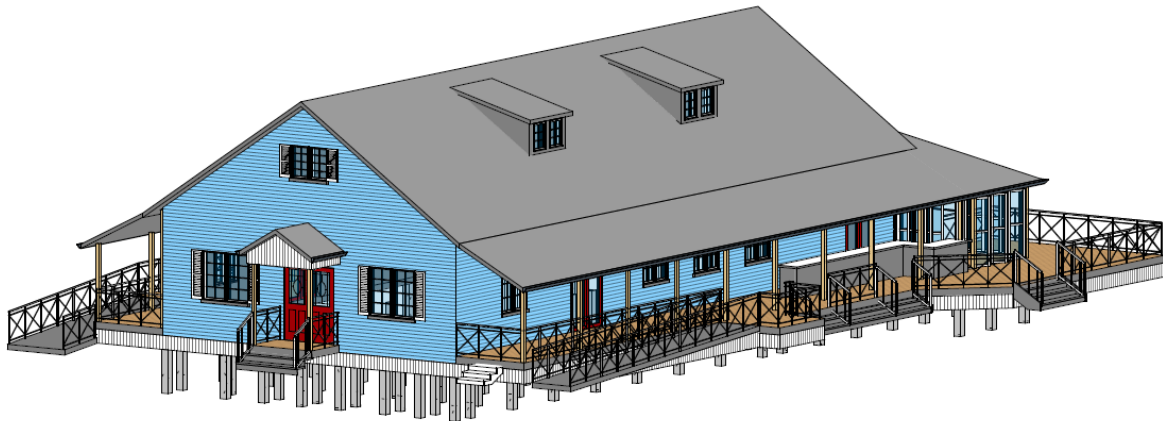


## CONSTRUCTION BID DOCUMENT FOR

**File Name:** Toronto Islands Residential Community Trust Corp  
**Location of Loss:** 18 & 20 Withrow Street  
Toronto, ON



**Adjuster:** Michael Keels  
The Co-operators Insurance  
**Phone:** (249) 733-7666  
**Email:** michael\_keels@cooperators.ca  
**File:** 002434961  
**J.S. Held ULC File:** 240301385

Issued for Bid October 9, 2024

**BID SUBMISSIONS TO BE RECEIVED IN THE J.S. HELD ULC OFFICES AT  
THE BELOW NOTED ADDRESS NO LATER THAN NOON ON**

**November 20, 2024**

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## **Invitation To Bid**

**You are hereby invited to submit a Fixed Price Bid Submission for the:**

**Re - construction of an Assembly Hall Structure**

**at**

**18 & 20 Withrow Street  
Toronto, ON**

- (1) The intent of the Bid is to establish a fixed price for the work as per the general requirements, specifications, scope of work and appendices attached to this document.**
- (2) Bid documents have been sent out from J.S. Held ULC on: October 9, 2024**
- (3) Site access instructions: Contact the consultant for details 647-464-7934.**
- (4) Contact person for inquiries is Kurtis Saunders:**  

<b>Email:</b>	<b>ksaunders@jsheld.com</b>
<b>Phone:</b>	<b>(289) 812-9943</b>
- (5) Bid submissions will be accepted via email no later than: November 20, 2023**  

**at**

<b>Email:</b>	<b>ksaunders@jsheld.com</b>
---------------	-----------------------------
- (6) All Bid submissions must be received in the format provided in the Bid Submission form, including additional addenda. Incomplete submission forms will be considered not valid and may be rejected.**
- (7) Any additional work required, but not identified within the Construction Bid Document, must be clearly identified and priced on the provided Supplemental Cost Document. The Supplemental Cost Document must be submitted with the Bid Submission Form.**

## General Requirements

1. The J.S. Held ULC bid document is to be read in conjunction with Architectural, Consultant and Professional Engineer reports and or drawings, if any, for this project. The entire suite of documents forms the Construction Bid Document. Within the Construction Bid Document, Architectural, Consultant and Professional Engineer reports and their drawings shall take precedence when there is a conflict with the J.S. Held ULC assemblies, finishes and scope of work.
2. Silence by a consultant on a pre-loss assembly or finish is not a conflict and contractors are required to respond to the most onerous scope.
3. Perform the work in accordance with the latest edition of The Ontario Building Code, including code supplements, safety codes, workers compensation legislation, local by-laws and all applicable governing legislation.
4. The General Contractor shall be responsible for obtaining and payment of any and all necessary licenses, fees, permits, inspections etc. that are required to perform the work in the locale in which it is situated.
5. All materials and workmanship shall be of like kind and quality as existed prior to the loss and shall be in accordance with the trade standard manuals denoting workmanship, for that particular trade.
6. The General Contractor shall be responsible for the complete work in this Bid Package including those items dictated by good practice in the details of all materials and methods even if they are not minutely detailed.
7. The General Contractor will be responsible for confirming all measurements and quantities by their own measurement.
8. Any contract awarded to the successful bidder will be between the General Contractor and the property owner.
9. The bid submission will include, for reference, a proposed start and completion date. This information will be used in the decision-making process.
10. The lowest or any bid submission may not necessarily be chosen.
11. The General Contractor will obtain and hold in force, until the completion of this job, a minimum of \$2,000,000 Contractor General Liability insurance and a current account in accordance with Workers Compensation Legislation and whatever other insurance are deemed necessary by the contractor.
12. The General Contractor shall provide a qualified job superintendent to be on site, or available by phone, at all times that work is being done under this Bid Package.
13. The General Contractor shall be responsible for maintaining the work site in a neat and orderly fashion to allow for safe entrance to the site and completion of the work.
14. The site shall be maintained free of waste and debris and to a broom clean condition on a daily basis.
15. The construction site is deemed to be a non-smoking site. The General Contractor shall be responsible for the enforcement of this requirement. Violation of this requirement shall result in the immediate and permanent dismissal of the offending person from the site.
16. The General Contractor shall be responsible for clean-up of the site in preparation for interim or final inspections.
17. The General Contractor shall be responsible for the reparation of any damage caused by, or as a result of, the demolition work being carried out under this Bid Package.
18. The General Contractor shall provide a one full year warranty on materials and workmanship for all work provided under this Bid Package. This warranty to be dated from the signing of the completion certificate by the owner, or the signing of the substantial completion certificate by the consultant.

19. Bid submissions will be submitted on the attached form and will be valid for a period of 60 days.
20. Supplements will only be accepted for items that are not outlined in the Bid package.
21. No supplements will be accepted unless they are approved by J.S. Held ULC and / or the adjuster on record.
22. All supplemental work involving sub-contractors must be supported by two (2) sub-contractor quotations and all back up must be provided prior to approving the work.
23. All supplemental work involving the General Contractor's own forces must be fully document prior to approving the work.
24. Please direct questions, discrepancies, noted errors, omissions or concerns to Kurtis Saunders at (289) 812-9943.

**-End of General Requirements-**

## Assemblies and Finish Details

### Assemblies

All items listed approximate the like kind and quality in evidence or reasonably assumed to match the like kind and quality of pre-loss assemblies. Unless otherwise detailed below the following assemblies apply to this structure.

#### **FOUNDATION – 4’0” CRAWLSPACE CEILING HEIGHT**

- Excavation and Compaction
  - Complete excavation as required for installation of new footings, foundation and weeping tile.
- Trenching
  - Utilities
    - Hydro – include locates and trenching to tie into existing underground hydro supply, bring new feed into dwelling
    - Gas – include locates and trenching to tie into existing underground gas supply, bring new feed into dwelling
    - Water – include locates and trenching as required to tie into existing water supply and existing municipal sewage service
- Footings
  - