

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

1.0 SCOPE SUMMARY

This Request for Tender (RFT) includes multiple State of Good Repair (SOGR) and capital construction projects at various City of Toronto facilities.

The Work generally includes general construction, selective demolition, architectural renovations, structural and concrete rehabilitation, asphalt paving, mechanical and HVAC system upgrades, building automation system (BAS) upgrades, electrical modifications, accessibility improvements, site works, testing, commissioning, and all associated work necessary to complete the projects.

The Work shall be performed within occupied and operational facilities and may require phased construction, restricted access, after-hours, evening, and weekend work to maintain ongoing operations. The Contractor shall coordinate all construction activities with the City, the Contract Administrator, and other stakeholders to minimize operational impacts throughout the duration of the Work.

The detailed scope, technical requirements, and project-specific deliverables for each location are described in the drawings, specifications, supplementary conditions, and other Tender Documents.

General Scope List:

- **General Construction:** demolition, selective demolition, renovations, restoration, and associated building works.
- **Architectural Works:** interior renovations, building envelope rehabilitation, accessibility (AODA) upgrades, finishes, doors, hardware, and related architectural work.
- **Structural and Concrete Works:** concrete rehabilitation, slab-on-grade repairs, asphalt paving, sidewalks, curbs, plazas, precast unit pavers, and associated site works.
- **Mechanical Works** HVAC upgrades, RTU and AHU replacement, cooling towers, specialized ventilation systems, plumbing modifications, testing, balancing, and commissioning.
- **Building Automation Systems (BAS)** controls replacement, programming, integration, testing, and commissioning.
- **Electrical Works** power distribution, controls, equipment connections, lighting modifications, and associated electrical work.
- **Site Works** grading, drainage improvements, paving, restoration, landscaping reinstatement, and traffic control.
- **Commissioning and Close-Out** testing, commissioning, training, warranties, record documents, close-out and handover deliverables.

2.0 PROJECT LOCATIONS

SITE NO. 1	30 Eglar Avenue: Asphalt pavement replacement and cooling tower replacement
SITE NO. 2	2050 Jane Street – Building A: Full HVAC system upgrade including rooftop units (RTUs), building automation systems (BAS), and specialized ventilation systems
SITE NO. 3	2050 Jane Street – Building B: Slab-on-grade replacement.

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SITE NO. 4	330 Progress Avenue: BAS and controls replacement. Replacement of air handling units (AHUs), rooftop units (RTUs), BAS controls, and Accessibility for Ontarians with Disabilities Act (AODA) upgrades.
SITE NO. 5	3699 Bloor Street West: Exterior wall rehabilitation, waterproofing and HVAC/RTUs rooftop units' replacement.
SITE NO. 6	40 College Street: Concrete repairs including walkways, curbs, and precast pavers
SITE NO. 7	51 Parliament Street: Yard concrete rehabilitation and precast unit paver replacement.
SITE NO. 8	255 Dundas Street West: Exterior plaza upgrade, waterproofing, drainage and repaving.
SITE NO. 9	703 Don Mills Road: Interior renovation for Toronto Paramedic Service Call Centre expansion.

The above descriptions are provided for general reference only. The full extent of the Work is defined in the Drawings and Specifications.

3.0 PROCUREMENT AND AWARD

This Request for Tender (RFT) represents a single procurement process covering multiple independent construction projects.

Tenderers shall submit a completed Tender Price Form identifying separate price for each project location. The Tender Form includes an Aggregated Tender Price, representing the arithmetic sum of all individual project Tender Prices.

The Aggregated Tender Price will be used by the City for overall financial evaluation, budgeting, and award considerations. Notwithstanding the submission of an Aggregated Tender Price, each project location shall remain independently priced and may be awarded separately or in combination with other project locations.

The City reserves the right, at its sole discretion, to:

- award one (1), several, or all project locations;
- award individual project locations, grouped project locations, or the complete bundle of project locations;
- award contracts to one (1) or more Tenderers;
- remove, defer, add, or modify project locations prior to award, in accordance with the Tender Documents.

Submission of a Tender does not guarantee the award of all project locations to any Tenderer.

