



Question and Answer 1

DATE: April 30, 2026

SUBJECT: Request for Proposal for “Interior Renovation of the Fir Hall South Residence Townhouses”

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Proponents are advised of the following Questions and Answers for the above noted project.

**Question 1**

Is the General Contractor required to be union, or are non-union contractors permitted if General Labour Conditions are met ?

**Answer 1**

The general contractor is not required to be unionized.

Proponents are to refer to UTSC 2026-11 Appendix 2 - University of Toronto Supplementary Conditions, Supplementary Condition (SC) 63.2, which states:

Add new GC 14.2 GENERAL LABOUR CONDITIONS as follows:

**“GC 14.2 RESIDENTIAL GENERAL LABOUR CONDITIONS - UofT**

14.2.1

Where the value on an ICI student housing project is above One Hundred and Twenty-One Thousand (\$121,000), any part of the Work performed by the Contractor on behalf of the Owner 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 its affiliated locals, including Brotherhood of Carpenters and Joiners of America, and its affiliated locals, including Carpenters Local 27 and Carpenters Local 675, (the “*Carpenters ICI Collective Agreement*”) shall be performed by employees covered by the *Carpenters ICI Collective Agreement*.

14.2.2 General contractors working on ICI student housing projects at all University campuses, do not need to 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.

14.2.3 These *General Labour Conditions* shall apply to each *Subcontractor* and the *Contractor* shall include these *General Labour Conditions*, with necessary changes, in each of its contracts with *Subcontractors* for any part of the *Project*

14.2.4 The *Contractor* shall indemnify and save the *Owner* harmless from and against all loss, claim, expense or damage suffered by the *Owner* arising from the failure of the *Contractor* or any *Subcontractor* to comply with the requirements of these *General Labour Conditions* and agrees that the *Owner* may set-off against the *Contractor's* 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.”

**END OF QUESTION AND ANSWER 1 DOCUMENT**