

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5314342288, Contract No. N/A

SUMMARY OF THE WORK

50 Richmond St Accessibility Upgrades

Demolition of:

Existing exterior pavement and steps; interior wall partitions (Concrete, CMU, Drywall, Curtain Wall, etc.); flooring materials and bases (Concrete); Existing interior and exterior doors and frames; Existing interior and exterior doors and frames Existing outlets/switches/thermostats/access cards; breaker panel; Lighting; Staircases; existing plumbing fixtures and washroom accessories; Existing door hardware, Windows, HVAC units and ducting, electrical panels and other electrical devices

New installation of:

Tactile indicators and warning strips interior and exterior; Exterior and Interior Doors and hardware; Door operators and controls; Floor finishes and flooring transitions; Wall partitions and finishes, patching and painting; Wayfinding Signage; Washrooms with show and water closet stalls (Including accessible stalls); Kitchenette (Lunchroom); Office area and meeting rooms; Elevator and sump pump room; Drainage piping; Domestic cold/hot water piping; HVAC; Sprinkler System; Outlets/switches/thermostats/ access cards; Power supply to all mechanical and electrical equipment; Lighting fixtures and controls; Washroom Accessories; Kitchens Millwork;

SEPARATE PRICING AND POTENTIAL PHASING FOR 3RD AND 4TH FLOORS:

Costs for this project are being drawn from three separate funds, AODA funds, Toronto Public Health, & Unity Health. Costs associated with each fund are to be captured separately in the pricing form and schedule of values. Please review the scope based on description below and apply to line items provided in the Part 5 pricing form.

AODA Funds: All scope of work related to the main entrance work including but not limited to the demo and replacement of the entrance door and steps, the demolition of the entrance lobby slab and stairs, lowering of the lobby to be flush with grade, demolition, underpinning and lower of the basement mechanical room below the entrance, removal of the existing elevator and components, installation of the new elevator and components, all impacted utilities and power, sprinkler, stand pipes impacted by the lowering of the basement, the new stairs at the main entrance lobby to the basement and the first floor and any finishes, lights, power and other misc. items associated with this work is part of the AODA funds.

Toronto Public Health (TPH): All scope of work associated with demolition and new scope in the basement, 1st floor, 2nd floor and 5th floor are part of the funds allocated to TPH. This does not include any overlap of the scope listed above except for entrance intercoms, security (devices and programming) and signage. In addition, two thirds (2/3) of the costs associated with the demolition of and construction of the new exit stairwell at the front of the building will be part of the TPH funds.

Unity Health: All scope of work associated with demolition and new scope in the 3rd floor and 4th floor, including the new bridge opening and access through the adjacent garage building as well as the security and fire alarm connections associated with that opening are part of the Unity Health funds. In addition, one third (1/3) of the costs associated with the demolition of and

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construction of the new exit stairwell at the front of the building will be part of the Unity Health funds.

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 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.

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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.

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.

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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.

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. Project Controls and Reporting Requirements

7.1. The Contractor shall perform the following obligations and comply with the following requirements:

7.1.1. Such obligations and requirements shall apply to all Work, unless otherwise specified in the Agreement.

7.2. The Owner may at any time and from time to time waive the requirement to include any particular item in any report in connection with the Work or may reduce the frequency of any report

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but in such event shall have the right to reinstate any item and increase the frequency of reporting to the times provided in the Agreement.

7.3. For clarity, nothing in this section 7 shall relieve the Contractor from its obligation to execute the Work to completion in accordance with the Construction Schedule or other requirements of the Agreement.

GS-8. Owner Supplied Material

8.1. The Owner Supplied Material shall be:

8.1.1. Furniture Vendor: all office furniture, including meeting room chairs and tables, touchdown desks and associated accessories and equipment (i.e. power modules, mobile pedestals, monitor arms etc.), exam room and other clinic space desks and associated accessories and equipment, 5th floor server stools and tables, waiting area chairs, reception and security desk chairs, tables and associated accessories and equipment shall be supplied by a third-party vendor. Furniture that is listed in the specifications and tagged in the drawings are to be included in the GC scope of work and bid price, i.e. reclining chairs in the basement, weighted beds in the 4th floor break rooms, stainless steel tables and glass barriers in the 2nd floor treatment space etc.

8.1.1.1. Furniture Vendor: all office furniture, including meeting room chairs and tables, touchdown desks and associated accessories and equipment (i.e. power modules, mobile pedestals, monitor arms etc.), exam room and other clinic space desks and associated accessories and equipment, 5th floor server stools and tables, waiting area chairs, reception and security desk chairs, tables and associated accessories and equipment shall be supplied by a third-party vendor. Furniture that is listed in the specifications and tagged in the drawings, are to be included in the GC scope of work and bid price, i.e. reclining chairs in the basement, weighted beds in 4th floor break rooms, stainless steel tables and glass barriers in the 2nd floor treatment space etc.

GC is to coordinate the shipping and installation with the third-party vendors. Medical furniture and equipment, i.e. exam beds, withdrawal and negative pressure room beds, chairs, reclining monitoring area chairs, diagnostic wallboards etc. are to be supplied and installed by GC.

8.1.2. City of Toronto Corporate Security: Corporate security will supply card readers, CCTV cameras, and I-star panels as required. GC and their security subcontractor are responsible for coordination and programming/installation of these devices.

8.1.3. City of Toronto Network & IT: Network team will supply network switches and network racks as required. GC is required to bring Bell on as a subcontractor for all voice and data cabling and follow the City of Toronto cabling standards as described in the specifications.

8.1.4. Client (TPH & Unity Health): The clients will provide their own computers, laptops, docking stations, printers and other technological devices required for staff use. This does not include nursing call systems, or other building infrastructure associated items. Items supplied by client noted above will not be tagged and referenced in the specifications. Items noted on the drawings that do not state "N.I.C." and or are captured in the specifications are the responsibility of the GC to supply and install.

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GS-9. Traffic, Maintaining Roadways and Detours

9.1. 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.

9.2. 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.

9.3. 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.

9.4. 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.

9.5. 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.

9.6. 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.

9.7. 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.

9.8. 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.

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9.9. 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.

9.10. 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.

9.11. 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.

9.12. 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.

GS-10. Roadway Work

10.1. 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.

10.2. The Contractor shall provide and ensure, at all times, and at no extra cost to the Owner:

10.2.1. safe and adequate pedestrian and vehicular access;

10.2.2. continuity of utility services; and

10.2.3. access for any and all emergency response vehicles and services,

to any and all properties adjoining the Site.

GS-11. Working Drawings

11.1. 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.

11.2. The Contractor shall arrange for the preparation of clearly identified and dated Working Drawings as called for by the Contract Documents.

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11.3. 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. At the time of submission the Contractor shall notify the Contract Administrator in writing of any deviations from the Contract Documents that exist in the Working Drawings.

11.4. 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.

11.5. 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.

11.6. 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.

11.7. 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".

The Contractor shall keep one set of the reviewed Working Drawings, marked as above, at the Site at all times.