



**ADDENDUM #3**

January 20<sup>th</sup>, 2022

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RFP AP21-09

Alexandra Park Phase 2A –Formwork

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Addendum #3 is being issued on the above-mentioned Request for Proposal and consists of twenty-one (21) pages including this cover page.

1. General

- This addendum shall be supplemental to and form part of scope of work, drawings and specifications.

2. Scope of Work – Revised

- Please note the following scope of work items have been revised:

a) **Revised Scope Item #6**

**From:**

The Contractor shall provide all sufficient equipment, labour, and materials to maintain Owner’s Construction Schedule, and to substantially complete the contract work within **50** working weeks based upon 50% completion of slab on grade. The tentative date of tower crane erections is July 2022, which may be amended depending on the Owner receiving the required Shoring permit from the City of Toronto. Furthermore, the schedule may also be amended from time to time by the Construction Manager, and to cooperate with other Contractors, as well as the Owners and Construction Manager, in reviewing Owners’ Construction Schedules. Any loss or damages resulting from delay are the responsibility of this Contractor.

**To:**

The Contractor shall provide all sufficient equipment, labour, and materials to maintain Owner’s Construction Schedule, and to substantially complete the contract work within **50** working weeks based upon 50% completion of slab on grade. The tentative date of tower crane erections is **September 2022**, which may be amended depending on the Owner receiving the required Shoring permit from the City of Toronto. Furthermore,

the schedule may also be amended from time to time by the Construction Manager, and to cooperate with other Contractors, as well as the Owners and Construction Manager, in reviewing Owners' Construction Schedules. Any loss or damages resulting from delay are the responsibility of this Contractor.

**b) Revised Scope Item #70**

**From:**

This Contractor shall place and machine trowel (Helicopter finish) concrete to a level of smoothness suitable for direct application of ceramic tile & laminate flooring and to Construction's Manager's satisfaction. If floor level is not within the required tolerance, then this Contractor shall be responsible for all labour and material to bring slab to the required degree of leveling. Failure to remedy any of these areas when requested will result in an automatic backcharge by the Owners. Tolerance of 3/8" in 10'-0" is considered acceptable. This contractor, together with the Owners, will be required to verify that all floors are poured within this tolerance prior to the Owners implementing his own floor leveling.

**To:**

This Contractor shall place and machine trowel ( Helicopter finish) concrete to a level of smoothness suitable for direct application of ceramic tile & laminate flooring and to Construction's Manager's satisfaction. **This contractor shall provide and finish floors level in accordance with FF-20 or tolerance not to exceed 3/8" over 10'.** If floor level is not within the required tolerance, then this Contractor shall be responsible for all labour and material to bring slab to the required degree of leveling. Failure to remedy any of these areas when requested will result in an automatic backcharge by the Owners. This contractor, together with the Owners, will be required to verify that all floors are poured within this tolerance prior to the Owners implementing his own floor leveling.

A revised and completed Scope of Work has been included with this addendum.  
Please ensure this document is included in your bid submission.

**3. Submission Deadline**

- The submission deadline has been extended from **Thursday January 27<sup>th</sup>, 2022 at 4:00pm to Tuesday February 1<sup>st</sup>, 2022 at 4:00pm.**

**[End of Addendum #3]**

All other matters of the Proposal remain the same.

This addendum now forms part of this Request for Proposal and Proponents are reminded that receipt of all Addenda must be shown on the RFP Submission Form.

## APPENDIX B – SCOPE OF WORK R2

### FORMWORK

#### ACTIVITY NUMBER: 03100

The following list must be part of the Contractor's Scope of Work. However, this list is to be used as a minimum guide and does not alleviate the Contractor of the responsibility to also carry out, in addition, other work according to the conventional good and current trade practices.

1. The Alex Park Phase 2A (Site 1 and Site 2) complex in its entirety is a twin tower, multiple occupancy mixed-used development consisting of shared below grade parking levels, podiums with retail and commercial daycare uses and 2 mid-rise residential towers. The extent of this Contract(s) is bounded by the entire boundaries of both Site 1 and Site 2 where Site 1 is known as the MRKT Condo and Site 2 is known as Atkinson Apartment. The Owners for Site 1 is Dundas Alexandra Park Residences Inc. and the Owners for Site 2 is Toronto Community Housing Corporation.
2. This scope of work will form part of Dundas Alexandra Park Residences Inc. form of Contract Agreement, which is attached in **Schedule F**, and Toronto Community Housing Corporation form of Contract Agreement, which is attached in **Schedule G & G1**. For administrative and cost sharing purposes between the two Ownerships, the entire parking garage (inclusive of ground floor slab) will be part of Dundas Alexandra Park Residence Inc. (site 1) contract. Each tower from starting from verticals to 2<sup>nd</sup> floor on up will be part of its respective Owners and contract agreement (ie, Site 1 with Dundas Alexandra Park Residences Inc. and Site 2 with Toronto Community Housing Corporation).
3. The Contractor acknowledges that the plans and specifications are in some respects not complete. The Contractor agrees that it will perform all concrete formwork required, in accordance with the spirit and intent of these plans and specifications and to conventional and good trade practices, at no extra charge, even if not specifically reflected in the Scopes, Drawings or Specifications. The Contractor shall also fulfill all requirements of the Ontario Building Code, The Ontario Occupation Health and Safety Act and Regulations for Construction Project (OHSA), and of all authorities having jurisdiction, at no expense to the Owner. Furthermore, the Contractor acknowledges the Owners's intent to pursue LEED certification (Site 1 MRKT only) by the Canada Green Building Council and complies with TGS requirements (Toronto Green Standard) v3 Tier 1 for Site 1 (MRKT) and TGSv3 Tier 2 requirements for Site 2 (ATK) and consents to make best efforts to assist in this regard on all relevant LEED/TGS credits, as noted within this scope of work.
4. The Contractor shall be responsible to complete the Work for the Contract Price without additional cost to the Owners notwithstanding any errors, omissions, or defects in the Contract Documents. The Contractor shall review the plans, specifications, drawings and related documentation and shall promptly report to the Construction Manager any error, inconsistency or omission the Contractor may discover. In addition, the Contractor will promptly report to the Construction Manager in writing any apparent deficiencies in the work of other contractors where such work might affect the proper execution of any portion of the Contractor's Work under this Contract. The Contract value will only be adjusted upward if the Owners requests a material change to the building design or if there are new code requirements enacted after execution of this Contract and if the

Owners or Construction Manager instructs the Contractor to proceed with work which is expressly identified in writing as being “extra” to the Contract.

