

PART 3 – DRAWINGS AND SPECIFICATIONS

RFT No. Doc4744062042, Contract No. N/A

General

Refer to the below for general description of the scope of work for each project/location

- **2402_TSSS Family Residence Renovations_DWGS_Tender** - Scope of work including but not limited to the following demolition and new installation:

Demolition of:

- Demolish existing ceiling & lighting, floor finishes and corporate furniture relocation in Area 1 – Offices
- Demolish existing partitions, interior finishes, millwork trenching as required to accommodate new below grade mechanical/electrical services in Area 2 – Family Resource Centre
- Demolish existing fence and tree on neighbouring property, playground equipment and elevated platform and sodded area in Area 3 – Landscape
- Demolish carpet flooring and power wash existing textured masonry walls in Area 4 – Level 2 & 3 corridors

New Installation of:

- New ceilings & lighting, floor finishes, millwork and corporate furniture in Area 1 - Offices
- New commercial kitchen, enclosed offices, enclosed computer area, toddler playroom, millwork and furniture in Area 2 - Family Resource Centre
- New plumbing, drainage, HVAC and controls in Area 1 – Offices & Area 2 - Family Resource Centre
- New service and distribution, lighting and devices in Area 1 – Offices & Area 2 - Family Resource Centre
- New fence, playground equipment and rubberized flooring, bike racks, planting and outdoor furniture in Area 3 - Landscape
- New floor finish in Area 4 – Level 2 & 3 corridors

Master Specifications

The Master Specifications related to this Contract include, but are not limited to, the additional General Conditions and the Technical Specifications related to all disciplines associated with this Contract.

Refer to **2402_TSSS Family Residence Renovations_SPECS_Tender** Specifications attached.

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Drawings

The Drawing package related to this Contract include, but are not limited to: General Details, Typical Details, Demolition Plans and Proposed Plans for all applicable disciplines.

Refer to the following attachments:

Architectural

A0.0	OBC Matrix, Life Safety Plan, Key Plan
A0.1	Schedules
A1.0	Demolition and Proposed Plans – Area 1 & 2
A1.1	Demolition and Proposed RCPs – Area 1 & 2
A1.2	Demolition & Proposed Plans – Area 4
A2.0	Detail Plans & Interior Elevations – Area 1
A2.1	Detail Plans & Interior Elevations – Area 2
A3.0	IKEA Millwork Details
A3.1	Millwork Details
A3.2	Millwork Details – Kitchen
A4.0	Details

Structural

S1.0	Structural Sections & Details
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Mechanical

M-0.1	Mechanical Details
M-1.0	Level 1 Floor Plan – Mechanical Overview
M-1.1	Level 1 Floor Plan – Mechanical Demolition
M-1.2	Level 1 New Plumbing
M-1.3	Level 1 Existing Reflected Ceiling Plan – Mechanical Demolition
M-1.4	Level 1 New Reflected Ceiling Plan - HVAC

Electrical

E0.1	Electrical Legend & Schedules
E1.0	Electrical Overview
E1.1	Electrical – Demolition Lighting, Power & Systems
E1.2	Electrical – Construction Power & Systems
E1.3	Electrical – Construction Lighting

Landscape

TTP-1	Tree Preservation Plan
TTP-2	Tree Preservation Details and Notes
LP-1	Landscape Plan
LP-1.1	Planting Plan
LP-2	Landscape Details & Notes

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LP-3	Landscape Details
LP-4	Landscape Details
LP-5	Landscape Details
LP-6	Landscape Details
LP-7	Landscape Details

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SCOPE OF THE WORK

The Contractor shall furnish all labour, materials, equipment and supervision for the renovation of the existing building located at 4222 Kingston Road, Scarborough in accordance with the drawings and specifications including any addenda issued during the time of bidding. This work shall include, but not be limited to the short summary below:

