

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5475812981, Contract No. RFSQ DOC# 3512316731

1. Summary of Work

.1 The City of Toronto is undertaking upgrades to convert Buildings 8 and 9 at 1116 King Street West into a fully functional fleet maintenance facility for Toronto Paramedic Services. The project includes comprehensive interior and structural renovations, installation of mechanical and electrical systems such as HVAC, vehicle exhaust, hoists, and air compressors, as well as accessibility improvements in compliance with AODA and sustainability measures aligned with the City's Transform TO Net Zero Strategy. Work will be delivered in phases, beginning with construction and commissioning, ensuring critical upgrades are completed before FIFA 2026 and remaining enhancements finalized thereafter.

.2 Work of this contract comprises of two (2) parts:

Part 1 - Construction - Pre-FIFA Period starting from PO issuance date until May 15, 2026,

Part 2 - Post FIFA - all other works

The contractor must include all costs associated with the phasing plan (Part 1 – Pre-FIFA and Part 2 – Post-FIFA), including, but not limited to, all activities required to turn over the space for FIFA, pause the work, and subsequently resume it.

The General Contractor (GC) must furnish all labour, materials, equipment and full-time supervision for the Interior Alterations at 1116 King St West, Buildings 8 and 9, in accordance with all tender documents, project drawings & specifications, and standards packages, including any addenda issued during time of bidding.

2. Project Phasing

.1 The Contractor shall carry out Work in such manner as to cause a minimum of noise or interference to adjacent properties. Secure the approval of authorities having jurisdiction before proceeding with any Work which may cause interference. Provide all necessary precautions to protect existing property and people.

The Contractor shall coordinate the stages of Work to accommodate Project requirements during construction; and the sequence and direction of execution to meet Project schedule

The Work is split into 2 parts:

- **Part I: Pre-FIFA** – Period starting from **PO issuance date** until **May 15, 2026**, which will include:
 - Slab/excavation/fill for Building 8
 - Slab/excavation/fill for Building 9
 - All mechanical embedded items (slab/floor **and** walls) in Building 8 – Level 1
 - All mechanical embedded items (slab/floor **and** walls) in Building 9 – Level 1
 - Hoists (Building 9)

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- Air compressors (both buildings)
- Washrooms (both buildings)
- Vehicle exhaust system (both buildings)

- **Part II: Post-FIFA:** Remaining works, starting **August 2026 onwards.**

3. Construction Schedule

.1 In conjunction with and in a form acceptable to the Consultant and the Owner's Representative, provide within seven (7) working days after award of contract a detailed schedule indicating the following parameter:

- Start date and completion date for each part and each item of the contract work.

.2 The construction schedule shall reflect completion of all work under the Contract within the specified time and in accordance with these Specifications.

.3 If the Contractor desires to make a major change in the method of operation after commencing construction, or if the schedule fails to reflect the actual progress, the Contractor shall submit to the Consultant a revised construction schedule in advance of beginning revised operation.

4. Site Examination

.1 All dimensions and elevations taken from the Drawings are to be confirmed on site prior to the start of work. Contractor is to be responsible for the correctness of such measurements and report to the Consultant, in writing, all discrepancies between measurements on site and those shown on drawings prior to commencing work.

.2 All pre-existing conditions on site are to be reviewed and confirmed prior to submitting a bid price. No changes or extra will be entertained due to existing site conditions after the bid closing.

5. Contractor Use of Premises

.1 Co-ordinate use of premises under direction of Owner's Project Manager.

.2. Obtain and pay for use of additional storage or work areas needed for operations under this Contract.

.3 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.

.4 Repair or replace portions of existing work which have been altered during construction operations (of which but not limited to : landscaping, pavements, and adjacent structures from damage) to match existing or adjoining work, as directed by Consultant.

.5 At completion of operations condition of existing work: equal to or better than that which existed before new work started

.6 Maintain secure access to the site at all times. Provide identification for all workers and comply with Owner's security protocols.

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.7 Control dust, noise, and vibration during operations. Prevent discharge of contaminants into storm or sanitary systems.

.8 Comply with OHSA, local regulations, and Owner's safety policies. Maintain clear egress routes and fire exits at all times.