5. Contractor to supply all labour, materials, supervision, tools, tackle, plant, equipment, transport, runways, planks, scaffolding, taxes, insurance, permits, inspection fees, etc., necessary to carry out and complete the Contractor’s work in all areas on the above project as outlined herein.
6. The Contractor shall provide all sufficient equipment, labour, and materials to maintain Owner’s Construction Schedule, and to substantially complete the contract work within **50** working weeks based upon 50% completion of slab on grade. The tentative date of tower crane erections is **September 2022**, which may be amended depending on the Owner receiving the required Shoring permit from the City of Toronto. Furthermore, the schedule may also be amended from time to time by the Construction Manager, and to cooperate with other Contractors, as well as the Owners and Construction Manager, in reviewing Owners’ Construction Schedules. Any loss or damages resulting from delay are the responsibility of this Contractor.”
7. Failure to meet or maintain the Construction Schedule for this contractors Work will result in this Contractor being required to provide a mitigation plan including but not limited to providing additional manpower and overtime to bring its Work back on schedule, at this Contractor s cost, if the problem was created in whole or in part by this Contractor.
8. By submitting this bid, the Contractor will be held to have examined the premises, drawings and be satisfied as to the existing site condition upon which the work is being performed, the extent of work and complete site logistics, including site hoarding and access/egress gates. This also includes the acknowledgment of surrounding streets (and one-way streets), lane restrictions and is aware of the existing conditions and difficulties that may affect the execution of its work. The new Augusta Street will be this Contractor’s primary access in and out of the site via Dundas as Denison Avenue has restrictions to construction traffic due to the proximity to Ryerson Public School across from Site 1 MRKT. Furthermore, the Contractor is aware that its work will be adjacent to existing buildings, which are fully occupied and operational. This Contractor agrees that it will take all necessary steps to avoid damages to existing structures and interference with adjacent occupants and at no additional cost to the Owners, will repair any damages caused by their own forces. No allowance will be made or claim for extras will be provided subsequently for the Contractor’s errors and/or omissions.
9. The Contractor must have a responsible representative present for all construction site meetings (usually bi-weekly) prior to, and during, on-site work to help coordinate the Contractor’s work with all other Contractors on site. The responsible representative is expected to record and periodically submit relevant documentation to the Owners’ representative as it relates to each referenced credit for LEED and TGS requirements which will need to be provided separately
10. This Contractor will be responsible for daily cleaning relative to its Work, for depositing its garbage in the garbage container provided by the Owners, for maintaining the Work in a safe and tidy condition and free from the accumulation of waste products, debris and unnecessary materials, equipment and tools, and for ensuring that the place of work is not unreasonably encumbered and that the operations of the Contractor at the place of work

(including all garbage, debris, waste products, materials, equipment and tools of the Contractor or related to the Work) are confined to limits indicated by all laws, ordinances, permits or the Contract. Failure to comply will result in an automatic backcharge without notice. The Contractor acknowledges the Owners' intent to reduce construction waste shipments to landfill sites, and will review and comply with the site's construction waste management plan, which seeks to achieve a 75% diversion rate. In addition, the Contractor shall leave the place of work in a clean and suitable condition for the use and/or occupancy of the Owners (or its purchasers) upon completion of the Work.

11. This Contractor is responsible for the following miscellaneous items:
  - a) cutting of reinforcing steel, including supply of torches, acetylene and oxygen
  - b) pouring of any slush coats required
  - c) material for construction joint key ways
  - d) curbs shown on both Structural or Architectural drawings
  - e) install plywood on forms for windbreak required during winter season
  - f) winter protection of its work, install plywood on fly forms for windbreak if required during winter season, supply of tarps and enclosures
  
12. This Contractor is to provide his tower crane(s), free of charge, to other trades for short duration hoisting of their materials during the time his crane(s) is on site. The choice of crane for this project must be approved by the Construction Manager and must have adequate rated capacity to lift and place the heavier objects (e.g. chiller) provided by other Contractors. If this Contractor's crane does not have adequate capacity then this Contractor must provide alternate hoisting methods for lifting these objects for other trades. The anticipated weight of heaviest equipment is 8,000 lb. After formwork is finished on each tower, this contractor will provide his crane complete with an operator, a competent foreman, and a rig person for a duration of 2 weeks (80 working hours) to the Construction Manager to use for hoisting of miscellaneous items as part of Contract. For greater clarity, each tower will receive 2 weeks (80 working hours) each of crane usage as part of Contract.
  
13. For long durations, if requested by the Construction Manager, this Contractor will provide his tower crane(s) with operator(s) for other Contractor's use at the unit rates of \$\_\_\_\_/hr. regular time and \$\_\_\_\_/hr overtime. Further, this Contractor acknowledges that during the forming process this crane will be available after hours and/or weekends. When the forming is complete the crane must remain on site until mutually agreed to by the Construction Manager and this Contractor .
  
14. This Contractor acknowledges that there are precast elements on both MRKT Site 1 and Atkinson Apartment Site 2 where the erection of precast panels will be done with this Contractor's crane. This Contractor will provide his tower crane(s) with an operator for the precast Contractor at the unit rates of \_\_\_\_\_. Further, this Contractor acknowledges that during the forming process this crane will be available after hours and/or weekends. When the forming is complete the crane must remain on site until the precast erection is complete.
  
15. This Contractor is responsible for any damage to surrounding buildings, vehicles or persons caused by concrete spillage or falling debris from fly forms, wall forms and hoisting platforms and properties.
  
16. The Owners has obtained temporary airspace encroachment agreement with

neighbouring properties and this Contractor agrees that at no time shall any materials, equipment (other than the boom of the crane) or other live loads pass over the neighboring properties this includes Ryerson Public School to the West Side of Denison Ave, 164 & 168 Grange to the South East of the site and 172-188 Vanauley Walk to the East of New Augusta Ave.

