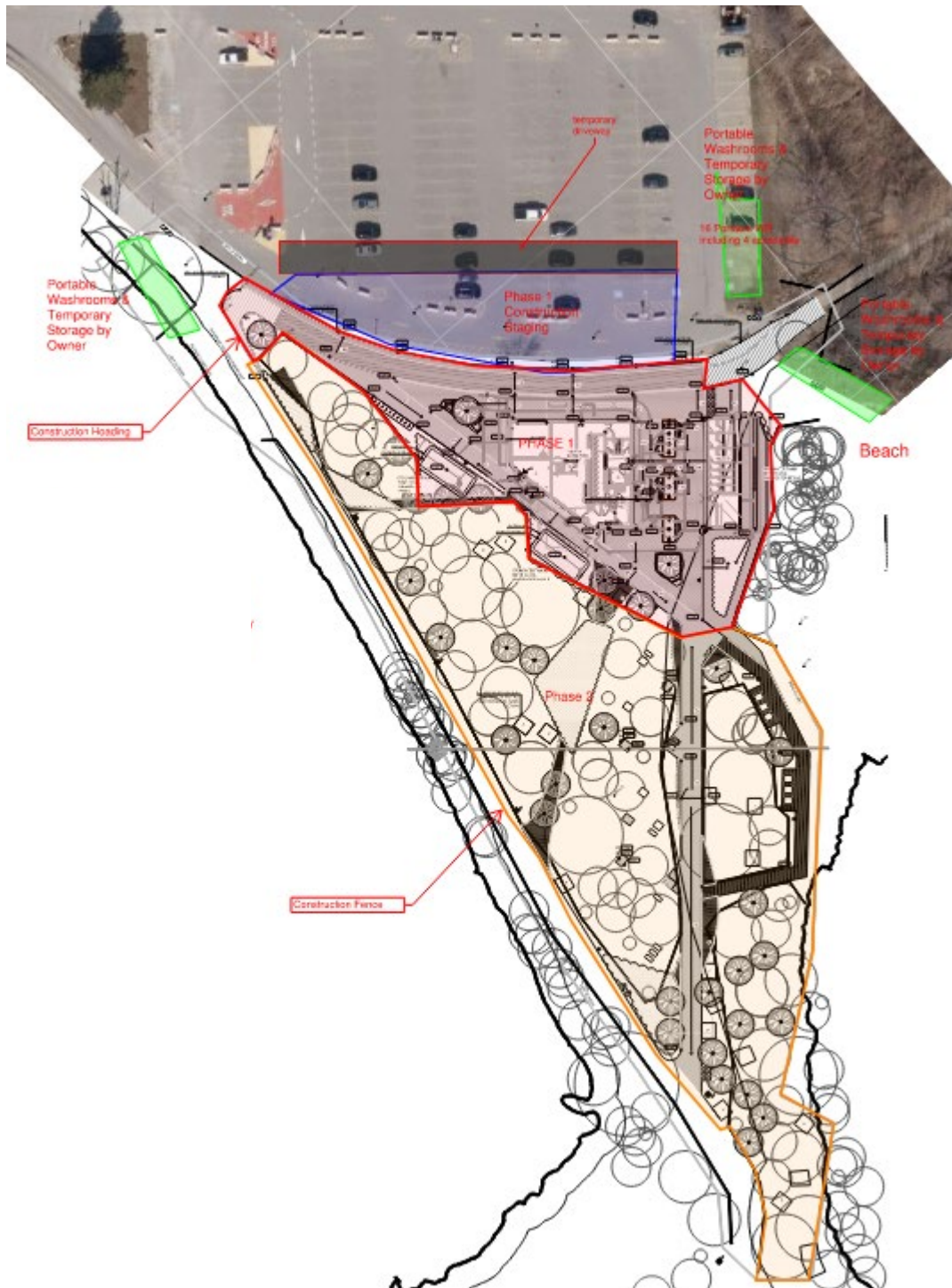
#### Anticipated Timeline

Phase 1 - Building Construction (Sept 3, 2025 to Jun 30, 2026)

Phase 2 - Exterior Works (April 30, 2026 to Aug 30, 2026)

### PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5098158970, Contract No. 25-PR-037



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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **GENERAL SPECIFICATIONS**

#### **GS-1. Cutting, Remedial Work and Blasting**

- 1.1. The Contractor shall perform the coring, cutting and remedial Work required to make the affected parts of the Work come together properly.
- 1.2. The Contractor shall co-ordinate the Work to ensure that the coring, cutting and remedial Work is kept to a minimum.
- 1.3. Should the Owner, the Contract Administrator, other contractors or anyone employed by them be responsible for ill-timed Work necessitating cutting or remedial Work to be performed, the cost of such cutting or remedial Work shall be valued as provided in GC 7.1 - OWNER'S RIGHT TO MAKE CHANGES, GC 7.2 - CHANGE ORDER and GC 7.3 - CHANGE DIRECTIVE.
- 1.4. Coring, cutting, x-rays, scanning and remedial Work shall be performed by specialists familiar with the Products and Owner Supplied Material affected and shall be performed in a manner to neither damage nor endanger the Work and in accordance with the Specifications and other Agreement documents.
- 1.5. The Contractor shall not carry out any blasting operation except with the prior written consent of the Contract Administrator, provided that any consent so granted shall not, under any circumstances, relieve the Contractor of the liabilities and obligations assumed by the Contractor under the Agreement.

