



Question and Answer No. 2

DATE: May 22, 2025

SUBJECT: Request for Proposals (RFP) for "Sabree Biological Sciences Lab Renovation",
UTSC 2025-08.

Please be advised of the following questions and answers for the above noted RFP.

Question 1

Few jobs with UofT in Toronto area, are only available for GC with union certification.
Please confirm, if this project has the same requirement or it has an exemption for a GC to be unionize.

Answer 1

The Contract will be a CCDC 2 – 2020 Stipulated Price Contract. Please refer to the UTSC 2025-08 Appendix 10 - University of Toronto Supplementary Conditions to the CCDC2–2020 SC 62.2 which pertains to general labour conditions of the Contract and is provided below:

SC62.2	14.2	<p><u>Add</u> new GC 14.2 GENERAL LABOUR CONDITIONS as follows:</p> <p>"GC 14.2 GENERAL LABOUR CONDITIONS</p> <p>14.2.1 Any part of the <i>Work</i> performed by the <i>Contractor</i> on behalf of the <i>Owner</i> that falls under the provisions of the current provincial agreement covering construction work in the industrial, commercial and institutional sector of the construction industry in the Province of Ontario between the Carpenters' Employer Bargaining Agency and the Carpenters' District Council of Ontario, United Brotherhood of Carpenters and Joiners of America, and its affiliated locals, including Carpenters Local 27 and Carpenters Local 675, (the "<i>Carpenters ICI Collective Agreement</i>") shall be performed by employees covered by the <i>Carpenters ICI Collective Agreement</i>.</p> <p>14.2.2 General contractors working on projects at all University campuses with a value below One Hundred Thousand (\$100,000) and above Five Million (\$5,000,000) must be bound to the provincial agreement between the Carpenters' Employer Bargaining Agency and the Carpenters' District Council of Ontario, United Brotherhood of Carpenters and Joiners of America, and its affiliated locals, including Carpenters Local 27 and Carpenters Local 675.</p> <p>14.2.3 These <i>General Labour Conditions</i> shall apply to each <i>Subcontractor</i> and the <i>Contractor</i> shall include these <i>General Labour Conditions</i>, with necessary changes, in each of its contracts with <i>Subcontractors</i> for any part of the <i>Project</i>.</p> <p>14.2.4 The <i>Contractor</i> shall indemnify and save the <i>Owner</i> harmless from and against all loss, claim, expense or damage suffered by the <i>Owner</i> arising from the failure of the <i>Contractor</i> or any <i>Subcontractor</i> to comply with the requirements of these <i>General Labour Conditions</i> and agrees that the <i>Owner</i> may set-off against the <i>Contractor's</i> payables an amount equal to said loss, claim, expense. This indemnity is in addition to, and not limited by, the indemnity of the Contractor in GC13.1 – INDEMNIFICATION."</p>
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Question 2

Does Union Requirements **only** apply to Carpenters?

Answer 2

Yes.

Question 3

Are there any mandatory base building trades.

Answer 3

Proponents are to refer to UTSC 2025-08 Appendix 11 - Approved Base Building Contractors, distributed with Addendum No.1, dated May 8, 2025.

Question 4

We request you to provide us the list of base building contractors for various sub-trades

Answer 4

See Answer 3, above.

Question 5

Who is the BAS (Building Automation System) vendor and Fire Alarm Verification Company

Answer 5

Refer to UTSC 2025-08 Appendix 2 - Mechanical Specifications Section 23 09 23.00" Building Automation System" – 1.4 "APPROVED SUPPLIERS AND MANUFACTURERS" for BAS vendor.

Question 6

We didn't note anything on the electrical drawings indicated all electrified hardware, please clarify.

Answer 6

Refer to UTSC 2025-08 Appendix 1 – Drawings, Drawings E2.1 and E3.1 for electrical components associated with doors and a sample door detail.

Question 7

We saw power supply on Hardware Schedule, but we don't see it on electrical drawings.

Answer 7

Refer to UTSC 2025-08 Appendix 1 – Drawings, Drawings 01/E2.1 and 02/E2.1 to be read in conjunction with UTSC 2025-08 Appendix 5-Door Hardware Schedule. Final details to be coordinated with the construction shop drawings.

Question 8

Please confirm if we need to carry a cost for existing firestopping? Please provide more details.

Answer 8

Yes, the Successful Proponent is to carry the cost for firestopping to maintain required fire separations.

Question 9

Is there a prequalified list for GC?

Answer 9

No, there is **neither** a prequalified list of general contractors, **nor** a prequalified list of subcontractors for this RFP.

Question 10

Considering Fume Hood removal is in our scope, is there any mandatory vendor required for dismantling and removal?

Answer 10

The fume hood is to be disconnected by the mechanical contractor and moved to storage for re-use in the finished space. There is no mandatory vendor required.

Question 11

We have seen this project earlier on Merx. Can you please clarify.

Answer 11

Request for Proposals “Sabree Biological Sciences Lab Renovation”, UTSC 2025-08. was not previously issued.

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