

1.0 GENERAL

1.1 Summary of Work

The site of the Work is located at:

Elms Community Pool, 45 Golfdown Rd., Toronto, ON

Mechanical Upgrade - Dehumidifier System

1. Unless stated otherwise, the Contractor shall furnish all materials, labour, equipment and services necessary to complete all the Work in place as shown on the drawings and as specified in the Contract Documents.
2. Working hours to be:
 - General working hours: Mondays to Fridays 8:00AM – 6PM
Work beyond these hours are subject to COT noise bylaws
 - Saturdays 9:00AM – 5:00PM No noisy work
 - No work on Sundays and Holydays.
 - Building will remain partial operational during construction
3. Estimated construction duration:
 - Up to 20 weeks lead time for equipment ordering
 - 12 weeks for site construction

1.2 Objective

- .1 Work under this contract is to perform replacement of existing pool dehumidifier system including roof top unit replacement and ductwork in pool area.
- .2 Structural reinforcement of roof for new equipment

1.3 Engineering Drawings

- .1 Mechanical & Electrical Drawings, M1-M8, Issued for Tender, Jul 24, 2024
- .2 Structural Drawings, S1 & S2, Issued for Tender, Jun 19, 2024

1.4 Scope of Work

The work shall be as specified in the tender documents in general including, but not limited to the following:

Item #	DESCRIPTION
1.0	MOBILIZATON & DEMOBILIZATION
1.1	<p>Mobilization & Demobilization</p> <ul style="list-style-type: none"> – Provide safety protection, hoarding, traffic diversions, signage, costs for mobilization and demobilization including costs to carry out all requirements specified in the contract & tender specifications. – Access to building entrances and all wheelchair accesses etc. to be provided at all time. – Provide protection and heating during the construction activities in the cold temperature. – Relocation/protection of the existing surface mounted electrical cables/conduits, safety, camera equipment/wiring & security alarm wiring, attached to underside of the repair areas to be included in this item (no extra will be allowed for the required work for removal and reinstallation of surface mounted equipment/wires). Only RMC (Rigid Metallic Conduit) must be used for any repairs or installation of new conduits. – 14 days in advance notice is required for any service shutdown or relocation of vehicle. – Locate all utilities before any excavation. – From end to end, relocation/protection of the existing surface mounted electrical cables/conduits attached to underside of the repair areas to be included in this item (no extra will be allowed for the required electrical work for removal and reinstallation of surface mounted electrical wires). Only RMC (Rigid Metallic Conduit) must be used for any repairs or installation of new conduits. – Contact the local fire department to inform them of obstruction of fire route/egress. Obtain approval from fire Marshall for the required changes/obstructions. Provide notice of any change of fire escape route plan to site superintendent to be sent to tenants. Notice to be given 14 days in advance. – Coordinate and comply with all fire department requirements. – At any given time maximum of 4 car parking spaces can be relocated for construction activities. There will be designated parking space assigned. – Coordinate with site staff and move any disposal bins to area where Waste /Recycle disposal trucks can pick up the garbage during the entire construction period. Must be located within hoarding area. Provide temporary fencing – Supply and install temporary floor protection through deck & pool. Pool shall be drained by city staff. – Scanning of the concrete roof slab as well as columns and shear walls at the repair areas for any live electrical wiring is to be carried out by contractor. If live wires detected, the wires to be surface mounted and the cost of this work to be paid under the Mechanical & Electrical Allowance. If the live electrical wires are damaged by the work activities due to faulty scanning and/or not scanning the slab, contractor must pay for the repairs with no cost to CoT. – No designated substance removal required, DSS report available <p><u>GC to contacted City of Toronto Building Inspector to visit the site during construction as per building permit requirement.</u></p>