Notwithstanding that the Work is being procured under a single Request for Tender (RFT), each project location shall be administered as an independent construction contract. Separate pricing, progress payments, change management, substantial performance, warranty administration, and project close-out shall apply to each project location and shall be administered by the assigned Prime Consultant acting as Contract Administrator.

TECHNICAL SPECIFICATIONS:

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- 1. SITE -1** : TPS 32Div. 30 Ellerslie Ave., Toronto
- 2. SITE -2** : TPS at 2050 Jane St., Toronto (Bldg-A)
- 3. SITE -3** : TPS at 2050 Jane St., Toronto (Bldg-B)
- 4. SITE -4** : TPS at 330 Progress Ave, Toronto
- 5. SITE -5** : TPS 22Div. 3699 Bloor St. W, Toronto
- 6. SITE -6** : TPS HQ. 40 College St., Toronto
- 7. SITE -7** : TPS 51Div. 51 Parliament St., Toronto
- 8. SITE -8** : TPS 52Div. 255 Dundas St W, Toronto
- 9. SITE -9** : 703 Don Mills Rd, Toronto

SITE -1 : TPS 32 Division at 30 Ellerslie Ave.

Toronto

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Specification List

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SITE -2 : TPS at 2050 Jane St., Toronto (Bldg-A)

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SITE -3 : TPS at 2050 Jane St., Toronto (Bldg-B)

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14/15/16/17/19/20/21/22/23/24/26/27

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SITE -5 : TPS 22Div. 3699 Bloor St. W, Toronto

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SITE -7 : TPS 51Div. 51 Parliament St., Toronto

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01 21 13	Cash Allowances
01 31 00	Project Management & Coordination
01 31 19	Project Meetings
01 32 00	Construction Progress Documentation
01 33 00	Submittal Procedures
01 35 29	Health and Safety Procedure
01 41 00	Regulatory Requirements
01 45 00	Quality Control
01 50 00	Temporary Facilities and Controls
01 62 00	Product Options
01 65 00	Product Delivery Requirements
01 74 00	Cleaning and Waste Management
01 78 00	Closeout Submittals

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

Facility Services Subgroup

Division 02Existing Condition

02 41 19 Selective Demolition

Division 03Concrete

03 30 00 Cast-in-Place Concrete

Division 05Metal

05 50 00 Metal Fabrication

Division 31Earthwork

31 23 00 Excavating Trenching and Backfilling

Division 32Exterior Improvements

32 14 00 Unit Paving

Appendix A – City o Toronto Tree Protection Guidelines

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

SITE -8 : TPS 52Div. 255 Dundas St W, Toronto

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

Drawing List

Landscape

L100	REMOVALS DRAWING
L101	PHASING DRAWING
L102	LAYOUT DRAWING
L200	PLANTING DRAWING
L300	DETAIL DRAWING
L301	DETAIL DRAWING
L302	DETAIL DRAWING

Electrical

E001	ELECTRICAL DRAWING LIST, SCHEDULES AND LEGEND
E101	ELECTRICAL LAYOUT DRAWING

Specification List

Divisional Specifications

Division 03Concrete

03 35 00	Abrasive Blast Cleaning and Shot-Blasting
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Division 07Thermal and Moisture Protection

07 10 00	Rubberized Asphalt Waterproofing
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Division 26Electrical

26 05 00	Common Work Results for Electrical
26 05 19	Low Voltage Electrical Power Conductors and Cables
26 05 26	Grounding and Bonding for Electrical Systems
26 05 33	Raceway and Boxes for Electrical Systems
26 05 43	Underground Ducts and Raceways for Electrical Systems
26 56 00	Exterior Lighting

City Standard Specifications

Basic Landscape Specs refer The City of Toronto Construction Standard that can be accessed here: <https://www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/construction-specifications-road-works/>

- TS 1.00 Construction Specification for Maintenance of Vehicular Traffic, Pedestrian and Cyclists in Work Zones
- TS 1.10 Construction Specification for Field Office
- TS 1.20 Construction Specification for Garbage Collection

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

- TS 1.30 Construction Specification for Steel Plates Used in Connection with Roadway Utility Excavations

Special Provisions

- SP1 - Benches
 - SP2 - Precast Planters
 - SP3 - Removal of Existing Waterproofing
 - SP4 - Supply and Install New Waterproofing
-