9 Keep premises free of debris and hazards. Perform daily cleanup and final cleaning before handover

6. Working Hours and Coordination

1. Part 1 Construction – Pre-FIFA

Regular working hours for this contract are considered as:

- Monday to Friday – 7:00am to 6:00pm
- Saturday - 9:00am – 6:00pm

Non-noisy work:

- Monday to Friday – 7:00pm – 6:00am
- Saturday - 7:00pm – 9:00am
- Sunday - 9:00am – 5:00pm

2. Part 2 Construction – Post-FIFA, All other works

.Regular working hours for this contract are considered as:

- a. Monday to Friday – 7:00am to 6:00pm
- b. Saturday - 9:00am – 6:00pm

1. All work activities must comply with the CoT Municipal Noise By-Law and include for all costs associated with this in their base bid price.
2. The CoT reserves the right to stop any disruptive work undertaken by the GC and request to have this work completed at a different time at no cost to the project. The GC will not be entitled to a claim for work deemed too disruptive to stakeholders during regular operating hours. The GC will be responsible to co-ordinate this work at a time suitable to the CoT.
3. There is limited space on the site to store materials, bins or equipment. The GC must coordinate a plan for delivery of materials and equipment in conjunction with the construction work activities and provide a logical sequence of implementation that will not impact the entire site and overall project delivery.
4. Should any of the adjacent properties object to noisy / odorous work between during work hours, then the GC must stop the work immediately and only continue at such time as not to cause any such disturbance.

7. Winter Work

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.1 The GC must continue work without any delay throughout the winter months until the work is completed and accepted.

.2 Extra work, material costs or labor costs incurred as a result of inclement weather shall not be considered as a valid reason for additional payment(s) or delay claims by the GC or their sub-trades.

.3 The GC must provide the necessary provisions to complete the required work within conformance of the specifications during the winter months. The CoT will not incur additional costs for labour and materials for protection, heating or thawing equipment.

8. Phased Construction

.1 The Contractor shall plan, schedule, coordinate, and supervise all sub-trades and work during implementation of the scope. Sub-trades must be coordinated to minimize disruption and achieve the shortest project duration.

.2 The Contractor shall submit a detailed construction schedule using the Critical Path Method (CPM) within 7 working days from date of award, identifying critical path activities, long-lead items, and milestones for Part 1 and Part 2. The schedule shall align with the approved work sequence and staging plan referenced in Point 2 *Work Sequence* above. Within the same period, the Contractor shall also submit all shop drawings, material submittals, and samples related to Part 1 for review and approval.

.3 Prior to starting construction, the Contractor shall obtain a Notice of Project from the Ontario Ministry of Labour and provide its Health and Safety Policy and a project-specific Health and Safety Plan to the City of Toronto and the Consultant. A Health & Safety Board shall be set up on site.

.4 The Contractor shall provide a sequencing and staging plan to the Consultant and City Project Manager indicating site access, safety barriers, material staging areas, work zones, phasing, and disposal bin locations. This plan must be approved by the City and Consultant prior to mobilization.

.5 Provide pre-construction photos and a video survey to the Consultant and City Project Manager before demolition and construction begin.

.6 Prior to starting work, the Contractor shall notify the Consultant of any discrepancies or omissions that may affect satisfactory completion.

.7 All work shown or implied in the contract documents shall be considered fully understood by the Contractor, who will be responsible for any misinterpretations or consequences thereof.

.8 The Contractor shall provide a Schedule of Values to the City's Project Manager and Prime Consultant within 7 working days from date of award. Approval in writing by both the City's Project Manager and Prime Consultant is required before any payment certification.

.9 The Contractor shall prepare a detailed phasing and sequencing plan based on a comprehensive site review, City feedback, and Consultant recommendations.

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.10 The Contractor shall submit an electronic plan with written descriptions and coordinated drawings/site plans illustrating impacted areas during each phase. The plan must be updated and resubmitted as changes occur.

.11 Construction phasing must minimize public disruption and utilize after-hours work where possible.

9. Commencement and Completion Dates

.1 The start date of this Contract is immediately upon receipt of a purchase order letter, issued by the CoT Purchasing & Materials Management Division. Award is conditional upon all approvals, bonding and insurance being in place.

.2 Continuous and progressive operation shall be carried out until work is completed. The GC is responsible to provide all the forces necessary to complete the entire contract work within the specified timeframe. Should any work be delayed for any reason other than what is permitted within the CoT Construction Agreement Contract then the GC shall not be entitled to any claims and will be subject to penalty via liquidated damages clauses noted within contract documents.

.3 Completion dates of the Contract may be extended subject to the required approvals being obtained, in writing, in accordance with the applicable CoT Construction Agreement Contract clauses.