17. This Contractor acknowledges that the Owners is placing a Wrap Up Insurance Policy to cover itself and all Contractors for liability for property damage and arising out of the project. Coverage would provide primary coverage for the usual risks that would otherwise be covered under each Contractor's Commercial General Liability Policy with respect to work performed at the project site. This Contractor is responsible for the deductibles.
18. This Contractor acknowledges Tarion's revised definition of "Major Structural Defect" as follows:  
Any defect in work:
  - a) That results in failure of a load-bearing element of a building;
  - b) That materially and adversely affects the ability of a structural load-bearing element of the building to carry, bear and resist applicable structural loads for the usual and ordinary service life of the element; or
  - c) That materially and adversely affects the use of a significant portion of the building for usual and ordinary purposes of a residential dwelling and having regard to any specific use provisions set out in the Purchase Agreement for the home.  
But excluding any defect attributable in whole or in part to:
  - Any elevating device as opposed to the surrounding structure of the building housing the device,
  - Any appliances that form part of the heating or cooling apparatus, equipment or system, whether the water, air or other substances, including furnaces, air conditioners, chillers and heat recover ventilators,
  - Dampness not arising from failure of a structural load-bearing element of the building,
  - Acts or omissions of an Owners, a tenant, a licensee or invitee,
  - Acts of civil or military authorities or acts of war, riot, insurrection or civil commotion,
  - A flood not caused by the builder, and
  - Other exclusions set out in subsection 13(2) of the ONHWP Act.
19. This Contractor agrees to guarantee any defects in workmanship that results in problems with failure of the structure for a period of seven (7) years from the date of takeover by the Condominium Corporation for Site 1 MRKT Condo, and from the date of substantial completion/ turnover to the Owners (TCHC) for Site 2 Atkinson Apartment. Furthermore, this contractor is aware that the underground parking garage up to the ground floor slab and tower portion for MRKT is only bound to Tarion's requirements however this contractor will provide equivalent warranty to Tarion for the Site 2 Atkinson Apartment Tower.
20. This Contractor shall submit tower crane shop drawings and pour cuts for approval within three (3) weeks of contract award. Shop drawings for all manufactured equipment are to be submitted by the Contractor for approval no later than six (6) weeks after the signing of

this Contract. It is this Contractor's responsibility to review all Shop Drawings and for determining and verifying all applicable field measurements, field construction conditions, material requirements, catalogue numbers and similar data and for checking and coordinating all Shop Drawings with the requirements of the Work and the Contract, all before submitting the Shop Drawings for approval. The Contractor shall ensure that Shop Drawings are submitted and approved early enough such that equipment is available on time. If the submission differs from the Specifications, it is a requirement to have attention drawn to the variance by way of an explanation on the transmittal cover sheet.

**FORMWORK:**

21. Contractor to supply all labour, materials, supervision, tools, tackle, plant, equipment, transport, runways, planks, scaffolding, plywood, crane(s), taxes, insurance, permits, inspection fees, etc., necessary to carry out and complete concrete formwork, for all areas on the above project as per the Structural, Architectural, Landscape, Mechanical, Electrical, Shoring drawings and specifications as outlined here in.
22. This Contractor is to form, pour and strip all formwork required to complete the concrete structure as shown on Structural, Architectural, and Landscape drawings, and items as stipulated in this scope of work. Both Architectural and Landscape drawings are part of the contract documents and are not just to be referred to for dimensions verifications. For greater clarity, all concrete forming and concrete work shown on Architectural and Landscape drawings and items stipulated in the scope of work are also part of this contract.
23. Supply tower crane(s) and/or mobile crane(s) as required to carry out the formwork in an expeditious manner. For greater clarity, this Contractor should provide a minimum of 2 tower cranes (one for each tower). Crane supply includes all associated crane engineering and drawings; crane permits and fees; crane erection, climbing, dismantle and transport; crane supports, anchorages, tie-ins, falsework and shoring; crane inspections, testing and maintenance. The installation, operation, testing, inspection and maintenance of tower cranes on this project shall be in accordance with Canadian Standards Association (CSA) Standard Z248 – Code for Tower Cranes.
  - a) Each tower crane is to be supplied with its manufacturer's manual and a logbook. The log book shall record all inspections of, tests of, repairs to, modifications to and maintenance of the crane covering the period that is the greater of the immediately preceding twelve months and the period the crane is on the project.
  - b) Each tower crane shall be supplied with new (i.e. unused) running wire ropes before being made operational on this project. At installation of any new rope, provide data tag identifying installed rope size, grade, construction, rated breaking strength, manufacturer, installer and date of installation. Comply with the rope inspection requirements of CSA Z248.
  - c) All crane hoisting slings and below-the-hook rigging components used on this project shall be suitable for the intended use and be in good condition as confirmed by monthly inspection. Damaged or otherwise non-compliant lifting equipment shall be removed from the project site.
  - d) Crane operators shall be qualified in accordance with OHSA requirements and shall provide proof of Ontario certification.
  - e) Owners reserves its right to inspect the crane installation for conformance with Ontario regulatory requirements and cited CSA standards and to have any identified non-forming

works and/or equipment repaired or replaced at the Contractor's cost.