1. Prior to starting construction, the Contractor is to obtain and post a Notice of Project from the Ontario Ministry of Labour. Contractor shall provide a copy of the Contractors Health and Safety Policy, as well as the Health and Safety Plan specifically for the project. These documents shall be provided to the Consultant and the City.
2. Provide a construction sequencing and staging plan to the Consultant and City of Toronto Project Manager indicating site access, safety barriers, fencing, hoarding, material staging area, work area, phasing of work and disposal bin location. This plan must be approved by the City of Toronto and consultant prior to any mobilization on site.
3. Protection of existing facility, and adjacent facilities, finishes, etc. during project. Any damages caused by the contractor to existing facilities will be the contractors responsibility to rectify. Refer to technical drawings and specifications prepared by the Consultant for additional information.
4. Provide Pre-Construction photos and video survey copy to City Project Manager and Consultant prior to start of Demolition and Construction.
5. Patching and making good of existing finished elements to match existing affected by the new work and as indicated in the attached Construction Documents and any areas damaged by trades during the work.
6. Scope of work may include, but not limited to the following:
 - a. Interior renovation of offices, family resource centre, and upper suite corridors, including reconfiguration of existing layout and new finishes.
 - b. Exterior upgrades and new landscaping.
 - c. Modifications to plumbing, HVAC and electrical upgrades.
 - d. Repair all areas damaged by construction activity; specifically, the contractor shall repair all damage resulting from the construction to the satisfaction of the consultant including repainting of surfaces in accordance with these specifications which have been damaged.
 - e. Final cleaning of the structure, fixtures, piping, etc. and the disposal of all waste productions and/or debris generated by the construction activity, as well as any material present in the work area prior to the commencement of

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the work. The areas requiring cleaning shall consist of all areas affected by the work.

7. Disposal of any construction materials/debris, in a legal manner, for this project on a daily basis and in accordance with City of Toronto Construction, Renovation & Demolition Waste Management Policy referenced in the attached Construction Documents.
8. Final and finish cleaning acceptable for handover to client prior to completion of each phase of construction and as indicated in the attached Construction Documents, including but not limited to the following areas:
 - a. Cleaning and repairs to the entire post-construction site per phase. Site is to be dust and stain free.
 - b. Clean up of debris.
 - c. The Contractor is responsible to clean up and removal from the premises all waste materials, rubbish, wrappings and salvages as generated by the construction.
9. Coordinate and administer all necessary inspections for Authorities having Jurisdiction including but not limited to ESA inspections, TSSA, MOE, Building Department Inspections and signoff, Fire alarm Verification, and HVAC and plumbing inspections and applications for all occupancy permits. The complete approvals of these agencies is the responsibility of Contractor, the City will provide the Building Permit.
10. Cooperate with Client and other agents working for or with the City of Toronto for general work and regular building functions for the duration of the construction period.

WORKING HOURS

1. The Substantial Performance date indicated within the “COMMENCEMENT AND COMPLETION DATE” section of this document must be achieved, Contractor shall include in their bid price provision for all after hours work necessary to achieve Substantial Performance.
2. 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.

SPECIAL NOTES

1. The areas of construction are to be clearly delineated and signed for safety purposes at all times, including access to exits, and clear paths of travel. Where project work may cause temporary or partial closure of the exits or egress to and from the site then alternate exits or egress must be provided.

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2. Emergency exiting and egress paths cannot be obstructed during construction. The contractor shall ensure the work area is free and clear of debris at all times.
3. Maintain adequate safety communication signage at all times in accordance with the Ontario Health and Safety Act.
4. Full time site supervision is required while trades are on site throughout the work of this contract. This includes any remaining work or deficiency rectification work that takes place beyond the contractor making application for substantial performance or beyond substantial performance of the work.
5. The Contractor shall keep a complete set of construction documents on site at all times including but not limited to the following:
 - a. RFI's.
 - b. CO's.
 - c. Quotations.
 - d. Site Instructions.
 - e. CCN's.
 - f. Change Directives.
 - g. Drawings and Specifications.
 - h. Approved Shop Drawings.
 - i. Meeting Minutes.
 - j. Construction Schedule.
6. The Contractor shall be responsible for providing and maintaining washroom facilities on site.
7. Prior to the initial draft invoice being submitted the Contractor will provide a breakdown schedule of values providing sufficient detail for review and acceptance by the Consultant and the City. For each invoice submitted, the Contractor is to list the Invoice number, payment number, all previous charges to date, percentage completion of each item of work, the remaining charges for each item of work and which, if any, items have been charged to the contingency or cash allowance. The City Project Manager and Consultant shall receive draft invoices in advance of the time they are to be sent to the City Account Payable department for processing. The Consultants validation for payment of the approved Contractors invoice shall also reflect similar level of detail.
8. Payments from the Contingency Allowance will not be permitted without prior written approval of the City's Project Manager via Change Orders. The unused portion is to be identified as a 100% credit to the contract prior to any other Change Orders.
9. All Change Orders are to be prepared and executed by the Consultant. Payments from the Cash Allowance will not be permitted without prior written approval of the City's Project Manager via Cash Allowance Authorization subject to satisfactory

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submission details provided by the Contractor. The unused portion is to be identified as a 100% credit to the contract. All Cash Allowance Authorizations are to be prepared and executed by the Consultant.