#### **GS-2. Cleanup**

- 2.1. 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.
- 2.2. 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.
- 2.3. 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.
- 2.4. Contractor shall complete all maintenance and cleanup of the Work and Site within 24 hours of written notice from the Owner or Contractor Administrator

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

### **RFT No. Doc5098158970, Contract No. 25-PR-037**

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.

- 2.5. 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.

#### **GS-3. Layout**

- 3.1. The Contract Administrator shall provide baseline and benchmark information for the general location, alignment, and elevation of the Work. The Owner shall be responsible only for the correctness of such information provided by the Contract Administrator.
- 3.2. Where the Agreement provides for the Contractor to lay out the Work, this section 3.1 shall apply.
  - 3.2.1. Prior to commencement of construction, the Contract Administrator and the Contractor shall locate on site those property bars, baselines and benchmarks that are necessary to delineate the Site and to lay out the Work, all as shown on the Drawings.
  - 3.2.2. The Contractor shall be responsible for the preservation of all property bars while the Work is in progress, except those property bars that must be removed to facilitate the Work. Any other property bars disturbed, damaged or removed by the Contractor's operations shall be replaced by an Ontario land surveyor, at the Contractor's cost.
  - 3.2.3. At no extra cost to the Owner, the Contractor shall provide the Contract Administrator with such materials and devices as may be necessary to lay out the baseline and benchmarks, and as may be necessary for the inspection of the Work.
  - 3.2.4. The Contractor shall provide qualified Personnel to lay out and establish all lines and grades necessary for construction. Such Personnel shall include a licensed land surveyor responsible for conducting a survey to verify the locations of all key structures. The Contractor shall notify the Contract Administrator of any layout Work carried out, so that the same may be checked by the Contract Administrator.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

- 3.2.5. The Contractor shall install and maintain substantial alignment markers and secondary benchmarks as may be required for the proper execution and inspection of the Work. The Contractor shall supply one copy of all alignment and grade sheets to the Contract Administrator.
- 3.2.6. The Contractor shall assume full responsibility for alignment, elevations and dimensions of each and all parts of the Work, regardless of whether the Contractor's layout Work has been checked by the Contract Administrator.
- 3.2.7. All stakes, marks and reference points shall be carefully preserved by the Contractor. In the case of their destruction or removal, for any reason, before the date of the Substantial Performance of the Work, such stakes, marks and reference points shall be replaced, to the satisfaction of the Contract Administrator, at the Contractor's cost.

### **GS-4. Site and Drainage**

- 4.1. The Contractor's sheds, site offices, toilets, other temporary structures and storage areas for material and equipment shall be grouped in a compact manner and maintained in a neat and orderly condition at all times.
- 4.2. The Contractor shall keep all portions of the Work well, properly and efficiently drained, to at least the same degree as that of the existing drainage conditions, during construction and until the Work is completed. The Contractor shall be solely responsible for all Losses caused by, or resulting from, water backing up or flowing over, under, through, from, on or along any part of the Work or which any of the Work may cause to flow elsewhere and shall, at the Contractor's sole cost, repair such damage and without any extension of the Contract Time.

### **GS-5. Work Affecting the Property of Others**

- 5.1. Before Work is carried out that may affect the property or operations of any Ministry or agency of government or any Person, including a municipal corporation or any board or commission thereof, and in addition to such notices of the commencement of specified operations as are prescribed elsewhere in the Agreement, the Contractor shall give at least 48 hours' advance written notice of the date of commencement of such Ministry or agency of government or Person so affected.

### **GS-6. Quality Assurance and Quality Control**

- 6.1. The QA/QC Plan required by GC 3.13.2 shall be prepared and delivered to the Contract Administrator for review by the Contract Administrator and Owner within thirty (30) Days after the Effective Date and, after acceptance by the Contract Administrator and Owner, shall form a part of the Agreement.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

- 6.2. The QA/QC Plan shall:
  - 6.2.1. be based on the standards and requirements set out in the Agreement;
  - 6.2.2. monitor, identify and rectify all non-compliance items within the Construction Schedule
- 6.3. The Contractor shall implement and perform the Work in accordance with, and in compliance with, the QA/QC Plan accepted by the Owner. The implementation of the QA/QC Plan may be subject to quality assurance audit and acceptance by the Contract Administrator and Owner. The Contract Administrator and the Owner may perform surveillance for compliance with the QA/QC Plan and examine the Work, wherever situate, for conformance.

### **GS-7. Traffic, Maintaining Roadways and Detours**

- 7.1. Except as otherwise noted in the Agreement, the Contractor assumes all the risks and responsibilities arising out of any traffic related obstruction encountered in the performance of the Work and any traffic conditions, including traffic conditions on any Highway or road giving access to the Site caused by such obstructions, and the Contractor shall not make any Claim against the Owner for any delay or Losses occasioned thereby.
- 7.2. If the Agreement require the Contractor to maintain a Highway, the Contractor shall comply with all maintenance standards and other obligations under Laws relating Highways, including the *City of Toronto Act, 2006*.
- 7.3. The Contractor shall designate an individual to be responsible for traffic control and work zone safety. The designated individual shall be a competent worker who is qualified because of knowledge, training, and experience to perform the duties, is familiar with Book 7 of the Ontario Traffic Manual and has knowledge of all potential or actual danger to workers and motorists. Prior to the commencement of construction, the Contractor shall notify the Contract Administrator of the name, address, position, cell phone, pager, and telephone numbers of the designated individual, and update as necessary.
- 7.4. Where an existing Roadway is affected by construction, it shall, at all times, be kept open to traffic. The Contractor shall, at no additional cost to the Owner, be responsible for providing and maintaining, for the duration of the Work an alternative route for both pedestrian and vehicular traffic through the Site in accordance with the Ontario Traffic Manual, whether along the existing Highway under construction or on a detour road beside or adjacent to the Highway under construction.
- 7.5. Subject to the prior written approval of the Contract Administrator, the Contractor may block traffic for short periods of time to facilitate construction of the Work in accordance with the Ontario Traffic Manual. Any temporary lane closures shall be kept to a minimum.

