

1076 PAPE AVENUE – EXTERIOR RENOVATIONS AND ROOF REPLACEMENT

CLOSING DATE: August 27, 2026	CLOSING TIME: 2:00 PM local time
ISSUED DATE: July 27, 2026	RFSQ Reference NO.: Doc4757756942 Category: 01 WORK ASSIGNMENT NO.: CREM-TSSS-26-01
DIVISION CONTACT: Joseph Fabie Corporate Real Estate Management Project Management Office	PHONE NO.: 416-268-5271

BID RECEIPT – Return your Bid by the following submission method:

E-mail Project Management Office at: joseph.fabie@toronto.ca, CC: jonas@workshopto.ca

Mandatory Site Meeting: YES X NO ↑ Please email Joseph Fabie to RSVP for the site visit by July 31, 2026: joseph.fabie@toronto.ca Failure to attend will result in your submission being found to be non-compliant.	Location: 1076 Pape Avenue Date: Thursday, August 6, 2026 Time: 10:00 a.m.
Deadline for Questions:	Bidders shall submit questions to Project Management Office by: Date / Time: August 21, 2026 / 2:00 p.m.
Deadline to Issue Addendum:	Date / Time: August 25, 2026 / 2:00 p.m.
Agreement Terms and Conditions:	The work/services shall be performed in accordance with all of the terms and conditions set out in this Request for Quotation and in accordance with the terms and conditions set out in the ↑ Agreement Signed: October 8, 2025 ↑ RFSQ No. Doc4757756942
Process Terms and Conditions:	↑ As per RFSQ No. Doc4757756942 and Appendices per call.

REQUEST FOR TENDER FOR:

1076 PAPE AVENUE – EXTERIOR RENOVATIONS AND ROOF REPLACEMENT

RFSQ Reference NO.: Doc4757756942, Category: 01	WORK ASSIGNMENT NO.: CREM-TSSS-26-01
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Company Name:	M.J. DIXON CONSTRUCTION LIMITED		
Address:			
Contact Name/Title:			
Telephone No.'s:	Bus. No.:	Cell No.:	
E-Mail Address:			
Total Cost for all that is required as specified herein (HST to be included for all construction projects)	COST		
	SUB-TOTAL	\$ _____	
	H.S.T. (13% of Sub-Total above)	\$ _____	
	TOTAL	\$ _____	
Invoice to be sent to: City of Toronto Accounting Services Division Corporate Accounts Payable 55 John Street 14Floor, Metro Hall Toronto, ON M5V 3C6	NO BID↑ Reason: _____ _____		

Bidders are expected to acknowledge receipt of Addendum/Addenda as indicated below. Failure to do so shall result in the bid being declared non-compliant.

I/We acknowledge receipt of addendum _____ to _____ dated _____ to _____.

I/We the undersigned offer to supply the above at the price and conditions hereon offered:

Authorized Signature – I have authority to bind the Corporation

THIS FORM SHALL BE COMPLETED, PROPERLY SIGNED AND RECEIVED ON OR BEFORE THE DATE AND TIME SPECIFIED, OR YOUR BID WILL BE DECLARED NON-COMPLIANT

The following documents form part of the RFT and are included or attached: Appendixes included in this RFT:

- Appendix A – Scope of Work & Requirements
- Appendix B – Base Bid Pricing Form
- Appendix C – Drawings & Specifications
- Appendix D – Project Schedule
- Appendix E – Schedule A to Work Assignment Agreement
- Appendix F – Bid Bond

APPENDIX A – SCOPE OF WORK & REQUIREMENTS

SUMMARY OF THE WORK

Work includes, but is not limited to:

- Roof replacement.
- Architectural modifications as required, in service of roofing upgrades.
- New exterior overcladding and replacement of existing fixed/operable windows.
- Exterior asphalt repairs/line painting, new accessible exterior ramp and remediation/repair of existing exterior trellis.
- Interior refurbishment including ceiling repair and replacement of walk-in fridge flooring.
- Phasing and expedition of work to minimize impact on occupants and maintain intended operation of the building (including heating/cooling/ventilation), as further outlined in the documents.