10. Prior to the start of any and all work, Contractor shall notify the Consultant of any discrepancies or omissions which would interfere with the satisfactory completion of the work.
11. All work, whether shown or implied, unless specifically questioned, shall be considered fully understood in all respects by the Contractor, and he will be responsible for any misinterpretations or consequences thereof for all work shown on all contract documents.
12. The Consultant and the City reserve the right to allow other contractors to perform work in connection with the project. The Contractor shall be responsible for coordination of work and establishing schedules for all trades including the City trades such as Security. The Contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and equipment for execution of their work.
13. No material substitutions shall be made unless previously approved in writing by the Consultant and the City.
14. Both the Consultant and the City shall have access to the demised premises at all times.
15. Any construction tools and / or equipment used on project must follow OSHA guidelines or any other code requirements having jurisdiction over tools and equipment.
16. Throughout the entire course of construction the Contractor and any other trade working on job site must follow the current OSHA guidelines in addition to all codes having jurisdiction as it relates to protective clothing: hard hats, gloves, eye protection, shoes and work procedures.
17. All sub-contractor's shop drawings shall be submitted to the Consultant for review throughout the Contractor prior to work being performed, unless otherwise noted. All Contractors shall submit cuts, samples and finishes for written approval prior to ordering or fabrication.
18. The City may at its own discretion require the G.C. to coordinate weekly project meetings as the assignment progresses.
19. Further to General Requirements 1.7, Temporary Heating and Ventilation, the Contractor is to maintain adequate heat levels to avoid damage to building systems and proper curing of finishes.

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20. The Contractor will staff the project with a Senior Project Manager, and for the site a full time Gold Certified Site Superintendent.
21. Provide a two-week look ahead schedule and update the information weekly with work that has been completed and the remaining work to do. This will be shared with the Client/Operator so they are aware of the activities on site at all times.

COMMENCEMENT AND COMPLETION DATE

1. The start date of this Contract is immediately upon receipt of a purchase order, issued by the City of Toronto Project Manager and/or Purchasing Materials Management Division. The scope of work is to commence immediately after the award of the Contract. The facility will require 4-8 weeks notice before on site construction work can commence. Award is conditional upon all approvals, bonding and insurance being in place. Continuous and progressive operation shall be carried out until work is completed.
2. The work as outlined in the Drawings and Specifications is to be completed within 35 weeks from award of the Contract. The 100% completion date is to be completed as expeditiously as possible. The Contractor is responsible to provide all the forces necessary to carry out the work which entails providing a Site Superintendent, Forepersons (2) and Crews within the facility meeting the specified timeframe. Should any work be delayed for any reason other than what is permitted within the City of Toronto contract then the Contractor shall not be entitled to any claims and will be subject to penalty via liquidated damages clauses noted within Section 5A.
3. Completion dates of the Contract may be extended at the sole discretion of the City subject to the required approvals being obtained in accordance with the applicable City of Toronto contract clauses.

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SPECIFICATIONS, DRAWINGS & REPORTS

DIVISION 01 - GENERAL REQUIREMENTS

Section	Title	Discipline	Pages
01 11 00	Summary of Work	A	7
01 14 00	Work Restrictions	A	3
01 21 00	Allowances	A	2
01 25 00	Alternatives & Substitutions	A	3
01 26 00	Contract Modification Procedures	A	2
01 29 00	Payment Procedures	A	1
01 31 13	Coordination	A	2
01 31 19	Project Meetings	A	3
01 32 00	Construction Progress Documentation	A	6
01 33 00	Submittal Procedures	A	3
01 40 00	Quality Requirements	A	2
01 51 00	Temporary Utilities	A	2
01 52 00	Temporary Construction Facilities	A	1
01 56 00	Temporary Barriers and Enclosures	A	1
01 57 00	Temporary Controls	A	2
01 61 00	Common Products Requirements	A	1
01 71 00	Examination and Preparation	A	1
01 73 00	Execution	A	2
01 73 29	Cutting and Patching	A	2
01 74 00	Cleaning and Waste Management	A	2
01 77 00	Closeout Procedures	A	2
01 78 00	Closeout Submittals	A	3
01 79 00	Demonstration and Training		
		A	1
01 91 00	General Commissioning Requirements	A	1