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

#### **RFT No. Doc5098158970, Contract No. 25-PR-037**

- 7.6. The Contractor shall maintain, to the satisfaction of the Owner and the Contract Administrator, a road through the Site. The road through the Site shall include any detour constructed in accordance with the Agreement or required by the Contract Administrator. The cost of blading required to maintain the surface of such roads and detours shall be deemed to be included in the Fixed Price or Unit Price, as applicable. The Contractor shall not be required to apply de-icing chemicals or abrasives or carry out snowplowing unless otherwise specified in the Agreement.
- 7.7. Where localized and separated sections of a Highway are affected by the Contractor's operations, the Contractor shall not be required to maintain intervening sections of that Highway until such times as these sections are located within the limits of the Highway affected by the Contractor's general operations under the Agreement. Nothing in this section shall be taken as limiting the Contractor's obligation to maintain all areas of a Highway affected by the traffic control measures undertaken in relation to the Work and to fulfill all traffic control responsibilities thereon.
- 7.8. Where the Agreement provides for, or the Contract Administrator requires, detours at specific locations, payment for the construction of the detours, and if required, for the subsequent removal of the detours, shall be made at the Contract Prices appropriate to such Work.
- 7.9. Where Work is discontinued for any extended period including seasonal shutdown, the Contractor shall, when directed by the Contract Administrator, open and place the Highway and detours in a passable, safe and satisfactory condition for public travel.
- 7.10. Where the Contractor constructs a detour that is not specifically provided for in the Agreement or required by the Contract Administrator, the construction of the detour and, if required, the subsequent removal shall be performed at the Contractor's sole expense. The detour shall be constructed and maintained to structural and geometric standards approved by the Contract Administrator. Removal and site restoration shall be performed as directed by the Contract Administrator.
- 7.11. Where, with the prior written approval of the Contract Administrator, a Highway is closed and the traffic diverted entirely off the Highway to any other Highway, the Contractor shall, at no extra cost to the Owner, supply, erect and maintain traffic control devices in accordance with the Ontario Traffic Manual.
- 7.12. Compliance with the foregoing provisions shall in no way relieve the Contractor of obligations under GC 4.1 - PROTECTION OF WORK AND PROPERTY, dealing with the Contractor's responsibility for damage claims, except for claims arising on sections of a Highway within the Site that are being maintained by others.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **GS-8. Roadway Work**

- 8.1. If at any time, in the opinion of the Contract Administrator, damage is being done or is likely to be done to any Roadway or any improvement thereon, outside the Site, by the Contractor's vehicles or other equipment, whether licensed or unlicensed equipment, the Contractor shall, on the direction of the Contract Administrator, and at no extra cost to the Owner and without an extension in Contract Time, make changes or substitutions for such vehicles or equipment, and shall alter loadings, or in some other manner, remove the cause of such damage to the satisfaction of the Contract Administrator.
- 8.2. The Contractor shall provide and ensure, at all times, and at no extra cost to the Owner:
  - 8.2.1. safe and adequate pedestrian and vehicular access;
  - 8.2.2. continuity of utility services; and
  - 8.2.3. access for any and all emergency response vehicles and services, to any and all properties adjoining the Site.

### **GS-9. Working Drawings**

- 9.1. Working Drawings or Working Plans means any Drawings or Plans prepared by the Contractor for the execution of the Work and may, without limiting the generality thereof, include formwork, falsework and shoring plans, roadway (that part of the Highway designed or intended for use by vehicular traffic and includes the Shoulders.) protection plans, Shop Drawings, shop plans or erection diagrams.
- 9.2. The Contractor shall arrange for the preparation of clearly identified and dated Working Drawings as called for by the Contract Documents.
- 9.3. The Contractor shall submit Working Drawings to the Contract Administrator in accordance with an agreed upon schedule or otherwise with reasonable promptness and in orderly sequence so as to not cause delay in the Work. If either the Contractor or the Contract Administrator so requests they shall jointly prepare a schedule fixing the dates for submission and return of Working Drawings. Working Drawings shall be submitted in printed form. When the Working Drawings are submitted for review, the Contractor shall notify the Contract Administrator in writing of any deviations from the Contract Documents that exist in the Working Drawings.
- 9.4. The Contract Administrator shall review and return Working Drawings in accordance with an agreed upon schedule, or otherwise, with reasonable promptness so as not to cause delay.