24. This Contractor will be responsible for all electrical connections and disconnections to his equipment from a power source supplied by others. Contractor to supply all electrical supply cables to his equipment.
25. This Contractor to include, as part of contract, for hoisting of other trades' equipment and material such as chillers, cooling tower, generator, elevator machine, other mechanical and electrical equipment, safety rails, winter protection equipment, propane, heaters, lavatory facilities and all other items supplied and required by the Owners when the crane is available.
26. This contractor shall be responsible for the placement of all required crane pad(s) and shall orientate them so as not to interfere with key elements of the building and/or foundations. Final locations to be agreed with Construction Manager. If removal of crane foundation becomes necessary due to pad being poured too high with respect to floor slab, all costs for same to be the responsibility of this Contractor.
27. This Contractor shall return and infill all voids following to raising / dismantling of the crane(s).
28. This Contractor shall provide and submit engineered stamped formwork, falsework and erection shop drawings in conformity with the general conditions and the governing CSA standards. The shop drawings are to be reviewed by the Owners and its Structural Engineer for general compliance with design concept and contract documents prior to commencement of this work. Shop drawings must be stamped by a professional Engineer who is registered to practice in the province of Ontario.
29. Design of all forms and falsework and re-shoring shall require the approval of the Structural engineer.
30. This Contractor to provide all necessary reshoring of members where early removal of forms may be required or where members may be subjected to additional loads during construction as required. Furthermore, this Contractor shall design and provide all reshoring in such a way so as to keep all drive lanes clear and open for use as soon as possible to facilitate the work of other Contractors.
31. All formwork to be inspected and approved by competent person appointed by Structural engineer at this Contractor's expense and prior to pouring of any concrete. For transfer slabs (ie. 900mm and greater), the slab shoring must be inspected and signed off by a professional engineer of the firm designing the formwork prior to slab pour.
32. Before stripping proceeds, this Contractor shall be responsible for confirming that the concrete at the proposed stripping area has reached the required stripping strength. Stripping of all forms to be done only once approved by Construction Manager.
33. This Contractor to layout and place all precast inserts, structural steel embeds, any necessary steel accessories, any other accessories, expansion joint material, roof anchors, shelf angle, etc. (to be supplied by others). This includes forming and stripping of pockets as required. This Contractor shall be responsible for any costs incurred as a result of omissions or incorrect placement of any required anchors (except where incorrect



drawings were issued or when no anchors were available). Construction Manager will check anchors upon request. Place all necessary embedded steel accessories for other trades, i.e. window washing anchors, stair plates/inserts grates for shaft, where applicable and as shown on structural, mechanical or architectural plans. All embedded items will be supplied by others.

34. This Contractor is responsible to verify the X, Y & Z layout prior to placing inserts to be verified by construction manager.
35. This Contractor shall provide layout and levels from survey points established by the Owner's surveyor or Construction Manager's Site Superintendent. All discrepancies to be reported immediately to the Construction Manager's Site Superintendent.
36. This Contractor will coordinate and form for mechanical and electrical sleeving, conduits and openings and schedule this work to allow sufficient time for other contractors to do their work without delays in accordance to mutually agreed scheduled requirements.
37. This Contractor will provide formwork for all required openings in walls and slabs as shown on Structural, Architectural, Mechanical and Electrical drawings.
38. This Contractor to provide labour and equipment to remove ice and snow to areas being formed and areas required to be poured.
39. Provide and place all concrete stairs, either poured in place or pre-cast complete with non-skid nosing's. Should the Contractor fabricate precast stairs on site in his own mold, he must supply his own concrete and reinforcing steel. This work to include structural inspection, all patching and grouting of stairs to render suitable for painting. Provide shop drawings and obtain architectural and structural approvals. Any exterior exposed precast stairs to be fabricated with 35 Mpa air entrained concrete.
40. This Contractor is responsible for all temporary lamps and task lighting required for night work. Contractor is required to respect the noise by-law restriction applicable to the site.
41. All exposed walls, beams and columns to have chamfered edges. 20mm x 20mm chamfer strip to be provided by this Contractor. In particular the top edge of balconies to be either chamfered or finished with a rounded edge by a sidewalk edger. This Contractor shall also install chafer to crane openings (top and bottom), as well as any other opening through structural slabs.
42. For concrete walls with HM doors or screens, this Contractor shall install (set square, plumb, and inline) the frames (supplied by the Owners) in the wall form. Protect hinge, cutouts, and all threaded holes are free from concrete or concrete juices during concrete pour.
43. This Contractor to form, pour and finish all concrete toppings, floating floors, curbs for floating floor, and housekeeping pads for mechanical and electrical equipment. This Contractor is to coordinate with Mechanical and Electrical contractors for the layout of equipment housekeeping pads and floating floors as per drawings. Work shall be coordinated during formwork sequencing.

This includes but not limited to the following areas:

- a) P218- Atkinson Fire Pump Room- Housekeeping Pads for Pumps
- b) P216- Atkinson Incoming Water Room- Housekeeping Pads for Pumps
- c) P215- MRKT Fire pump Room- Housekeeping pads for pumps
- d) P2 – Atkinson Sub Electrical Room- Housekeeping pads for Transformers
- e) P123- Atkinson Transformer Room- Housekeeping pad for Transformer & Switchgear
- f) P124- MRKT Transformer Room – Housekeeping pad for Transformer & Switchgear
- g) P115- MRKT Sub Electrical Room- Housekeeping pad for Transformer & Switchgear
- h) P112- MRKT Water Sprinkler Room- Housekeeping pad for pumps
- i) M109- MRKT Fitness & Weight Room- Floating Floor
- j) M112- MRKT Garbage Compactor Room- Floating Floor
- k) 117- MRKT- Loading Bay- Floating Floor Topping slab
- l) 118 Parking Ramp Entrance – Topping Slab for heat tracing cables
- m) A111- Atkinson Garbage Compactor Room – Floating Floor
- n) M1505- MRKT Mechanical Room – Floating Floor & Housekeeping Pads for AHU & Pumps.
- o) M1503- MRKT Chiller Room – Isolated Piers & Housekeeping Pad
- p) M1504- MRKT Electrical Room- Housekeeping Pad for Transformers
- q) M1511- MRKT Pool Mechanical Room- Housekeeping Pads for pool equipment
- r) M1505A- MRKT Generator- Isolated Housekeeping Pad
- s) Atkinson – Generator- Isolated Housekeeping Pad
- t) Atkinson – Roof-Isolated Housekeeping pad(s) for VRF outdoor condenser units, Air Handling Unit etc.
- u) A1604- Atkinson Mechanical Room – Isolated housekeeping pads for mechanical equipment.
- v) A1608- Atkinson Electrical Room – Isolated housekeeping pads for transformers & switchgear

44. This contractor to include for all concrete hard landscaping, such as planter walls, stairs, curbs, etc as shown on Landscape, Architectural and Structural drawings.