APPENDIX B - BASE BID - PRICING FORM

1076 PAPE AVENUE – EXTERIOR RENOVATIONS AND ROOF REPLACEMENT

NAME OF CONTRACTOR: _____

The Bidder must provide the rate and the amount for each Tender item, the total for each part / subsection, the grand total, HST amount and the total amount of Tender on the forms in the ensuing pages. Bidders that do not fully complete these forms (such as leaving lines blank), or have unclear answers (such as "n/a", "-", "tba" or "included" etc.) will be declared non-compliant. Prices that are intended to be zero cost/no charge to the city are to be submitted in the space provided in the price schedule as "\$0.00" or "zero".

All spaces for the aforementioned information must be completed in ink ensuring the printing is clear and legible.

Where included, the Alternative Prices, and Supplementary List of Prices Required for Extra Work Forms must also be completed.

The lowest Bidder will be determined solely from the Total Base Bid, subject to the City's reserved rights not to award to any Bidder.

Please note: When any additional work to the contract is required, and agreed upon, a Change order will be issued for the additional cost, to be paid through the Contingency Allowance.

The following itemized prices shall be INCLUDED in the Tender Price (all H.S.T. excluded).

Please Note: When any additional work to the contract is required, and agreed upon, a Change Order will be issued for the additional cost. The Contractor may only add as their markup of 10% overhead and 5% profit margin.

A.) BASE BID – PRICE BREAKDOWN TENDER WORK ASSIGNMENT NO.: CREM-TSSS-26-01

Item	Description	Unit	Quantity	Unit Rate	Total Price (Quantity x Unit Rate)
Construction Items					
1	<i>Division 0:</i> Bonding	L.S.	1	\$ _____	\$ _____
2	<i>Division 1:</i> General Requirements, OH&P, Supervision, Mobilization, etc.	L.S.	1	\$ _____	\$ _____
3	<i>Division 2:</i> Site Work and Demolition - Selective Demolition - Abatement	L.S.	1	\$ _____	\$ _____
4	<i>Division 3+4:</i> Concrete and Masonry	L.S.	1	\$ _____	\$ _____
5	<i>Division 5:</i> Miscellaneous Metals - Metal stairs and handrails - Metal guard and swing gate at roof patio	L.S.	1	\$ _____	\$ _____
6	<i>Division 6:</i> Wood, Plastics, and Composites - Rough carpentry	L.S.	1	\$ _____	\$ _____
7	<i>Division 7:</i> Thermal & Moisture Protection - Insulated roof assemblies - Insulated exterior wall overcladding - Roof pavers - Prefinished metal flashing & trim - Window sealants	L.S.	1	\$ _____	\$ _____
8	<i>Division 8:</i> Openings - Fibreglass windows - Overhead garage door	L.S.	1	\$ _____	\$ _____
9	<i>Division 9:</i> Finishes - Painting - Ceiling & wall repair/replacement - Floor tile replacement	L.S.	1	\$ _____	\$ _____

Item	Description	Unit	Quantity	Unit Rate	Total Price (Quantity x Unit Rate)
10	<i>Division 20:</i> Mechanical Support	L.S.	1	\$ _____	\$ _____
11	<i>Division 22+23:</i> Mechanical	L.S.	1	\$ _____	\$ _____
12	<i>Division 26:</i> Electrical	L.S.	1	\$ _____	\$ _____
13	<i>Division 31:</i> Earthworks - Excavation and removals - Rough grading	L.S.	1	\$ _____	\$ _____
14	<i>Division 32:</i> Exterior Improvements - Asphalt paving, unit paving, curbs, parking lines	L.S.	1	\$ _____	\$ _____
15	CASH ALLOWANCES* (H.S.T. excluded) CCTV Scan of Storm Sewer Testing & Inspections Structural Investigations/Repairs Furniture Movers Equipment: Vertical Bike Storage Rack	L.S.	1	\$35,000.00	\$35,000.00
D) Total Base Bid Price (Sum of Items 1 to 15) Exclusive of HST).					\$ _____
E) HST Amount (13% of above item D.) .					\$ _____
F) Total Amount of Tender Call (Sum of D + E) (* Copy Total Amount to front tender cover page.)					* \$ _____

*** CASH ALLOWANCES**

Such are intended to cover the net cost to the Contractor of providing the pre-determined services, products, or for other authorized expenses specified. The Total Bid Price, and not the Cash Allowances, shall include the Contractor's overhead, and profits, supervision on such cash allowances. If cost exceeds the cost allowance, the extra sum is an extra to the contract, if cost is less the unused portion is credit to the contract.

APPENDIX C - LIST OF SUBCONTRACTORS FORM

The Supplier shall provide each Subcontractor for the Work types listed in the table below or indicate "OWN FORCES" in the "Subcontractor Name" column if a Subcontractor will not be used for the Work type indicated. The names of all Subcontractors to be used for each Work type indicated must be provided. Suppliers shall not indicate "TBD" (To Be Determined) or similar wording. If Suppliers are provided a pre-approved list of mandatory Subcontractors for a work type; i.e. "Electrical", they must provide a subcontractor from that pre-approved list.

The list of Subcontractors is based on information available at time of Tender close. In the event Subcontractor information changes prior to notification of recommendation of award the Supplier must inform the Procurement Contact of the change in writing. Where a pre-approved list of mandatory Subcontractors was provided, the Subcontractor being replaced and the replacement Subcontractor must both be from the pre-approved list of mandatory Subcontracts included in the solicitation.

Subcontractor Name	Work Type	Contact name	Contact Phone #	Approx. % of contract value to be performed
	Demolition			
	Abatement			
	Masonry Repair			
	Misc. Metals			
	Rough Carpentry			
	Roofing			
	Metal Cladding			
	Glass Fibre Reinforced Cladding			
	Windows			
	Gypsum Wall/Ceiling			
	Flooring			
	Painting			
	Mechanical			
	Electrical			
	Site Improvement			

APPENDIX D - DRAWINGS & SPECIFICATIONS

LIST OF TECHNICAL SPECIFICATIONS

Division 1

01 11 00	Summary of Work	7 pages
01 14 00	Work Restrictions	4 pages
01 21 00	Allowances	2 pages
01 25 00	Alternatives & Substitutions	3 pages
01 26 00	Contract Modification Procedures	2 pages
01 29 00	Payment Procedures	1 page
01 31 13	Coordination	2 pages
01 32 00	Construction Progress Documentation	3 pages
01 33 00	Submittal Procedures	3 pages
01 40 00	Quality Requirements	3 pages
01 51 00	Temporary Utilities	2 pages
01 52 00	Temporary Construction Facilities	1 page
01 56 00	Temporary Barriers and Enclosures	1 page
01 57 00	Temporary Controls	2 pages
01 61 00	Common Product Requirements	1 page
01 71 00	Examination and Preparation	2 pages
01 73 00	Execution	2 pages
01 73 29	Cutting and Patching	2 pages
01 74 00	Cleaning and Waste Management	2 pages
01 77 00	Closeout Procedures	2 pages
01 78 00	Closeout Submittals	3 pages
01 79 00	Demonstration and Training	2 pages
01 91 00	General Commissioning Requirements	1 page

Division 2

02 41 19	Selective Demolition	7 pages
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Division 3

Not used

Division 4

Not used

Division 5

05 55 00	Miscellaneous Metals	8 pages
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Division 6

06 10 00	Rough Carpentry	6 pages
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Division 7