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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

- 9.5. The Contract Administrator's review shall check for conformity with the design concept and for general arrangement only and such review shall not relieve the Contractor of responsibility for errors or omissions in the Working Drawings or of responsibility for meeting all requirements of the Contract Documents unless a deviation on the Working Drawings has been approved in writing by the Contract Administrator.
- 9.6. The Contractor shall make any changes in Working Drawings that the Contract Administrator may require to make the Working Drawings consistent with the Contract Documents and resubmit unless otherwise directed by the Contract Administrator. When resubmitting, the Contractor shall notify the Contract Administrator in writing of any revisions other than those requested by the Contract Administrator.
- 9.7. Work related to the Working Drawings shall not proceed until the Working Drawings have been signed and dated by the Contract Administrator and marked with the words "*Reviewed. Permission to construct granted*".
- 9.8. The Contractor shall keep one set of the reviewed Working Drawings, marked as above, at the Site at all times.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **TECHNICAL SPECIFICATIONS, DRAWINGS AND REFERENCE DOCUMENTS**

The following Specifications, Drawings and Reference Documents can be found in the References Section of Part 3 – Specifications and Drawings of the sourcing event in Ariba, forming part of the Contract Document.

- BLUFFERS PARK EAST PAVILION, BLUFFERS PARK ARCHITECTURAL SPECIFICATION, BY DTAH, ISSUED FOR TENDER DATED APRIL 11, 2025
- BLUFFERS PARK EAST PAVILION, SECTION 00 01 10, 02 41 13, 05 50 00, 06 15 01, 06 73 00, 31 11 00, 31 22 13, 32 01 90, 32 01 90.23, 32 11 23, 32 13 13, 32 14 13, 32 14 40, 32 17 23, 32 33 00, 32 92 19, BY DTAH, DATED APRIL 11, 2025
- BLUFFERS PARK PAVILION SECTION 03 00 50, 03 11 00, 03 20 00, 03 30 00, 05 00 50, 05 12 00, 06 18 00, DATED APRIL 11, 2025
- TREE INVENTORY AND PRESERVATION PLAN REPORT BLUFFERS PARK TORONTO, ONTARIO, BY KUNTZ FORESTRY CONSULTING INC., DATED 14 JULY 2022, REVISED 24 JANUARY 2023
- FIGURE 1 - TREE INVENTORY & PRESERVATION PLAN, BY KUNTZ FORESTRY CONSULTING INC. DATED 14 JULY 2022, ISSUE 24 JAN. 23
- DESIGNATED SUBSTANCE SURVEY AT BLUFFER'S PARK EAST WASHROOM 1 BRIMLEY ROAD SOUTH TORONTO, ONTARIO, BY CCI GROUP, DATED NOVEMBER 22, 2016
- GEOTECHNICAL INVESTIGATION PROPOSED BLUFFER'S PARK PAVILION 1 BRIMLEY ROAD SOUTH, TORONTO, ONTARIO, BY DAVROC TESTING LABORATORIES INC., DATED APRIL 13, 2023
- BLUFFER'S PARK PAVILION SUSTAINABILITY REPORT, BY INTROBA, DATED SEPTEMBER 12, 2023
- SUBSURFACE UTILITY ENGINEERING INVESTIGATION, 1 OF 2 AND 02 OF 02, BY 4SIGHT UTILITY ENGINEERS, APPROVAL DATE 10/02/24
- PLAN SHOWING TOPOGRAPHY FOR BLUFFER'S PARK BEACH HOUSE ON PART OF WATER LOT LOCATION DT 137 LAKE ONTARIO IN FRONT OF LOT 24, CONCESSION B CITY OF TORONTO, BY J.H. GELBLOOM SURVEYING LIMITED, DATED JUNE 23, 2022.

### **DRAWING LIST**

#### **ARCHITECTURAL**

A001	PROJECT INFORMATION
A002	ASSEMBLIES SCHEDULE
A003	SCHEDULES - DOORS, WINDOWS AND ROOM FINISH

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

A100	SITE PLAN
A101	SURVEY
A102	CONTEXT PLAN
A200	FOUNDATION PLAN
A201	GROUND FLOOR PLAN
A202	ROOF PLAN
A203	REFLECTED CEILING PLAN
A300	BUILDING ELEVATIONS - WEST BUILDING
A301	BUILDING ELEVATIONS - EAST BUILDING
A400	BUILDING SECTIONS - WEST BUILDING
A401	BUILDING SECTIONS - EAST BUILDING
A500	WALL SECTIONS - WEST BUILDING
A501	WALL SECTIONS - WEST BUILDING
A502	WALL SECTIONS - WEST BUILDING
A503	WALL SECTIONS - EAST BUILDING
A504	SECTION DETAILS - WEST BUILDING
A505	ROOF SECTION DETAILS - WEST BUILDING
A506	SECTION DETAILS - EAST BUILDING
A600	PLAN DETAILS - WEST BUILDING
A601	PLAN DETAILS - EAST BUILDING
A800	INTERIOR ELEVATIONS - WEST BUILDING
A801	INTERIOR ELEVATIONS - WEST BUILDING
A802	INTERIOR ELEVATIONS - EAST AND WEST BUILDINGS
A803	MISCELLANEOUS METALS
A804	MILLWORK DETAILS
A805	MILLWORK DETAILS (WASHROOMS)