This includes but not limited to the following areas:

- a) Shared Amenity Courtyard between Sites 1 & 2 ( Ground to 3<sup>rd</sup> Floor) feature staircase running from Ground to 3<sup>rd</sup> Floor
- b) Shared Amenity Courtyard between Sites 1 & 2 landscape curbs, piers and light fixture pole concrete bases.
- c) Shared Amenity Courtyard between Sites 1 & 2 secondary structural walls and sloped retaining walls tied into the structural slab.
- d) The shared 5<sup>th</sup> Floor outdoor amenity terrace for both MRKT & Atkinson Buildings Terrace divider piers, light fixture piers, roof anchors, landscape fence post piers, concrete base for BBQ's & concrete base for precast planters.
- e) The MRKT 15<sup>th</sup> floor outdoor pool amenity terrace including the pool deck & pool concrete shell.

This work shall begin immediately after the corresponding floor has been stripped. Curbs & Planter walls that are not directly connected on or to the structural slab are not part of this contract. No additional expenses incurred by using mobile cranes or pumps to carry out this work will be incurred by the Owners. For greater clarity on the Shared Amenity Courtyard between sites 1 & 2 landscape walls, this contractor shall refer to the attached **Schedule H** outlining the landscape walls and secondary structural walls connected to

building structure within the courtyard space that will be included as part of this Contractor's scope of work. This contractor to reference this document for all the elevations and heights of walls within this courtyard area.

45. All terraces and roofs receive concrete curbs or upturn parapet. This Contractor to form and pour all terrace curbs and parapets even if they are not explicitly shown on Architect or Structural drawings. This includes but not limited to the following:

MRKT Suites ( Site 1)

- a) Suite 301, 302, 303, 304, 305, 306, 307,308, 309, 313, 314, 315, 316, & 320
- b) Suites 419, 420
- c) Suites 512, 513
- c) Suite 801, 802, 803, 804, 805, 806, 807, 808 819, 820
- d) Suites 1008, 1009, 1010, 1012, 1013, 1020
- e) Suites GPH04, GPH05, GPH12, GPH13, GPH19

Atkinson Suites ( Site 2)

- a) Suites 301, 302, 303 304, 305, 306, 307
- b) Suites 401, 402,
- c) Suites 503 & 5<sup>th</sup> Floor Amenity Room
- d) Suites 701,708, 709
- e) Suite 902, 903
- f) Suites 1401, 1402, 1405
- g) Suites 1501, 1502

This contractor to refer to the attached **Schedule L** Roof Anchor Layout drawings for preliminary design for all locations of davit bases and roof anchors.

46. This Contractor will also form and pour all concrete bases for dividers, exterior lighting fixtures and roof anchors, even if they are not explicitly shown on Architectural or Structural drawings.

This includes but not limited to the following:

- a) Ground Floor Shared Amenity Courtyard between sites 1 & 2 light fixture piers
- b)MRKT 3<sup>rd</sup> Floor private terrace divider piers
- c) MRKT 4<sup>th</sup> Floor private terrace divider piers
- d) MRKT 5<sup>th</sup> Floor private terrace divider piers
- e) MRKT 5<sup>th</sup> Floor Amenity Terrace divider piers, light fixture piers, roof anchors, landscape fence post piers, concrete base for BBQ's & concrete base for precast planters.
- f) MRKT 8<sup>th</sup> Floor private terrace divider piers
- g) MRKT 10<sup>th</sup> Floor private terrace divider piers
- h) MRKT GPH floor private terrace divider piers
- i) MRKT 15<sup>th</sup> Floor Pool Amenity Terrace light fixture piers and roof anchors
- j) Atkinson 3<sup>rd</sup> Floor private terrace divider piers
- k) Atkinson 4<sup>th</sup> Floor private terrace divider piers
- l) Atkinson 5<sup>th</sup> Floor private terrace divider piers
- m) Atkinson 5<sup>th</sup> Floor Amenity Terrace divider piers, light fixture piers, roof anchors, landscape fence post piers & concrete base for precast planters
- n) Atkinson 7<sup>th</sup> Floor private terrace divider piers

- o) Atkinson 9<sup>th</sup> Floor private terrace divider piers
- p) Atkinson 14<sup>th</sup> Floor private terrace divider piers
- q) Atkinson 15<sup>th</sup> Floor private terrace divider piers

This contractor is aware that the maximum spacing between privacy divider screens posts is 48" therefore any dividers in length over 48" will required additional pier whether or not explicitly shown on the Architectural or Structural drawings.

- 47. Concrete block walls in the parking garage levels have 6" curb underneath. For clarity, this Contractor is to form and pour these curbs as part of contract, even if they are not explicitly shown on Architect or Structural drawings.
- 48. Contractor is responsible for all inspections that may be required by any governing authority having jurisdiction for formwork or associated shoring/re-shoring or scaffolding.
- 49. Contractor is aware of horizontal walers for shoring and must allow openings in formwork to accommodate this. Contractor will allow the use of his crane for the removal of the walers.
- 50. The tiebacks at neighboring property (168 & 164 Grange) require destressing. This Contractor will form pockets (15) to allow for destressing operation by the Shoring Contractor. After the tiebacks are destressed, this Contractor will form and pour the pocket voids.
- 51. This Contract includes formwork to all footings.
- 52. Contractor will allow for the installation of illuminated signage to the cranes. Materials supplied by the Owners.
- 53. This Contractor will cover the cost of the first crane inspection. Any further inspections required as a result of negligence on the Contractors part which results in additional inspections will be back charged to this Contractor.
- 54. This Contractor is to install dovetail anchor slots, provided by the Owners, for all masonry and waterproofing details or as directed by the Construction Manager's Site Superintendent.
- 55. This Contractor to supply labour and material to install expansion joints, control joints, and construction joints as identified on the structural drawings.
- 56. This Contractor to supply labour, material and equipment for saw cutting slab on grade.
- 57. All exposed concrete corners are to be beveled. Form bevel using 3/4" x 3/4" cant strip to all vertical and horizontal members.
- 58. Safety equipment, railing and barricades pertaining to the formwork will be supplied and maintained by this Contractor. This includes all railings on the formwork deck, below the formwork deck, and around the crane at all levels. The Construction Manager will supply, install, and maintain all safety barricades around all areas where formwork has been completed and removed from the floor area.