07 20 00	Building Insulation	6 pages
07 25 00	Weather Barriers	7 pages
07 27 26	Air Barrier System	10 pages
07 44 53	Glass Fiber Reinforced Cladding	6 pages
07 46 19	Metal Cladding	9 pages
07 52 00	Modified Bituminous Membrane Roofing	10 pages
07 62 00	Prefinished Metal Flashing and Trim	4 pages
07 76 00	Roof Pavers	4 pages
07 90 00	Sealants	6 pages

Division 8

08 36 00	Overhead Garage Doors	3 pages
08 54 00	Fibreglass Windows	11 pages
08 80 00	Glazing	6 pages

Division 9

09 29 00	Gypsum Wall Board	11 pages
09 30 00	Tiling	9 pages
09 67 00	Epoxy Flooring	4 pages
09 90 00	Painting	10 pages

Division 20

20 05 01	Demolition	3 pages
20 05 11	Mechanical General Requirements	23 pages
20 05 31	Pipe Hangers and Supports	8 pages
20 05 32	Access Doors	5 pages
20 05 33	Identification	4 pages
20 05 60	Piping Insulation	6 pages
20 06 11	Testing, Adjusting and Balancing (TAB)	6 pages

Division 22

22 11 16	Domestic Water Piping	7 pages
22 13 13	Drainage Piping and Vent	4 pages

Division 23

23 07 13	Ductwork Insulation	5 pages
23 11 23	Natural Gas Piping	6 pages
23 31 13	Metallic Ductwork	8 pages
23 33 46	Flexible Ducts	3 pages
23 74 07	Refrigerant Piping	7 pages

Division 26

26 05 00	Common Work Results for Electrical	11 pages
26 05 01	Basic Materials & Methods	14 pages

Division 31

31 22 13	Rough Grading	2 pages
31 23 00	Excavation Backfill Site Grading	4 pages

Division 32

32 12 16	Asphalt Paving	2 pages
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LIST OF DRAWINGS

Drawing No.	Title	Date
A0.0	OBC Matrix, Site Plan, Key Plan	13 July 2026
A1.0	Demolition Plans	13 July 2026
A1.1	Demolition Plans	13 July 2026
A1.2	Proposed Plans	13 July 2026
A1.3	Proposed Plans	13 July 2026
A1.4	Reflected Ceiling Plans	13 July 2026
A1.5	Existing Conditions	13 July 2026
A2.0	Exterior Elevations - Demo	13 July 2026
A2.1	Exterior Elevations - Proposed	13 July 2026
A5.0	Wall Sections and Details	13 July 2026

A5.1	Wall Sections and Details	13 July 2026
C1.1	Site Grading and ESC Plan	22 May 2026
S1	Existing Part Roof Framing Plan - Demolition	22 May 2026
S2	Proposed Part Roof Framing Plan	22 May 2026
M1	Mechanical Legend, Notes and Details	2 June 2026
M2	Roof – Existing Mechanical Plan	2 June 2026
M3	Roof – New Mechanical Plan	2 June 2026
M4	First Floor – Roof Drainage Plan	2 June 2026
E1	Electrical Legend, Notes and Details	2 June 2026
E2	Roof – Existing Electrical Plan	2 June 2026
E3	Roof – New Electrical Plan	2 June 2026

DESIGNATED SUBSTANCES

Designated Substances and Hazardous Materials Assessment Report prepared by Safetech Environmental Limited, dated July 13, 2026

Hazardous Building Materials Removal Specifications prepared by Safetech Environmental Limited, dated July 2026

APPENDIX E - SCHEDULE A to WORK ASSIGNMENT AGREEMENT

INFORMATION SHEET – WORK ASSIGNMENT AGREEMENT

The following table provides information cross-referenced in the provisions and schedules of the Master Roster Agreement. All reference to GCs are located in Schedule D – General Conditions of the Master Roster Agreement.