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **STRUCTURAL**

S000	COVER
S001	GENERAL NOTES & TYPICAL DETAILS
S002	GENERAL NOTES & TYPICAL DETAILS
S003	GENERAL NOTES & TYPICAL DETAILS
S004	GENERAL NOTES & TYPICAL DETAILS
S005	GENERAL NOTES & TYPICAL DETAILS
S006	GENERAL NOTES & TYPICAL DETAILS
S007	GENERAL NOTES & TYPICAL DETAILS
S008	GENERAL NOTES & TYPICAL DETAILS
S009	GENERAL NOTES & TYPICAL DETAILS
S010	GENERAL NOTES & TYPICAL DETAILS
S011	GENERAL NOTES & TYPICAL DETAILS
S012	GENERAL NOTES & TYPICAL DETAILS
S199	BOARD WALK LOADING PLAN
S200	GROUND FLOOR / FOUNDATION PLAN
S200A	GROUND FLOOR / FOUNDATION PLAN (EAST BUILDING)
S200B	GROUND FLOOR / FOUNDATION PLAN (WEST BUILDING)
S200C	GROUND FLOOR / FOUNDATION PLAN (EAST BUILDING)
PRELIMINARY GEOPIER LAYOUT	
S200D	GROUND FLOOR / FOUNDATION PLAN (WEST BUILDING)
PRELIMINARY GEOPIER LAYOUT	
S200E	GROUND FLOOR / FOUNDATION PART PLAN (BOARDWALK)
S200F	GROUND FLOOR / FOUNDATION PART PLAN (BOARDWALK)
S200G	GROUND FLOOR / FOUNDATION PART PLAN (OUTDOOR SHOWERS)
S201	ROOF FRAMING PLAN
S201A	ROOF FRAMING PLAN (EAST BUILDING)
S201B	ROOF FRAMING PLAN (WEST BUILDING)
S301	SCHEDULES
S401	WALL ELEVATIONS - EAST BUILDING
S402	WALL ELEVATIONS - EAST BUILDING
S403	WALL ELEVATIONS - WEST BUILDING

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

S404	WALL ELEVATIONS - WEST BUILDING
S501	SECTIONS & DETAILS
S502	SECTIONS & DETAILS
S505	SECTIONS & DETAILS
S511	SECTIONS & DETAILS
S512	SECTIONS & DETAILS

#### **MECHANICAL**

M001	MECHANICAL LEGEND, DRAWING LIST, GENERAL NOTES
M100	MECHANICAL SITE PLAN
M101	MECHANICAL DEMOLITION PLAN
M200	FOUNDATION PLAN
M201	GROUND FLOOR PLAN - HVAC
M202	GROUND FLOOR PLAN - PLUMBING
M203	ROOF PLAN - HVAC
M204	ROOF PLAN - PLUMBING
M301	REFRIGERANT SCHEMATIC
M501	MECHANICAL SCHEDULES
M601	MECHANICAL SPECIFICATIONS

#### **ELECTRICAL**

E001	ELECTRICAL LEGEND, DRAWING LIST, GENERAL NOTES
E100A	ELECTRICAL SITE PLAN - NORTH
E100B	ELECTRICAL SITE PLAN - SOUTH
E101	GROUND FLOOR - POWER & SYSTEM PLAN
E102	ROOF PLAN - POWER & SYSTEMS PLAN
E201	GROUND FLOOR PLAN - LIGHTING PLAN
E301	ELECTRICAL SINGLE LINE DIAGRAM & SCHEMATIC
E401	ELECTRICAL SCHEDULES
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SPECIFICATIONS

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **LANDSCAPE**

L-100	NOTES
L-101	DEMOLITION PLAN
L-102	DEMOLITION PLAN
L-200	LAYOUT AND MATERIAL PLAN
L-201	LAYOUT AND MATERIAL PLAN
L-300	GRADING PLAN
L-301	GRADING PLAN
L-400	PLANTING PLAN
L-401	PLANTING PLAN
L-500	LANDSCAPE DETAILS
L-501	LANDSCAPE DETAILS
L-502	LANDSCAPE DETAILS
L-503	LANDSCAPE DETAILS
L-504	LANDSCAPE DETAILS
L-505	LANDSCAPE DETAILS
L-506	LANDSCAPE DETAILS
L-507	LANDSCAPE DETAILS

### **CIVIL**

C-1	GENERAL NOTES
C-2	GENERAL SITE SERVICING
C-3	SWM DETAILS AND CROSS-SECTIONS-1
C-4	SWM DETAILS AND CROSS-SECTIONS-2
C-5	SWM DETAILS AND CROSS-SECTIONS-3
C-6	EROSION AND SEDIMENT CONTROL PLAN-1
C-7	EROSION AND SEDIMENT CONTROL PLAN-2

### **GROUND IMPROVEMENTS – GEOPIER**

1	GEOPIER DESIGN DRAWING NOTES AND DETAILS
2	GEOPIER DESIGN DRAWING NOTES AND DETAILS
3	GEOPIER DESIGN DRAWING EAST BLDG LAYOUT
4	GEOPIER DESIGN DRAWING WEST BLDG LAYOUT

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

- 5 GEOPIER DESIGN DRAWING SHOWERS LAYOUT
- 6 GEOPIER DESIGN DRAWING BOARDWALK LAYOUT
- 7 HELICAL PILE DRAWING LAYOUT
- 8 HELICAL PILE DRAWING LAYOUT

#### **EXISTING DRAWINGS**

- 1 SITE PLAN AS BUILT DRAWINGS
- 2 FOUNDATION PLAN & DETAILS AS BUILT DRAWINGS
- 3 FLOOR PLAN & SCHEDULES AS BUILT DRAWINGS
- 4 ROOF PLAN & DETAILS AS BUILT DRAWINGS
- E-1 AS BUILT DRAWING GROUND FLOOR ELECTRICAL
- M-1 SITE PLAN AND DETAILS AS BUILT DRAWING
- M-2 AS BUILT DRAWING FLOOR PLAN AND DETAIL
- M-3 AS BUILT DRAWING FLOOR PLAN HVAC
- S.1 FOUNDATION PLAN SECTIONS AS BUILT DRAWINGS
- S.2 ROOF FRAMING PLAN SECTIONS AS BUILT DRAWINGS
- S.3 TRUSS LAYOUT (SHOP DWGS) AS BUILT DRAWINGS
- S.3B TRUSS LAYOUT (SHOP DWGS) AS BUILT DRAWINGS

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **DIVISIONAL SPECIFICATIONS**

#### **DS-1. Occupational Health and Safety Act**

- 1.1. The Contractor shall take all steps necessary to prevent the spread of lead-containing dust/particles and any other designated substance(s) or hazardous material(s) from the Work site when performing Work involving, but not limited to, lead-containing paint, and to protect the Contractor, those engaged by the Contractor in performance of the Work, City employees and all others, including the general public, likely to be at or near the Work site.