59. This Contractor to provide personnel to control pedestrian traffic and worker traffic below locations where flytables are being transferred from one floor to the next.
60. This Contractor will be responsible for rebar protection. This Contractor will supply protective material and labour required. Note that the 10M and 15M bars for verticals will be candy cane.

**REBAR PLACEMENT:**

61. This Contractor shall receive, unload and place all reinforcing steel and accessories (to be supplied by others) in accordance with the details prepared by the Structural Engineer for the agreed upon unit rate of \$\_\_\_\_\_/tonne which will be paid to this Contractor over and above the lump sum Contract price here-in.
62. This Contractor is to assure that the rebar is not sprayed with the form release agent when it is applied to the forms.

**CONCRETE & REBAR ACCESSORIES SUPPLY:**

63. This contractor shall provide a unit rate price per tonne of \$\_\_\_\_\_ to supply and install all concrete and rebar accessories. This shall include, but not limited to the following items;
  - i. Water bar
  - ii. Slab span
  - iii. Styrofoam
  - iv. Sonotubs used for round columns
  - v. Rebar chairs
  - vi. Fibre expansion joint material
  - vii. Tie wire
  - viii. Safety accessories as it pertains to their work, such as rebar caps
  - ix. Dove tail anchor slots

**CONCRETE PLACING & FINISHING:**

64. This Contractor acknowledges that any concrete pumps required to complete this scope of work, will not be provided by the Owner. This Contractor is responsible and has included for, any concrete pumps, if required.
65. This Contractor will be paid \$\_\_\_\_\_/cubic meter to place and finish all concrete to an acceptable finish as described herein, which will be paid over and above this lump sum contract price.
66. Building roof, step back roofs, recreation center roof, terraces and balconies, garage decks and garage roof slab are to be sloped in accordance with plans.
67. This Contractor shall form, place and finish concrete for any floating floor slabs and all concrete pads required for mechanical and electrical equipment. Edges to be finished with sidewalk edger. Housekeeping pads, curbs in mechanical rooms and garbage rooms

are to be included in this Contractor's scope of work.

68. It is the responsibility of this Contractor to pour all footings, columns, walls, slabs, etc., by any accepted means, including the supply and installation or re-shoring for equipment where necessary. No additional claims will be entertained for using mobile cranes or pumps to carry out the above work.
69. Contractor to ensure proper placement of specified concrete strength to all locations as indicated on the plans and specifications. All concrete will be supplied by the Owners.
70. This Contractor shall place and machine trowel (Helicopter finish) concrete to a level of smoothness suitable for direct application of ceramic tile & laminate flooring and to Construction's Manager's satisfaction. **This contractor shall provide and finish floors level in accordance with FF-20 or tolerance not to exceed 3/8" over 10'**. If floor level is not within the required tolerance, then this Contractor shall be responsible for all labour and material to bring slab to the required degree of leveling. Failure to remedy any of these areas when requested will result in an automatic backcharge by the Owners. This contractor, together with the Owners, will be required to verify that all floors are poured within this tolerance prior to the Owners implementing his own floor leveling".

**QUALITY CONTROL:**

71. This Contractor shall grind fins produced by edges or joints of forms and grind and/or patch areas of concrete where concrete is left exposed in the tower and garage areas, to a quality finish as established by the Construction Manager's Site Superintendent.
72. This Contractor shall be responsible for all labour and materials required to repair any areas of honeycombing as well as walls and columns and slabs that are out of level, plumb, square or line beyond architectural tolerances. Any repair work to be done to the satisfaction of the structural engineer and/or Construction Manager's Site Superintendent.
73. Any concrete, which is to receive exterior finish coat in acrylic stucco or plaster, must be ground at rough edges and patched to a smooth finish to suit this method of finish.
74. All exterior and interior wall ties must be broken off. All holes and openings left by wall form tie rods are to be filled with non-shrink grout or firestop material supplied by this Contractor. Wooden wall form spacers are not allowed to be used by the Forming Contractor in any areas for any reason on the project. This Contractor is responsible to close all holes left by the crane(s) or shoring system, i.e. corner braces, struts etc. This Contractor is required to coordinate with the waterproofing Contractor and waterproofing material around the shoring drainage system prior to placing concrete.
75. Contractor must use quality forms throughout. Plywood faces on forms must be maintained by this Contractor at a level acceptable to the Construction Manager. For the areas requiring Architectural concrete, only new forms will be accepted or those specified by the Architectural and Structural drawings. Any errors and or omissions shall be rectified by this Contractor at this Contractors' expense.
76. This Contractor is responsible to clean out reglets ready for the roofer/waterproofers' use.

77. The inside of the garage areas, stairwells, elevator machine rooms, mechanical, storage and locker areas shall be ground and patched where necessary, suitable to receive paint.
78. Grind and/or patch ceilings, to a smooth finish to receive stucco spray or paint as specified.
79. Provide all required finishing and grouting for precast stairs. All surfaces are to be ready to receive paint.
80. This Contractor shall review and follow all slopes as per Architectural Drawings as is responsible for all necessary repairs related, but not limited to, trowel, grind, and/or patchwork, hereinafter. At the request of the Construction Manager, a Flood Test may be conducted in the presence of this Contractor to determine ponding.
81. Contractor to provide a separate price for leveling of floors in order to receive a specified floor finishes for all suites, corridors and amenity areas. Floors specified to receive wood flooring shall be leveled to a variance of a 1/8 inch over 10ft. and carpeted or tiled floors to a variance of a 1/4 inch over 10ft. This Contractor shall review the MRKT Site 1 features and finishes list attached as Schedule "B".

