

APPENDIX C – STATEMENT OF WORK

1.0 PROJECT DESCRIPTION AND BACKGROUND

Without limiting the project scope, which is described in detail as defined in the Contract, the Work involves the General Contractor constructing in accordance and in conformity with the drawings and specifications, the supply and installation of all components necessary to construct:

A new Fire Station 124 plus associated site development works, located at 2524 Cawthra Road, Mississauga Ontario, L5A 2X3 to serve Ward 7 and the surrounding neighbourhoods. The building will be approximately 1,041.88 sqm (11,215 sq. ft.) and consist of living quarters and 2 drive-through truck bays. Fire Station 124 has been designed and is to be constructed to achieve Net Zero Energy, and also achieve Level I of the City's Corporate Green Building Standard.

The building is to be constructed as a 'Post-Disaster' building, to be used for emergency services.

Some work and coordination from the General Contractor will be required for roadway works and utilities at property and beyond property boundaries.

The building and site is to be constructed with the intention of achieving a Net Zero Energy certification upon completion.

The General Contractor is to carry a one (1) year preventative quarterly maintenance service including labour and service parts for each VRF (variable refrigerant flow) system including all outdoor and indoor equipment, and ERV (energy recovery ventilators). Reference Appendix O – City of Mississauga Preventative Maintenance Schedule for details.

2.0 PROJECT SCOPE

For successful completion of the project, the following requirements must be met:

- Construction of a new Fire Station 124 situated on a city-owned brown field parcel of land on a approximately 1.46 acres in size located within Ward 7 area at 2524 Cawthra Road in Mississauga (off Needham Lane). The site is currently vacant land.
- Fire Station 124 will be approximately 11,215 sq. ft. with two (2) drive-through apparatus bays. The two (2) truck, one (1) storey concept follows the City of Mississauga Standards for New Fire Stations.
- The facility shall be AODA compliant and meet parking requirements for

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occupancy of the building, plus zoning requirements for barrier-free parking spaces. It is the intention of the City that Fire Station 124 will be a Net Zero Energy Building.

- The project scope includes the supply and install of FF&E to be including but not limited to the - fitness equipment, dining chairs, dining table, lounge furniture, kitchen equipment, etc.

3.0 PROJECT GOAL AND OBJECTIVES

The goal of this project is to:

- To provide a new facility to Mississauga Fire and Emergency Services (MFES) to service residents in Ward 7 and surrounding communities.
- Construct with a sustainable and environmentally responsible approach that meets accessibility requirements (OBC, AODA) and Net Zero or Net Zero Energy requirements.
- The new facility will assist Mississauga Fire and Emergency Services achieve its approved Level of Service in this response area.
- Fire Station 124 will be required to meet or exceed the City of Mississauga Corporate Green Buildings Standards (CGBS) to a level 1 for all aspects of the building. The expectation is the energy and emissions + net zero energy section which will be required to meet or exceed level 3 for CGBS.

4.0 PROJECT ORGANIZATION

- The City of Mississauga has assigned a Project Manager to the project who will provide overall coordination and Project Management throughout the project. The General Contractor will report directly to the City Project Manager throughout all phases of the project.
- City employees who are stakeholders in this project and staff with pertinent technical expertise will be involved in providing input and comments at different stages of the project through coordination by the City Project Manager.
- The General Contractor shall take direction from the City Project Manager only, and not from anyone else without the City Project Manager's prior knowledge and consent.

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- Bi-Weekly Project Management Construction meetings shall be held with the City Project Manager and the General Contractor. The General Contractor will chair these meetings and will be responsible for preparing meetings agendas and meeting minutes. The General Contractor will be responsible to track all RFIs, Change Notices (CN), Contemplated Change Notices (CCN) Change Orders (CO), Shop Drawings, and other construction deliverables, against a project schedule that is to be updated weekly.
- Bi-Weekly construction reports shall be provided by the General Contractor, which provide general project updates, progress photos, schedule updates, and action items, as discussed during the bi-weekly Project Management Construction meetings.
- Construction Services shall be provided as one (1) coordinated and integrated service led by the General Contractor. The General Contractor shall coordinate with the Consultant where necessary when performing the Construction Services. Coordination with the City and stakeholders shall be through the Project Manager.
- The General Contractor shall coordinate all works in an efficient, effective and safe manner and ensure there are no interruptions of City operations. Coordinate sequential construction, completion and turnover of areas as per Project Schedule.
- The General Contractor shall provide a Gantt style schedule updated bi-weekly for project meeting. The schedule must show dependencies between tasks and accurately report baselines monthly. Actuals are expected to be reflected on the overall schedule.
- The General Contractor shall provide a method of electronic filing acceptable to all parties. Electronic signatures are essential to the City of Mississauga workflow and will be expected to streamline a tight construction process.

5.0 PROJECT SCHEDULE

The overall project schedule has been established as follows:

Contract Award	October 2024
Commencement of Contract	November 11, 2024
Substantial Performance	February 11, 2026

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Total Performance	February 27, 2026
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Contract Commencement date is dependent on the receipt of permit approvals and can be shifted out by 30 days. The adjustment to the schedule will be discussed with the successful bidder prior to the award of the contract

6.0 HOURS OF OPERATIONS

There are no restrictions to site operating hours outside of the municipal restrictions.