DIVISION 02 - EXISTING CONDITIONS

Section	Title	Discipline	Pages
02 41 19	Selective Demolition	A	7

DIVISION 03 - CONCRETE

03 35 00	Polished Concrete Finishing	A	3
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See Structural Drawings for Concrete Specifications

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DIVISION 04 - MASONRY

See Structural Drawings for Masonry Specifications

DIVISION 05 - METALS

Section	Title	Discipline	Pages
05 50 00	Miscellaneous and Metal Fabrications	A	7

See Structural Drawings for Structural Steel Specifications

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

Section	Title	Discipline	Pages
06 40 00	Architectural Woodwork	A	5

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

Section	Title	Discipline	Pages
07 84 00	Firestopping	A	3
07 92 00	Sealants	A	6

DIVISION 08 - OPENINGS

Section	Title	Discipline	Pages
08 10 00	Hollow Metal Doors and Frames	A	6
08 14 00	Wood Doors	A	2
08 71 00	Finish Hardware	A	5
08 80 00	Glazing for Interior Applications	A	4

DIVISION 09 - FINISHES

Section	Title	Discipline	Pages
09 22 00	Metal Stud Framing	A	
		8	
09 25 00	Gypsum Wall Board	A	4
09 30 00	Tile	A	6
09 50 00	Acoustical Ceilings	A	6

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09 65 00	Resilient Flooring	A	6
09 75 00	Hygenic Wall Panels		
		A	5
09 90 00	Painting	A	9

DIVISION 10 - SPECIALTIES

Section	Title	Discipline	Pages
10 10 00	Whiteboards & Bulletin Boards	A	2
10 28 00	Toilet Accessories	A	3

DIVISION 12 - FURNISHINGS

Section	Title	Discipline	Pages
12 49 00	Rollershades	A	3

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DIVISION 22 - PLUMBING

Section	Title	Discipline	Pages
22 05 00	Common Work Results for Plumbing	M	4
22 05 15	Plumbing Specialties and Accessories	M	6
22 07 16	Insulation for Domestic Water Piping	M	7
22 11 16	Domestic Water Piping	M	7
22 13 16.13	Sanitary Waste And Vent Piping - Cast Iron And Copper	M	3
22 13 16.16	Sanitary Waste And Vent Piping – Plastic	M	2

DIVISION 23 - HEATING, VENTILATING AND AIR CONDITIONING

Section	Title	Discipline	Pages
23 05 00	Common Work Results for HVAC	M	5
23 05 23.01	Valves – Bronze	M	5
23 05 29	Hangers and Supports	M	7
23 05 93	Testing Adjusting and Balancing	M	5
23 31 13.01	Metal Ducts - Low Pressure To 500 Pa	M	5
23 33 00	Air Duct Accessories	M	4
23 33 16	Dampers – Fire and Smoke	M	4
23 33 46	Flexible Ducts	M	3

DIVISION 26 - ELECTRICAL

Section	Title	Discipline	Pages
26 05 00	Common Work Results for Electrical	E	8
26 05 20	Wire and Box Connectors (0-1000V)	E	3
26 05 21	Wire and Cables (0-1000 V)	E	4
26 05 22	Connectors and Terminations	E	2
26 05 28	Grounding – Secondary	E	4
26 05 29	Hangers and Supports for Electrical Systems	E	2
26 05 31	Splitters, Junction, Pull Boxes and Cabinets	E	2
26 05 32	Outlet Boxes, Conduit Boxes and Fittings	E	2
26 05 33	Raceway and Boxes for Electrical Systems	E	3
26 05 34	Conduits, Conduit Fastenings and Conduit Fittings	E	5
26 05 36	Cable Trays for Electrical Systems	E	2
26 05 37	Wireways and Auxiliary Gutters	E	2
26 05 43.01	Installation of Cables in Trenches and Ducts	E	4
26 05 73	Short Circuit Coordination Study & Arc Flash	E	5