**WINTER HEAT:**

82. This Contractor is to provide winter protection measures, as directed by the Construction Manager's Site Superintendent, including the following items. The Owner's will supply all materials required to carry out this work and will operate the closures (close up and dismantle) once initial installation by the Contractor has been completed.
  - a) Properly insulate walls and slab forms
  - b) Supply and install the plywood windbreak at the slab deck
  - c) Supply and install closures to the fly forms and knock down forms
  - d) Install, remove and handle insulated blankets and tarps required for slabs, walls and curbs
  - e) Hoist safety rails, heaters, propane, winter protection equipment

**ADDITIONAL REQUIREMENTS:**

83. No trade parking will be permitted on the site and the use of local transit and car-pooling when possible will be encouraged with the trades, to minimize construction trade traffic in the area. As well, site staff, trades and suppliers will be advised that no construction traffic and/or construction parking will be permitted on Denison Avenue. This contractor has included for all off-site parking/transit requirements for all his employees.
84. Contractor has included for the installation of all curtain wall / precast / roof anchor embeds, as well as elevator imbeds, pockets, as required by other trades per approved shop drawings provided to this Contractor by others.
85. Deltera's Partners in Community Program proactively supports the communities where we build through community economic development and benefits. This program enables members of equity-seeking groups to gain access to career discovery, training, employment, or support of small businesses while contractors/Contractor s/suppliers will gain positive consumer and employee engagement plus an affordable pipeline to

qualified, job-ready candidates. As the Construction Manager, we require all contractors/Contractor s/suppliers to participate in the Partners in Community Program. Within 90 days of the contract awarding notice, a member of the Deltera CED Team will meet with a member of the contractor/Contractor /supplier's organization to discuss the opportunities for participation in the Program. Level of participation in the Program is based on the value of the contract as outlined in Schedule F2.

## **TOWER CRANE SAFETY PROGRAM**

### **PURPOSE**

The purpose of this program is to affirm the general requirements for tower crane safety on the project, and is to operate in conjunction with the site-specific Safety Plan.

### **GOVERNING REGULATIONS AND STANDARDS**

All work is to be in accordance with the Ontario Occupational Health and Safety Act and Regulations for Construction Projects (OHSA). The installation, operation, testing, inspection and maintenance of tower cranes shall be in accordance with Canadian Standards Association (CSA) Standard Z248-04, Code for Tower Cranes.

### **GENERAL REQUIREMENTS**

#### **Training**

- ✓ No worker shall operate a crane or similar hoisting device that is capable of raising, lowering or moving material that weighs more than 7,260 Kg unless the worker is certified as a hoisting engineer under the *Trades Qualification and Apprenticeship Act*.
- ✓ Each operator is to have written proof of training indicating that he or she is trained in the safe operation of the crane and shall carry his or her proof of training with them at all times while operating the crane.
- ✓ Every worker involved with the hoisting and rigging operations shall be given adequate instructions about the requirements, restrictions and hazards associated with the hoisting and rigging operations.

### **INSPECTIONS AND RECORDS**

#### **SET-UP AND ASSEMBLY**

- ✓ Each tower crane shall be set-up, assembled, extended and dismantled only by a competent person acting in accordance with the written instructions of the manufacturer (where manufacturer instructions are available).
- ✓ No crane shall include sections that are not designed for it or that are damaged.
- ✓ No crane shall include nuts, bolts, pins or fastenings that are not the size or quality as the original components, (where the manufacturer specifications are available, these specifications will be used).



## STRUCTURAL INSPECTIONS

Prior to a tower crane being erected at a site and under the direction of a professional engineer, the structural components of the crane must be inspected to determine their structural integrity by a qualified competent person using non-destructive testing (NDT) methods meeting the requirements of the Canadian General Standards Board. Following completion of the inspection and re-inspection of any necessary repairs, the professional engineer shall issue a written report of the test results. This report is to be recorded in the crane log and kept at the project while the crane is erected.

Under the direction of a professional engineer, the structural components of the crane are to be visually inspected for defects:

- (a) After the crane is erected and before it is used; and
- (b) After the erection inspection, at intervals not exceeding twelve months.

The following inspections shall be carried out as directed by the CSA Standard Z248-04

- a) Daily inspections by the operator
- b) Annual inspections

The crane is not to be used until any structural deficiencies found during an inspection are repaired as directed by the crane manufacturer or a professional engineer. Following completion of the inspection and re-inspection of any necessary repairs, the professional engineer conducting the inspection shall issue a written report. This report is to be recorded in the crane log and kept at the project while the crane is erected.

## SPECIAL INSPECTIONS

**Note:** Special inspections are inspections conducted following shock loading, electrical contact, other misadventures, repairs, alterations, or prolonged shutdown)

A crane that requires structural alterations, (repairs, or replacement parts relating to hoisting, or safety of operation) shall be tested and approved by a professional engineer or the engineer's designate. Repairs or alterations to structural parts shall be carried out in accordance with the manufacturer's specifications and instructions or the specifications of a professional engineer.

## LOG BOOKS

Two crane logs shall be maintained for each machine in accordance with the following:

- a) The Owners's crane log shall contain a complete history of the machine.
- b) The operator's crane log shall contain machine history developed at the current job site.

Each tower crane is to be supplied with its manufacturer's manual (where available) to be kept at the project.

The Owners of the crane shall retain and make available to the constructor on request copies of all log books and records for the crane.

## CRANE REEVING

Wire rope reeving and reeving accessories shall be in accordance with the crane specifications. Replacement rope and connections shall have a strength rating at least as great as the original rope and connections furnished by the crane specification. Any deviation from the original size, grade or construction shall be specified by the crane manufacturer, the rope manufacturer, or a

professional engineer. Each wire rope is to be provided with data tag identifying installed rope size, grade, construction, rated breaking strength, manufacturer, installer and date of installation.

Each tower crane shall be supplied with new (i.e. unused) running wire ropes before being made operational the project. A crane that is moved to a project having of a hoisting cable that is no older than 1 year may be subjected to both a stress test as well as an inspection by ROTESCO (paid by the Contractor), and if found satisfactory, may be used.

Pendants, stay ropes, or standing lines shall be inspected before crane installation. Acceptance criteria shall comply with CSA Z248-04.

### LIMITING DEVICES

All load, travel and other crane manufacturer specified limiting devices, alarms and indicators shall be fully functional in accordance with the crane manufacturer's specifications. Before commencing work each day, the crane shall be operated through its full range of movements to ensure that all limit and safety devices are functioning properly.