Row	Input Information	Reference	Description
A. Names and Information			
A.1	Project	Sch. C, Definition 83 & GC 3.8.2.3(1)	1076 Pape Avenue – Exterior Renovations and Roof Replacements
A.2	Site	Definition 99	1076 Pape Avenue, Toronto
A.3	Notice information	GC 1.6.1.2, GC 1.6.1.3 & GC 1.6.1.4	To be provided after award.
A.4	Identity of Contract Administrator	Sch. C, Definition 24	To be provided after award.
A.5	Identity of Owner Representative	Sch. C, Definition 72	Corporate Real Estate Management, Project Management Office Joseph Fabie, Project Manager Email: joseph.fabie@toronto.ca Phone number: 416-258-5271
A.6	Approved Subcontractors	GC 3.8.3, GC 3.8.3.1 & GC 3.8.3.2	To be entered after award. Refer to: Appendix A - Scope of work and Requirements, and Appendix C - List of Subcontractors
B. Pricing, Markups and Liquidated Damages			
B.1	Contractor's Markup for negotiated fixed price and negotiated unit price changes in the Work performed by Contractor	Sch. E, s. 2.2.3.1	Refer to Information Sheet in Master Roster Agreement.
B.2	Total Cumulative Markup allowed for Contractor, Subcontractors, Suppliers and Sub-subcontractors on negotiated fixed price and negotiated unit price changes in the	Sch. E, s. 2.2.3.2	Refer to Information Sheet in Master Roster Agreement.

Row	Input Information	Reference	Description
	Work performed by Subcontractors, Suppliers or Sub-subcontractors (and not performed by the Contractor)		
B.3	T&M Percentage Markup for changes in the Work performed by Contractor	Sch. E, s. 3.3.1	Refer to Information Sheet in Master Roster Agreement.
B.4	Total Cumulative T&M Percentage Markup allowed for Contractor, Subcontractors, Suppliers and Sub-subcontractors on changes in the Work performed by Subcontractors, Suppliers or Sub-subcontractors (and not performed by the Contractor)	Sch. E, s. 3.3.2	Refer to Information Sheet in Master Roster Agreement.
B.5	Markup for Cash Allowance overages	GC 6.1.4	Refer to Information Sheet in Master Roster Agreement.
B.6	Amounts of Delay Liquidated Damages	GC 7.6.1	\$2,000 per Calendar Day that is a weekday.
B.7	Changes in the Work on a Time & Material Basis	Sch. E, s. 3	<i>Refer to Information Sheet in Master Roster Agreement.</i>
B.8	Schedule B2 Schedule of Prices for Changes in the Work	Pricing Form	N/A
B.9	Invoice Period	Sch. C, Definition 54	Refer to Information Sheet in Master Roster Agreement.
B.10	Giving of a Proper Invoice	GC 5.3.1	Refer to Information Sheet in Master Roster Agreement.
C. Dates, Time Periods and Deadlines			
C.1	Effective Date	Sch. C, Definition 40	To be finalized after award.
C.2	Commencement Date	Sch. C, Definition 17 & GC 3.1.6	14 Days after date of award by the City.

Row	Input Information	Reference	Description
C.3	Key Work Milestones	Sch. C, Definition 56	• Construction Commencement • Substantial Completion • Deficiency Completion • Close-Out
C.4	Scheduled Date for Substantial Performance of the Work	Sch. C, Definition 94	To be finalized after award.
C.5	Scheduled Date for Total Performance of the Work	Sch. C, Definition 95	To be finalized after award.
C.6	Warranty Period	Sch. C, Definition 124	Refer to Information Sheet in Master Roster Agreement.
C.7	Working Days	Sch. C, Definition 129	Refer to Information Sheet in Master Roster Agreement.
C.8	Number of Days for Contract Administrator to Issue a Certificate for Payment	GC 5.4.1.2	Refer to Information Sheet in Master Roster Agreement.
C.9	Deadline to acknowledge a Contemplated Change Order	GC 7.2.1	Refer to Information Sheet in Master Roster Agreement.
C.10	Deadline to respond to a Change Directive	GC 7.3.5	Refer to Information Sheet in Master Roster Agreement.
C.11	Suspension Period for Stop Work Orders	GC 11.2.1	Refer to Information Sheet in Master Roster Agreement.
D. Insurance, Contract Security, Bonds and Contractual Holdback			
D.1	Insurance Coverages	GC 8.1.1.1, GC 8.1.1.2, & GC 8.1.3	Refer to Information Sheet in Master Roster Agreement.
D.2	Additional Contract Security	GC 8.2.1	Refer to Information Sheet in Master Roster Agreement.
D.3	Amount of the Contractual Holdback	GC 8.4.1	Refer to Information Sheet in Master Roster Agreement.
D.4	Percentage by which Contractual Holdback is Reduced after Total Performance of the Work	GC 8.4.3	Refer to Information Sheet in Master Roster Agreement.
D.5	Surety Bonds	GC 8.3.1	Refer to Information Sheet in Master Roster Agreement.