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	Risk Assessment		
26 09 23.01	Metering and Switchboard Instruments	E	4
26 12 16.01	Dry Type Transformers up to 600V Primary	E	3
26 23 00	Low Voltage Switchgear	E	5
26 24 16.01	Panelboards Breaker Type	E	4
26 27 16	Electrical Cabinets and Enclosures	E	3
26 27 26	Wiring Devices	E	4
26 28 13.01	Fuses – Low Voltage	E	2
26 28 16.02	Molded Case Circuit Breakers	E	4
26 28 23	Disconnect Switches – Fused and Non-Fused	E	2

DIVISION 31 - EARTHWORKS

Section	Title	Discipline	Pages
31 05 16	Aggregate Base Courses	L	7
31 11 00	Site Clearing	L	3
31 22 13	Rough Grading	L	3
31 23 33	Excavation Trenching and Backfill	L	6
31 32 19.16	Geotextiles	L	3

DIVISION 32 – EXTERIOR IMPROVEMENTS

Section	Title	Discipline	Pages
32 14 29	Rubber Surface Paving	L	7
32 16 13	Cast-In-Place Concrete for Sidewalks and Curbs	L	9
32 31 19	Decorative Metal Fences	L	8
32 33 00.01	Play Equipment	L	3
32 37 00	Exterior Site Furnishings	L	3

DIVISION 32 – SITE UTILITIES

Section	Title	Discipline	Pages
33 40 00	Surface Drainage Systems	L	6
33 41 16	Subdrainage Piping	L	3

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APPENDICES

Title	Discipline	Pages
- Designated Substances and Hazardous Materials Reassessment Report	O	57
- Commercial Facilities Structured Cabling Systems Design Guide for Consulting Engineers, Architects, Designers & Contractors	O	108

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DRAWINGS

Drawing No.	Drawing Title	
A0.0	OBC MATRIX, LIVE SAFETY PLAN, KEY PLAN	
A0.1	SCHEDULES	
A1.0	DEMOLITION AND PROPOSED PLANS – AREA 1 & 2	
A1.1	DEMOLITION AND PROPOSED RCPS – AREA 1 & 2	
A1.2	DEMOLITION AND PROPOSED PLANS – AREA 4	
A2.0	DETAIL PLANS & INTERIOR ELEVATIONS – AREA 1	
A2.1	DETAIL PLANS & INTERIOR ELEVATIONS – AREA 2	
A3.0	IKEA MILLWORK DETAILS	
A3.1	MILLWORK DETAILS	
A3.2	MILLWORK DETAILS – KITCHEN	
A4.0	DETAILS	
S1.0	STRUCTURAL SECTIONS & DETAILS	
M-0.1	MECHANICAL DETAILS	
M-1.0	LEVEL 1 FLOOR PLAN – MECHANICAL OVERVIEW	
M-1.1	LEVEL 1 FLOOR PLAN – MECHANICAL DEMOLITION	
M-1.2	LEVEL 1 NEW PLUMBING	
M-1.3	LEVEL 1 EXISTING REFLECTED CEILING PLAN – MECHANICAL DEMOLITION	
M-1.4	LEVEL 1 NEW REFLECTED CEILING PLAN - HVAC	
E0.1	ELECTRICAL LEGEND & SCHEDULES	
E1.0	ELECTRICAL OVERVIEW	
E1.1	ELECTRICAL – DEMOLITION LIGHTING, POWER & SYSTEMS	

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E1.2	ELECTRICAL – CONSTRUCTION POWER & SYSTEMS	
E1.3	ELECTRICAL – CONSTRUCTION LIGHTING	
TTP-1	TREE PRESERVATION PLAN	
TTP-2	TREE PRESERVATION DETAILS AND NOTES	
LP-1	LANDSCAPE PLAN	
LP-1.1	PLANTING PLAN	
LP-2	LANDSCAPE DETAILS & NOTES	
LP-3	LANDSCAPE DETAILS	
LP-4	LANDSCAPE DETAILS	
LP-5	LANDSCAPE DETAILS	
LP-6	LANDSCAPE DETAILS	
LP-7	LANDSCAPE DETAILS	

END OF SECTION 4