



Question and Answer 3

DATE: May 12, 2026

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

This document consists of three pages.

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

**Question 1**

We understand that millwork trades should be unionized (Local 27).  
Which of the following flooring trades should be unionised – carpet, ceramic, VCT?

**Answer 1**

Carpentry Work, shall be performed by employees covered by the *Carpenters ICI Collective Agreement*.

As also stated previously in Answer 1 of Question and Answer 1 document:

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

"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*."

## **Question 2**

Yesterday we attended the bidder's meeting for the above and were interested to know if an additional site review could be scheduled? This would not require a lot of time.

## **Answer 2**

An additional General Proponents Meeting will not be scheduled.

## **Question 3**

Please provide a list of companies that attended the site visit

## **Answer 3**

The University of Toronto Scarborough does not publicize a list of General Proponents Meeting attendees.

## **Question 4**

Is there a list of preferred or pre-qualified subcontractors that would be required to use on this project?

## **Answer 4**

There is not a Qualified Suppliers List (QSL) of prequalified subcontractors for this project.

## **Question 5**

Regarding the bonding requirement for this project, will the University accept other alternative forms of security like the City of Brampton does, e.g. Letter of Credit, certify cheque or bank draft?

## **Answer 5**

Alternative forms of security such as a Letter of Credit, certificate cheque or bank draft shall not be accepted.

## **Question 6**

RFP document calls for bidders to provide Performance and Labour & Material Bonds with their bid submission. Please clarify if a bid bond is required.

## **Answer 6**

A bid bond is **not** required.

Proponents are to provide a **Surety Agreement** with their submission by the Submission Deadline.

The RFP document does **not** call for Proponents to submit a performance bond, nor a labour and material payment bond with their submission by the Submission Deadline.

The Successful Proponent is to provide a performance bond, and a labour and material payment bond upon notification of award.

**Question 7**

Schedule D Part 1 Technical submission asks for CCDC-11 & bonding, yet the bonfire submission portal has a separate submission line for CCDC-11 and bonding. Please clarify if we are to include 2 copies of CCDC-11 and bonding, one as part of Technical submission and second copies for bonfire submission

**Answer 7**

Please be advised of the following:

**CCDC 11-2019 Contractor's Qualification Statement**

Proponent is to upload one copy to the specific Bonfire\_CCDC 11-2019 Contractor's Qualification Statement slot in Bonfire. A second copy does **not** need to be included within the Technical Submission.

**Surety Agreement indicating a 50% Performance Bond and a 50% Labour and Material Payment Bond**

Proponent is to upload one copy to the specific Surety Agreement slot in Bonfire. A second copy does **not** need to be included within the Technical Submission.

**END OF QUESTION AND ANSWER 3 DOCUMENT**

**Answers to unpublished questions will be forthcoming utilizing a subsequent document.**