SITE -9 : 703 Don Mills Rd, Toronto

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

Drawing List

Architectural

G000	COVER SHEET
A001	GENERAL NOTES
A002	TYPICAL ASSEMBLIES
A004	LIFE SAFETY PLANS & OBC MATRIX
A101	DEMOLITION PLAN – BASEMENT
A102	DEMOLITION PLAN – LEVEL 1
A201	OVERALL PLAN – BASEMENT
A202	OVERALL PLAN – LEVEL 1
A203	ENLARGED PLAN – BASEMENT
A204	ENLARGED PLAN – LEVEL 1 – WEST
A205	ENLARGED PLAN – LEVEL 1 – EAST
A210	FURNITURE PLANS
A240	FINISHES PLANS
A250	RELECTED CEILING PLANS
A601	ENLARGED PLAN DETAILS
A602	ENLARGED PLAN DETAILS
A603	OVERALL SECTIONS & RAMPS DETAILS
A610	INTERIOR ELEVATIONS
A801	TYPICAL CEILING & FLOOR DETAILS
A802	TYPICAL DETAILS & MOUNTING HEIGHTS
A803	TYPICAL MILLWORK DETAILS
A900	SCHEDULES

Mechanical

M002	MECHANICAL LEGENDS AND SYMBOLS
M003	SCHEDULES
MD201	SANTIARY AND WATER OVERALL PLAN – BASEMENT – DEMOLITION
M201	SANITARY AND WATER OVERALL PLAN – BASEMENT – NEW WORK
M202	SANITARY AND WATER OVERALL PLAN – LEVEL 1 – NEW WORK
MD301	HVAC VENTILATION OVERALL PLAN – BASEMENT – DEMOLITION
M301	HVAC VENTILATION OVERALL PLAN – BASEMENT – NEW WORK
MD302	HVAC VENTILATION OVERALL PLAN – LEVEL 1 – DEMOLITION
M302	HVAC VENTILATION OVERALL PLAN – LEVEL 1 – NEW WORK
M401	HVAC HYDRONICS OVERALL PLAN – BASEMENT – NEW WORK
M402	HVAC HYDRONICS OVERALL PLAN – LEVEL 1 – NEW WORK
MD501	FIRE PROTECTION OVERALL PLAN – BASEMENT – DEMOLITION
M501	FIRE PROTECTION OVERALL PLAN – BASEMENT – NEW WORK
MD502	FIRE PROTECTION OVERALL PLAN – BASEMENT – DEMOLITION
M502	FIRE PROTECTION OVERALL PLAN – LEVEL 1 – NEW WORK
M601	VENTILATION SCHEMATIC
M602	CHILLED WATER PIPING SCHEMATIC
M603	FIRE PROTECTION SCHEMATICS
M604	BAS LINE DIAGRAM
M701	BAS OVERALL PLAN – BASEMENT
M702	BAS OVERALL PLAN – LEVEL 1

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

M801	SECTION AND ISOMETRIC
M802	SECTION AND ISOMETRIC
M901	MECHANICAL DETAILS
M902	MECHANICAL DETAILS
M903	MECHANICAL DETAILS
M904	MECHANICAL DETAILS
M905	MECHANICAL DETAILS
M906	MECHANICAL DETAILS
M907	MECHANICAL DETAILS
M908	MECHANICAL DETAILS

Electrical

E001	ELECTRICAL ABBREVIATIONS, LEGEND AND SHEET LIST
E100	ELECTRICAL FLOOR PLAN – DEMOLITION – BASEMENT & LEVEL 1
E101	ELECTRICAL FLOOR PLAN – POWER – BASEMENT LEVEL
E102	ELECTRICAL FLOOR PLAN – POWER – LEVEL 1
E103	ELECTRICAL FLOOR PLAN – LIGHTING – BASEMENT & LEVEL 1
E104	ELECTRICAL FLOOR PLAN – FIRE ALARM – BASEMENT & LEVEL 1
E105	ELECTRICAL FLOOR PLAN – POWER – PENTHOUSE LEVEL
E201	ELECTRICAL SINGLE LINE DIAGRAM
E202	PANEL SCHEDULES
E300	ELECTRICAL DETAILS