#### **DS-2. Designated Substances**

- 2.1. In accordance with the OHSA, as amended, a list of designated substances found at the project site is appended to hereto at the end of this section, and forms part of this Agreement.

#### **DS-3. Asbestos**

- 3.1. Where the Work includes removal of asbestos, the Contractor shall:
  - 3.1.1. ensure, through appropriate air testing and such other measures as may be appropriate and necessary, that the Work site and adjacent areas not been contaminated with asbestos during the performance of the Work; and
  - 3.1.2. prior to dismantling any barriers erected to contain asbestos and asbestos-containing materials, the Contractor shall provide written confirmation to the Consultant that, after conducting proper air testing and other due diligence measures, the area is safe in accordance with the requirements of the OHSA.
- 3.2. If, during the course of the Work, the Contractor or any of the subcontractors or suppliers engaged by the Contractor, disturb material that is believed to be asbestos containing material, separate and apart from asbestos abatement work forming part of the Contract, the Contractor shall act in strict compliance with the OHSA, including but not limited to the Asbestos Regulation, and without limiting the generality of the foregoing, shall:
  - 3.2.1. Stop work and evacuate the area where the asbestos containing material is believed to have been disturbed and take all precautions or actions mandated by the OHSA and notify the City immediately;
  - 3.2.2. Notify the Contract Administrator via telephone, with written notification to follow as soon as possible; and
  - 3.2.3. Refrain from entering the work area for any reason whatsoever until safe to do so, in accordance with the requirements of the OHSA and, prior to re-entry, notify the Contract Administrator for approval to recommence Work.



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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **DS-4. Workforce Development Plan**

- 4.1. Where required in the Agreement Documents, the Contractor shall implement and document the Workforce Development Plan described in "Schedule F – Owner Policies, Procedures, by-Laws and Other Requirements" to the satisfaction of the City (in its sole discretion).

### **DS-5. Coordination and Meetings**

- 5.1. The Contractor shall attend regular meetings with the City of Toronto and others, including but not limited to, Toronto Transit Commission, Bell Canada, Enbridge, Toronto Hydro, Toronto Parking Authority, the Marina and Boat Club and business organizations as may be required by the Contract Administrator to co-ordinate services affected by the Contract and to monitor on-going administration and progress of the contract.

### **DS-6. Standard Specifications and Standard Drawings**

- 6.1. The City's Standard Specifications and Standard Drawings that apply to the Work shall be those that can be found on-line at [www.toronto.ca/ecs-standards](http://www.toronto.ca/ecs-standards) as of the date the tender for the Work is issued.
- 6.2. Any other required work, for which no specifications are contained herein, shall conform to the City of Toronto Standard Construction Specifications and Drawings for Road Works, the City of Toronto Standard Construction Specifications and Drawings for Sewers and Watermains, the Ontario Provincial Standard Specifications and the Ontario Provincial Standard Drawings.
- 6.3. This Agreement may also refer to Ontario Provincial Standards (OPS) specifications and drawings. In such case, Bidders shall acquire the applicable specifications and drawings from OPS. Information about OPS can be found at <https://www.library.mto.gov.on.ca/SydneyPLUS/TechPubs/Portal/tp/opsViews.aspx>

### **DS-7. Organization of Work and Work Restrictions**

- 7.1. It is the Contractor's responsibility to implement all required measures (e.g. fences, enclosures, etc.) in order to strictly control the pedestrian traffic in the construction area and to prevent any pedestrian approaching into the areas of construction hazard, or any other dangerous area.
- 7.2. The Contractor shall be attentive to the needs of pedestrians that are visually or physically impaired, and the Contractor must be prepared at all times to assist in the safe and comfortable passage of these pedestrians.
- 7.3. The Contractor shall note that a number of existing utilities and services are located below the area of reconstruction and others in the near vicinity. The Contractor shall examine the site to identify potential problems associated with the accessibility, transportability and constructability of their proposed methods.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

- 7.4. The Contractor shall, from time to time, adopt such approved construction or operating methods in carrying out the work as may be called for due to changing conditions that may be encountered during the progress thereof.

### **DS-8. Pre-Construction Survey and Layout**

#### **8.1. Pre-construction Survey**

- 8.1.1. The Contractor shall perform the pre-construction survey.

#### **8.2. Layout**

- 8.2.1. The Contractor shall perform the Layout of the Works.