### RIGGING

All crane hoisting slings and below-the-hook rigging components shall be suitable for the intended use and be in good condition as confirmed by a weekly inspection. Custom-built lifting attachments (e.g. spreader beams, equalizer beams, etc.) shall bear the manufacturer's (or a certifier's) name, the safe working load and the attachment's self-weight. Certificate of proof load testing to 1.8 times safe working load or letter of certification by a professional engineer shall be provided before the custom-built lifting attachment is used on the project. Damaged or otherwise non-compliant rigging components shall be removed from the project site.

### LEED & TGS REQUIREMENTS

1) The Supplier acknowledges the Owners's intent to achieve a LEED NC certification for this project from the Canada Green Building Council as well as TGS V3 Tier 2 by the City of Toronto and that the following LEED and TGS credits are relevant to this scope of work. Some of the following credits require additional documentation and verification by the Supplier. While not expected to provide the final LEED and TGS submissions, the Supplier's work and supplies will make important contributions to success with LEED and TGS. Therefore, the Supplier is expected to pay special attention to documentation of deliveries to/from the site and various relevant materials applications.

2) LEED refers to the Leadership in Energy and Environmental Design, a green building rating program administered by the Canada Green Building Council. Information about the program is available on the organizations website at [www.cagbc.org](http://www.cagbc.org).

3) TGS refers to the Toronto Green Standard, a green building standard administered by the City of Toronto. Information about the program is available on the City of Toronto website.

4) List of LEED and TGS credits related to this scope of work (**Applicable to Site 1 – MRKT, only**):

#### **Sustainable Sites Prerequisite 1: Construction Activity Pollution Prevention**

Objective: To reduce pollution from construction activities by controlling soil erosion, waterway

sedimentation and airbourne dust generation through the following methods:

- Providing natural buffers
- Installing perimeter controls
- Minimizing sediment track-out
- Controlling discharges from stockpiled sediment or foil
- Minimizing dust
- Minimizing the disturbance of steep slopes
- Preserving topsoil
- Minimizing soil compaction
- Protecting storm drain inlets
- Maintaining control measures
- Deadline for initiating and completing stabilization
- Criteria for stabilization
- Prohibited discharges
- General maintenance requirements
- Pollution prevention standards
- Emergency spill notification
- Fertilizer discharge restrictions

#### **Indoor Environmental Quality Credit: Construction IAQ Management Plan:**

##### **During Construction**

Objective: To promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation. During construction, meet or exceed all applicable recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, ANSI/SMACNA 008 2008, Chapter 3.

#### **Materials & Resources Credit: Building Product Disclosure and Optimization**

##### **- Environmental Product Declarations (LEED v4.1)**

Objective: Contractor to ensure the use of at least 20 different permanently installed products sourced from at least five manufacturers that meet the LEED V4.1 disclosure criteria (1 point) AND/OR use five different permanently installed products sourced from at least three different manufacturers that have a compliant embodied carbon optimization report or action plan separate from the Life Cycle Assessment or Environmental Product Declaration. (1 point).

Contractor Submittals: The contractor shall provide **LEED Materials Submittal Form** and manufacturer literature or letters for all materials used. The documentation should be submitted to the LEED Consultant or the General Contractor.

##### **Materials & Resources Credit: Building Product Disclosure and Optimization— Sourcing of Raw Materials (LEED v4.1)**

(1 point)

Objective: Contractor to use products sourced from at least three different manufacturers that meet at least one of the responsible sourcing and extraction criteria below for at least 15%, by cost, of the total value of permanently installed building products in the project. OR

(2 points)

Objective: Contractor to use products sourced from at least five different manufacturers that meet at least one of the responsible sourcing and extraction criteria below for at least 30%,

by cost, of the total value of permanently installed building products in the project.

Contractor Submittals: The contractor shall provide **LEED Materials Submittal Form** and manufacturer literature or letters for all materials used, well as the cost for each of the installed materials (ie. FSC wood Chain-of-Custody (COC) certificate document for all wood installed permanently in the building as well as invoices highlighting FSC COC numbers). The documentation should be submitted to the LEED Consultant or the General Contractor.

**Materials & Resources Credit: Building Product Disclosure and Optimization—  
Material Ingredients (LEED v4.1)**

Objective: Contractor to use at least 20 different permanently installed products from at least five different manufacturers that use any of the LEED listed programs to demonstrate the chemical inventory of the product to at least 0.1% (1000 ppm) (1 point) AND/OR Use at least five different permanently installed products from at least three different manufacturers that have a compliant material ingredient optimization report or action plan (1 point).

Contractor Submittals: The contractor shall provide **LEED Materials Submittal Form** and manufacturer literature or letters for all materials used. The documentation should be submitted to the LEED Consultant or the General Contractor.

**Materials & Resources Credit: Construction and Demolition Waste  
Management (LEED v4.1)**

(1 point)

Objective: Divert at least 50% of the total construction and demolition material. Diverted materials must include at least three material streams, OR using certified commingled recycling facility and one more material stream.

(2 points)

Objective: Divert at least 75% of the total construction and demolition material. Diverted materials must include at least four material streams, OR using certified commingled recycling facility and two more material streams, OR Reduction of total (construction and demolition) waste material by achieving the waste generation thresholds determined by LEED V4.1 and create a narrative describing how a project is addressing waste prevention and/or achieving waste generation thresholds via design strategies.

Contractor Submittals: The contractor shall provide monthly waste tracking summary and waste tracking literature or letters, including material breakdown. The documentation should be submitted to the LEED Consultant or the General Contractor.

More detailed information on the above listed credits can be found on the Canada Green Building Council's website: [www.cagbc.org](http://www.cagbc.org) <http://www.cagbc.org/> or can be requested from the Owners directly.

**TGS V3 Tier 2 Requirements (Applicable to Site 2 – ATK, only)**

Construction Waste Management Tier 2 Credit: SW 3.1 Construction Waste (Core)

Objective: Divert at least 75 per cent of the total construction and demolition material; diverted material must include at least four material streams.

More detailed information on the above listed credits can be found on the City of Toronto

website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-3/> or can be requested from the Owners directly.

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Name or Proponent Company

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Signature of Proponent representative

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Name of Proponent representative

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Title of Proponent representative

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Date

**END OF SCOPE OF WORK**