Row	Input Information	Reference	Description
E. Miscellaneous			
E.1.	Alternate order of priority of the Agreement Documents	GC 1.1.7.1	Refer to Information Sheet in Master Roster Agreement.
E.2.	Allowable Portion of the Work for Subcontracting	GC 3.8.1	Refer to Information Sheet in Master Roster Agreement.
E.3.	Accuracy of Utilities and Structures	GC 4.1.4.1	Refer to Information Sheet in Master Roster Agreement.
E.4.	Fair Wage Schedule	Sch. F, if applicable	Industrial, Commercial and Institutional (ICI) work.
E.5.	Workforce Development Plan	Workforce Development Plan, if included	There is <u>no requirement</u> for a Workforce Development Plan under this Agreement.

Appendix F – Bid Bond

BOND NO: _____

THE FOLLOWING PARTIES:

●

herein called the “Principal”

- and –

●

herein called the “Surety”

are jointly and severally held and firmly bound unto the City of Toronto, hereinafter called the “City”, each, in the penal sum of

10% of the Bid amount

of lawful money of Canada, to be paid to the City or to its successors or assigns for which payment well and truly to be made, we jointly and severally bind ourselves, our and each of our several and respective executors, administrators, successors and assigns and every of them forever firmly by these presents.

SEALED with our several and respective seals.

DATED this _____ day of _____ 20____

WHEREAS the said Principal is submitting to the City its bid (the “Bid”) for

REQUEST FOR TENDERS NO. CREM-TSSS-26-01 (the “RFT”)
CONTRACT NO. Doc 4757756942

and the said Bid provides that it is to continue open to acceptance and to be irrevocable until the formal contract is executed by the successful Supplier.

The condition of this obligation is such that if, on acceptance of the Bid of the aforesaid Principal in accordance with the terms and conditions of the RFT documents within the time period prescribed by the RFT documents for said Bid to be open for acceptance and irrevocable (the “Bid Validity Period”), the said Principal shall, within the time required, enter into a formal contract and give good and sufficient bonds required by said RFT documents to secure

- (i) the performance of the terms and conditions of the contract, and
- (ii) payment for certain labour and materials,

both in the forms required by the City then this obligation shall be void; otherwise the Principal and Surety will pay unto the City the difference in money between the total amount of the Bid of the said Principal and the sums of the amount for which the City legally contracts with another party to perform the work and for which the City of Toronto may expend or for which it may become liable by reason of such default or failure, including the cost of any advertisement for new bids if

the latter sums of the amount be in excess of the former; but in no event shall the Surety's liability exceed the penal sum hereof.

It is a condition of this Bond that it will remain valid for a period of an additional **90** days beyond the Bid Validity Period.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable as Principal and that nothing of any kind or matter whatsoever that will not discharge the Principal shall operate as a discharge or release of liability of the Surety, any law or usage relating to the liability of Sureties to the contrary notwithstanding.

SEALED AND DELIVERED	)	_____
in the presence of	)	_____
	)	_____
	)	Principal
	)	_____
	)	_____
	)	_____
	)	Surety