IT/Security

T001	TELECOM DRAWING LIST, SECURITY LEGEND AND GENERAL NOTES
T101	PROPOSED IT PLAN – LEVEL 1
T201	TELECOM ROOM ENLARGED PLAN AND RISER DIAGRAM
T301	COMMUNICATION DETAILS
T302	COMMUNICATION DETAILS
T303	COMMUNICATION DETAILS
T304	COMMUNICATION DETAILS
Y001	SECURITY DRAWING LIST, SECURITY LEGEND AND GENERAL NOTES
Y101	BASEMENT AND LEVEL 1 FLOOR PLANS

Specification List

Division 00Procurement and Contracting Requirements

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00 01 10	Table of Contents

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

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01 14 00	Work Restrictions
01 21 00	Allowances
01 23 00	Alternatives
01 29 00	Payment Procedures
01 29 83	Payment Procedures for Testing Laboratory Services
01 31 19	Project Meetings
01 33 00	Submittal Procedures
01 41 00	Regulatory Requirements
01 45 00	Quality Control
01 56 00	Temporary Barriers and Enclosures
01 61 00	Common Product Requirements
01 71 00	Examination and Preparation
01 73 00	Execution
01 74 00	Cleaning
01 74 21	Construction Demolition, Waste Management and Disposal
01 77 00	Closeout Procedures
01 78 00	Closeout Submittals
01 79 00	Demonstration and Training
01 91 13	General Commissioning (Cx) Requirements

Facility Services Subgroup

Division 02 Existing Conditions

02 02 50	Demolition and Removals
02 41 19	Selective Building Demolition

Division 06 Wood, Plastics, and Composites

06 10 53	Miscellaneous Rough Carpentry
06 40 00	Architectural Woodwork

Division 07 Thermal and Moisture Protection

07 21 16	Blanket Insulation
07 84 00	Firestopping
07 92 00	Joint Sealants

Division 08 Openings

08 11 00	Metal Doors and Frames
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PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

08 14 16 Flush Wood Doors

Division 09 Finishes

09 21 16 Gypsum Board Assemblies
09 22 16 Non-Structural Metal Framing
09 51 13 Acoustic Panel Ceilings
09 65 16 Resilient Sheet Flooring
09 68 13 Tile Carpeting
09 69 00 Access Flooring
09 91 23 Painting

Division 10 Specialties

10 90 00 Specialties

Division 20 Common Mechanical Requirements

20 01 01 Mechanical General Requirements
20 05 23 Valves
20 05 29 Hangers and Supports
20 05 48 Vibration Isolation
20 05 53 Identification
20 07 13 Mechanical Insulation
20 08 01 Start-Up and Performance Test Reporting
20 08 05 Testing Adjusting and Balancing
20 08 15 Mechanical Commissioning
20 08 19 Project Close Out Mechanical

Division 21 Fire Suppression

21 05 01 Fire Protection General
21 13 19 Pre-action Sprinkler System

Division 23 Heating, Ventilating, and Air Conditioning

23 21 13 Steel Pipe and Fittings
23 31 01 Air Distribution - General
23 31 13 Ductwork

Division 25 Integrated Automation

25 13 01 BAS Building Controllers
25 90 01 BAS Sequence of Operations

Division 26 Electrical

26 05 00 Electrical General Requirements

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc5793587590, Contract No. N/A

26 05 05	Short Circuit, Coordination and Arc Flash Study
26 05 21	Wire and Cables 0 - 1000V
26 05 27	Grounding
26 05 29	Fastenings and Supports
26 05 31	Splitters, Junction and Pull Boxes
26 05 34	Conduits, Fastenings and Fittings
26 12 16	Dry-Type Transformers
26 24 16	Power and Distribution Panels
26 27 26	Wiring Devices
26 33 53	Uninterruptible Power Supply Systems
26 36 23	Auto Transfer Switch
26 50 00	Lighting Equipment

Division 27 Communications

27 05 26	Grounding and Bonding for Communications Systems
27 05 28	Pathways for Communications Systems
27 10 05	Structured Cabling for Communications Systems
27 51 19	Sound Masking System

Division 28 Electronic Safety and Security

28 05 13	Conductors and Cables for Access Control and Communications
28 08 00	Commissioning of Electronic Security System
28 10 00	Access Control System
28 51 00	Electronic Security System Integration