10. Heritage General Requirements.

10.1 Work to a Historic Property

1. The building on which work is being undertaken has historic elements on the exterior. Undertake Work with care.
2. Protect exterior Heritage elements from damage

11. General Requirements

.1 Commence work as soon as possible after written authorization to do so is issued by the Owner and proceed so as to complete the work fully in the time specified in the Contract.

.2 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.

.3 Perform all work in accordance with the provisions of all applicable by-laws, ordinances, codes, regulations, authorities and standards.

.4 Ensure that all replacement parts of the work fit snugly, accurately and in true planes.

.5 Provide all necessary protection to ensure that no damage or harm to work, materials, or property results from the work of this Contract.

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- .6 Take all possible care to protect the work and all property adjacent to the work against accident or injury from fire, or other causes.
- .7 Access by work people to those areas of the site required for work of the Contract. Agree means of access to areas of work with Owner before starting work.
- .8 Comply with the Owner's allowed hours of work.
- .9 Examine the Contract documents, the site of the work and all conditions affecting it and obtain all information required to properly carry out the work.
- 10 Bring any discrepancies, errors or omissions in the Contract Documents, or any doubts as to the meaning or intent of any part thereof, to the attention of the Consultant for instructions, clarifications or explanations.
- 11 Check dimensions at the site before any fabrication begins, report any discrepancies to the Consultant and obtain clarification.
- 12 Pay and include in the cost of the work all government sales tax, custom duties and excise taxes payable on materials required for the work.
- 13 No smoking or vaping will be permitted on premises
- 14 Keep the work area clear of debris and broom clean at all times. Remove all debris from the site on a daily basis.
- 15 At completion of work, remove waste materials, tools, equipment and surplus materials and clean all exposed surfaces, removing grease, dust, dirt, fingerprints, and other foreign materials from sight-exposed exterior and interior finished surfaces.

12. Quality Assurance

12.1 Qualifications:

- 1. The Contractor shall implement a documented Quality Assurance program, including inspection schedules, testing protocols, and responsible personnel, and submit it within 7 calendar days from date of award.
- 2. All materials and workmanship shall comply with the Ontario Building Code, City of Toronto bylaws, CSA standards, and manufacturer's installation guidelines.
- 3. Testing and inspections shall be performed by certified independent laboratories in accordance with CSA standards, with all reports submitted to the Consultant and Owner.
- 4. Maintain complete QA records, including inspection reports, test results, and certificates of compliance, and provide them at project milestones and prior to final handover.
- 5. The Contractor shall keep full and detailed accounts and records, including but not limited to daily reports and progress photos, necessary to document the cost and

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execution of work attributable to any Change Directive. Copies of these records shall be provided to the Consultant upon request.

6. The Contractor shall restore any areas used for storage or staging to their original condition upon completion of the work.

13. BAS Requirements

1. The BAS shall comply with the *City of Toronto Standard BAS Owner Requirements* including but not limited to **Section 6.0 APPROVED CONTROL SYSTEMS**

14. Regulatory Requirements

- 1 Certifications: The General Contractor is responsible for obtaining all necessary inspections for demolition and construction work.
- 2 Waste Management: Prepare waste audits, waste reduction workplans, source separation programs and recycling programs as required by jurisdictional authorities and update programs and implement such programs as required.
- 3 Ensure that pollution and environmental control of construction activities are exercised as required during the Work.
- 4 Give notice to Utility Authorities controlling services and appurtenances that will be affected by demolition and construction Work.
- 5 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 staff. The Contractor shall provide the City with 72 hours' notice for all noisy work.
- 6 Should any of the adjacent areas 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.
- 7 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.
- 8 The General Contractor shall notify the Prime Consultant and City Project Manager at least 3 business days in advance of any scanning or X-ray work, if required.

15 Occupational Health and Safety

- 1 The successful GC is responsible for meeting the requirements of the

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Occupational Health & Safety Act and City Health & Safety Manual, RFSQ No. 3512316731 and as noted herein. The GC is to review their safe work procedures with the City prior to undertaking any field work onsite.

2 Staff onsite must be knowledgeable of the governing safety regulations including, but not limited to: Industrial Regulations, Construction Regulations, and Regulation respecting Asbestos on Construction Projects and in Building Repair Operations, Designated Substances, WHMIS, Workplace Safety & Insurance Act, Transportation of Dangerous Goods Act, Technical Standards & Safety Act, Highway Traffic Act, and the Accessibility for Ontarians with Disabilities Act.