- 8.3. The survey and layout shall be performed or supervised by a competent surveyor with a minimum of five years related field experience (the "Surveyor"). The Contractor shall ensure the Surveyor attends a pre-construction meeting and other meetings as requested by the Consultant.
- 8.4. The Contractor shall be responsible for ensuring the Surveyor prepares grade sheets and keeps proper digital records, notes and sketches of the survey and layout. A copy of the records (including but not limited to survey notes and sketches) shall be kept on site and accessible to the Consultant at any time. The grade sheets shall be submitted to the Consultant within 7 calendar days of production.
- 8.5. The Contractor shall maintain a set of redlined Contract Drawings ("As-Built Field Record marked on the issued for construction detailed design drawings") marked with as-built information of the Project. The As-Built Field Record and all other records produced must be incorporated in the AutoCad 2004 drawings and submitted to the City's Consultant within 60 calendar days of Substantial Performance.
- 8.6. The compensation for the survey and layout shall be based on the lump sum amount for the tender item for the survey and layout identified in the Pricing Form. The lump sum amount for survey and layout shall not exceed 5% of the Total Bid Price in the Pricing Form.
- 8.7. Eighty percent (80%) of the lump sum amount for the survey and layout shall be paid over the duration of the Contract in proportion to the value of the works completed as a percentage of the Total Bid Price. No payment will be made until the grade sheets are received by the Consultant.
- 8.8. Twenty percent (20%) of the lump sum amount for the survey and layout shall be withheld and paid upon receipt and acceptance of the As-built Field Record. Should the Contractor fail to submit the As-built Field Record or if the submitted As-Built Field Record is not satisfactory to the Consultant, this withheld amount may be used by the Consultant to pay for an independent contractor to produce the As-built Field Record. If the cost to produce the As-built Field Record by the independent contractor exceeds the withheld amount, the Owner may exercise its right of set and deduct the additional cost from funds due and payable to the Contractor.

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

### **RFT No. Doc5098158970, Contract No. 25-PR-037**

- 8.9. The Contractor must report to the Consultant immediately any conflict, inconsistencies, errors, omissions, and/or discrepancies found between the Contract Drawing(s) and the existing physical conditions. Immediately upon becoming aware of such conflict, inconsistencies, errors, omissions and/or discrepancies, the Contractor shall stop survey and layout work until further directed by the Consultant. The City shall not be responsible for any additional cost or time delay due to a failure of the Contractor or the Contractor's Surveyor to report in a timely manner such conflict or inconsistencies found, or due to a failure to suspend the survey and layout work pending direction from the Consultant.
- 8.10. The Owner may conduct quality assurance verifications of the survey and layout as it deems necessary. The Owner's quality assurance process shall not relieve the Contractor of its responsibilities and obligations under this Contract. Any deficiency, omission or error identified by the Owner in the quality assurance process will be reported to the Contractor within two Working Days. The Contractor shall verify the information provided by the Owner, and make adjustments or corrections where necessary. There shall be no additional compensation or extension of Contract Time for correction of the Contractor's deficiencies, omissions or errors.
- 8.11. Adjustments or corrections to the survey and layout required due to conflicts, inconsistencies, errors, omissions, and/or discrepancies between the Contract Drawing(s) provided by the Owner and the existing physical conditions will be compensated on a Time and Material basis. This compensation shall be limited to the cost of survey crew only.

#### **DS-9. Disposal of Surplus Excavated Material and Removals**

- 9.1. All surplus excavated materials, removals, grindings and all other debris, including that from sewer flushing and catch basin cleaning, shall be disposed of, off site. No separate payment shall be made for the costs associated with this work.
- 9.2. The City of Toronto will not make arrangements for the disposal of surplus materials or supply bills of lading.
- 9.3. The Contractor shall assume full ownership of the surplus excavated material and shall be solely responsible for its removal and disposal.
- 9.4. Stockpiling of excavated material within the City street allowance is not permitted. The Contractor shall dispose of all excavated material off site immediately upon removal. No additional payment will be made for costs incurred as a result of this requirement.

#### **DS-10. Security and Construction Sign(s)**

- 10.1. The Contractor shall be responsible for the security of the work of this Contract from the time the job site is turned over to him until all work has been completed.
- 10.2. The Contractor shall take all necessary precautions to ensure that the construction site does not pose a hazard to the public for the duration of the project. Appropriate safety and warning signs must be posted. All such site security measures shall be removed from the site at the completion of the project.

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

### **RFT No. Doc5098158970, Contract No. 25-PR-037**

- 10.3. The Contractor shall install all construction and project signs provided by the City.
- 10.4. The costs for providing non-city signs such as danger signs, traffic signs, etc., installing, removing and disposing all signs shall be included in the Bidder's Pricing Form submission. No additional separate payment will be made for such work and provisions.

#### **DS-11. Material and Truck Weighing**

- 11.1. The City reserves the right to randomly verify the quantity of materials supplied in connection with this Contract. Prior to unloading of materials that are priced on a unit weight basis ("unit weight materials"), the weight tickets must be provided to the Contract Administrator (or in their absence, the City's inspector). Material weight tickets that are not provided to the Contract Administrator or the City's inspector prior to unloading will not be accepted later for payment.
- 11.2. When directed by the Contract Administrator or the City's inspector, trucks carrying unit weight materials shall proceed immediately to a City's weighing facility as specified by the Contractor Administrator or the inspector. After passing through the City's weight scale and unloading the materials, the empty truck shall return to the same facility to verify the vehicle tare if so directed by the Contract Administrator or the City's inspector.
- 11.3. Should the weight verification show that the verified weight of the material is less than what is shown on the Contractor's weight ticket by more than 1.0 per cent, the payment for the affected load shall be made based on the weight measured by the City's weighing facility.
- 11.4. City staff will also adjust the method of measurement for all following loads that are not weight-verified but have been delivered to the site before a new weight verification process can prove the Contractor had rectified the weight inconsistency. The weight of the following loads will be adjusted based on an adjustment factor determined from the most recently weight-verified load.
- 11.5. The City will not compensate the Contractor for any cost associated with the weight verification process.