1.2	<p>Overburden Removal</p> <ul style="list-style-type: none"> – At the roof and pool area, remove and safely dispose of the mechanical equipment, roof and ceiling materials. – All garbage collection shall be safely store in defined hoarding area in separated constructions bins Designated for recycle and disposal – The chlorine room dissemble tanks shall be stored in hoard area.
1.3	<p>Shop Drawing Engineering Design</p> <p><u>Provide third party professional engineer stamped drawing for:</u></p> <ul style="list-style-type: none"> – Mechanical dehumidifier, pool ductwork, roof hatch & ladder – Structural roof frame
2.0	MEMBRANE APPLICATOIN & REINSTATEMENT
2.1	<p>Roof Deck Hot Rubberized Membrane Waterproofing</p> <p>Roof shall be replaced with RE/RE with possible</p> <p>Prepare the surface of the deck pan, replace insulation and place double layer reinforced rubberized waterproofing membrane.</p> <p>Overlap new membrane with existing waterproofing membrane for a min. of 12". Provide ½" deep reglet at perimeter and at perimeter of new membrane patches to terminate the new waterproofing membrane and lap with existing one.</p> <p>Contractor to locate and trace the entire electrical conduit in the vicinity of the work area and to take all measures to ensure safety of the workers and public and to avoid disruption of services to the building.</p>
2.2	<p>Painting area of new ladder, pool ductwork replacement and including any restoration area(s) affected by construction</p> <ul style="list-style-type: none"> • Scrape and clean the walls and ceilings after construction and only apply when all elements are cleaned and dried. • Apply two coats of painting as specified and to confirm with the strictest manufacturer requirements. • Colour and dimension of the signage to meet Schedule A-1 TO CH629, Schedule A-2 TO CH629 and Schedule A-3 TO CH629. The garage painting and signage of the garage to meet all the requirements of "Toronto Municipal Code Property Standard 629-42 Garage Exit Door Signs"
3.0	PLUMBING, MECHANICAL & ELECTRICAL & OTHERS
3.1	<p>Mechanical Dehumidifier Replacement</p> <p>Remove and disposal existing dehumidifier system (Dectron) With upgraded dehumidifier unit.</p>
3.2	Scope of Work

	<p>Supply and install all new dehumidifier system for pool. The new system to complete with the following:</p> <p>Mechanical & Electrical</p> <ul style="list-style-type: none"> – provide professional engineer stamped shop drawing prior to installation. – removal of existing dehumidifier unit, all ductwork on roof and pool area – replacement with upgrade dehumidifier – disconnect and reconnection for pool heating exchange system – disconnect and provide new disconnects for units – replacement of HVAC ductwork on roof and pool area – commission Dehumidifier system with existing exhaust-MAU system – TAB report by third party <p>Structural</p> <ul style="list-style-type: none"> – enforcement columns and roof steel frame for new roof top dehumidifiers – roof opens, reinforcement and repair – removal and replacement of section of t-bar ceiling in pool – roof repair and painting all exposed metal – structural steel shall be performed in accordance with CSA G40.20. – structural steel shall be grade 350W for Hot-Rolled & Hollow Structural Sections – fabrication, erection and workmanship shall conform to CSA S16 – all Welding shall conform to CSA S16 & W59, and shall be performed by welders qualified under CSA W47. – all joints shall be welded using E49XX Electrodes. For Bearing type connections using M20 ASTM A325 High Strength Bolts. – all Steel members to be painted with Epoxy Coating system. <p>Others:</p> <ul style="list-style-type: none"> – additional: new access roof hatch and ladder – temporary protection of deck and pool area – temporary removal of chlorine room equipment, tanks and chlorine – service manuals and as-built closing documents (three hardcopies) and PDF files <p>Work to include all labour, material, and all Trade expertise, stamped shop drawings and closeout documents to complete the work within schedule.</p>
4.0	GENERAL REQUIREMENTS
4.1	Electrical, Mechanical All electrical and mechanical work to be performed by unionized workers only
4.2	Testing Allowance
4.3	Fire Watch Provide fire watch during the construction when the existing fire alarm system is not operating for the construction. CoT approved vendor must be used for all fire watch. The building will remain operational during construction
4.4	Constructor Role Responsibility of the Constructor for the administration of <i>OHS</i> A, the Regulation for Construction Projects (O.Reg. 213/91) and all related legislation.

4.5	City Road Closure