3 Staff onsite must possess written proof of competency such as appropriate training and experience in health and safety related activities applicable to the project.

4 The GC is responsible for providing all safety equipment for the protection of their staff.

5 Note the Occupational Health & Safety requirements also apply to Sub-contractors undertaking testing and associated activities.

16 Close Out Documents and Operations and Maintenance Manuals

1. The GC must maintain a complete set of record drawings and specifications throughout the duration of the work of the contract on site and make available to the CoT PM and Prime Consultant when requested.
2. The GC must submit a comprehensive and complete set of close out documents (including CAD, PDF and hard copy as-built drawings) and Operations and Maintenance manuals as identified in the contract documents to the acceptance of the CoT PM before the Certificate of Substantial Performance can be issued by the Consultant.
3. Drawings must be in AutoCAD version 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.
4. One type of information is to be provided on each drawing; mixing the drawing types is not permitted.
5. The GC must provide three (3) hard copies of the Close out Documents and Operating & Maintenance Manuals and four (4) thumb drive copies with same documentation and filing format as the hard copy set. Binders are to be bound in vinyl hard cover 3 "D" ring type loose-leaf for letter size paper. Binders are not to exceed 75 mm thick or be more than 2/3 full. One hard copy set is to have full size drawing (24x36) and the other two sets are to have tabloid size drawings (11x17).
6. The GC must organize contents into applicable sections of work to parallel project specifications breakdown. Include a cover page and table of contents and mark each section by labelled tabs protected by celluloid covers fastened to hard paper dividing sheets.
7. The electronic submission must include labelled folders and each pdf, Excel, Word, CAD, other file must be consistently labelled and have a relevant description.

The close out documents must include but not be limited to the following:

- The Two-Year Warranty Certification from the GC and each of their sub-contractors, suppliers, vendors and manufactures warranties
- As-Built Drawings (CAD + pdf + hard copy)

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- Approved Shop Drawings (pdf + hard copy)
- Cut sheets for all equipment and clear identification of models
- Completed Asset and Equipment PM Details Form
- ESA/TSSA Reports
- Maintenance and Operation Manuals
- Consolidated maintenance schedule
- MSDS
- Notice of Project
- Health & Safety Policy
- Health & Safety Pre-start report
- Record of equipment demonstration and training with all sign in sheets
- Final project schedule
- Testing & Inspection reports for asphalt, concrete, soil etc.
- Consultant field reports
- Pre-construction site condition report, pictures and video survey. Photos must be printed on a proof sheet and included in the hard copy sets.
- Substantial Performance Certificate & Advertisement
- Full Contractor Contact List with addresses, phone numbers, names and email addresses
- Consultant sign off letters
- Building permits
- Building inspector sign off and occupancy approvals

17. Designated subcontractors

Employ the following 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

Security

Refer to attached City Vendor List - *SWH Dealers - Toronto - April 2024*

Voice, Data and IT Cabling

Bell

Roger Vachon

roger.vachon@bell.ca

Fire Protection – Inspection, Test & Maintenance

TYCO/JCI

Fire Alarm Monitoring Installation

FMC Service

service@fire-monitoring.com

18. Coordination with owners' subcontractors and/or vendors

1. 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.

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2. The Owner will not coordinate any work of the designated subcontractors. All designated subcontractors to be the responsibility of the general contractor and be co-ordinated accordingly to perform the work of the contract.
3. The general contractor will co-operate with and supervise the Owner's own contractors and staff to facilitate any on-going work within the building.
4. A list of City's Vendors and Sub-Contractors is referenced in the Scope of Work section. Detailed contact information will be provided to the successful bidder upon commencement of the work or throughout the duration work as these contracts are awarded.
5. 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 work space prior their work taking place and invite them to pertinent construction meetings required for coordination.
6. Security Work: All security work noted on the drawings and specifications including coordination with the City of Toronto Corporate Security personnel and programming specialist required to provide a fully operational security system as noted in the drawings and specifications.

19. EXISTING UTILITIES

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

20. Attached Drawings, Specifications and other related documents:

- **30267599_1116 KING W - 100% DESIGN – ARCH**
- **30267599_1116 KING W - 100% DESIGN – ELEC**
- **30267599_1116 KING W - 100% DESIGN – MECH**
- **30267599_1116 KING W - 100% DESIGN – STRUC**
- **TPSFMS 1116 King_Project Manual_Tender Specifications**
- **SWH Dealers - Toronto - April 2024**

City of Toronto Owner Requirements - Building Automation Systems.pdf