#### **DS-12. Noise Regulations**

- 12.1. The Contractor shall ensure the following:
- 12.2. Equipment shall be maintained in an operating condition that prevents unnecessary noise, including but not limited to proper muffler systems, properly secured components and the lubrication of all moving parts.
- 12.3. Idling of equipment shall be restricted to the minimum necessary for the proper performance of the specified work.
- 12.4. Where necessary, place noise attenuation devices (barriers) around Contractor's construction equipment.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **DS-13. Existing Utilities**

- 13.1. The Contractor shall provide the Contract Administrator with a copy of the stakeout sheets supplied by the utility locators, prior to construction.
- 13.2. The attention of the Contractor is drawn to the presence of utility pole lines, close proximity of the overhead wires, buried gas mains, buried Bell conduit structure, buried/overhead cable TV and other buried utilities or services as may exist adjacent to and/or in the Place of the Work.
- 13.3. Before excavating across or along any utility or service, the Contractor shall determine its exact location and elevation. The utility or service shall be exposed by hand excavation and shall be adequately supported and/or protected before proceeding with machine excavation. All cost for fulfilling these requirements shall be included in the appropriate tender items and no separate payment will be made. The Contractor is fully responsible for the protection of all utilities and services within the Contract limits.
- 13.4. It should be noted that compaction of backfill below any services or utilities will not be accepted in lieu of proper support as per City of Toronto Standards.

### **DS-14. Equivalents and Alternatives**

#### 14.1. Definitions. In this section:

- 14.1.1. "First-Named Supplier" and "First-Named Product" mean, respectively, a Supplier and Product upon which the quality and design of the Work has been based, as specified in the Contract Documents.
- 14.1.2. "Equivalent" means a Supplier or Product that is listed after the First-Named Supplier or equipment or material or product in the Contract Documents.
- 14.1.3. "Alternative" means a Supplier or Product proposed by the Contractor, or an alternate method of undertaking the Work proposed by the Contractor, that is not listed or specified in the Contract Documents.

#### 14.2. First Named Supplier or Product

- 14.2.1. The Contractor shall only use First-Named Suppliers and First-Named Products, or Equivalents, unless an Alternative is approved by the City.

#### 14.3. Use of Equivalent

- 14.3.1. The Contractor may use an Equivalent named in the Contract Documents and shall include the supply and installation of such Equivalent and all Product and labour necessary to complete the Work at no additional cost to the City, whether or not the use of such Equivalent affects the design or manner of completion of the Work.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **14.4. Use of Alternative**

- 14.4.1. The Contractor may propose the use of an Alternative to the City for consideration following the issuance of an Order to Commence Work. The submission of a proposal for an Alternative may include alternate Subcontractor(s), through whom the Alternative is being offered, other than those named under the Subcontractor listing in the Tender Submission Package.
  - 14.4.2. All Alternative proposals must be supported by sufficient technical documentation to permit a proper analysis and evaluation of the proposed Alternative by the City. In order to be considered, any Alternative proposal must provide price savings, quality improvement(s), operational savings, schedule benefit(s), or a combination thereof. The Alternative proposal must include a detailed point by point comparison listing differences between the proposed Alternative and the First-Named Supplier or First-Named Product.
  - 14.4.3. Supporting documentation in the proposal must be clear, specific and sufficiently detailed to ensure that there is no ambiguity about what is being proposed, including any effect the proposal may have on the completed Work. Proposed Alternatives which, in the opinion of the City, are not accompanied by adequate supporting documentation, or are submitted with insufficient time for a proper review, will not be considered.
  - 14.4.4. The cost of a review by the Consultant of a proposed Alternative will be entirely at the cost of the Contractor and will be credited to the City against the Contract Price.
- 14.5. The City shall have the right, in its sole and absolute discretion, to accept or reject any proposed Alternative, including any proposed Subcontractor.

### **DS-15. Interference**

- 15.1. The Contractor shall arrange all Work activities so as to permit the maintenance of normal building operation and traffic flow at the Work site, with a minimum of inconvenience to the users and staff of the facility or park where the Work is being carried out.
- 15.2. The Contractor shall ensure that no essential services such as electric power and domestic hot water supply are interrupted at the Work site for more than one (1) continuous Hour, and no longer than three (3) consecutive Hours for the heating system during the heating season except with the prior written permission of the Owner.
- 15.3. The Contractor shall in every case where an interruption of service is to occur, make prior arrangements with the Owner.

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

**RFT No. Doc5098158970, Contract No. 25-PR-037**

### **DS-16. Project Close Out System Demonstrations**

- 16.1. The Contractor shall with respect to all installations resulting from the Work demonstrate the operation of all equipment and systems to the Owner's staff and any consultants of the Owner, and instruct such staff in the operation, adjustment and maintenance of such systems and equipment.

### **DS-17. Fire Protection**

- 17.1. The Contractor shall:

- 17.1.1. prior to commencing work, locate all sprinkler systems and protective or alarm systems;
- 17.1.2. provide and maintain fire extinguishers as required on the site for the protection of the building;
- 17.1.3. provide personnel performing work with open flame, volatile materials or other hazardous work with all fire protection equipment necessary for the safe operation of this equipment and the performance of the work;
- 17.1.4. all fire protection measures shall obtain required approvals and comply with all applicable laws.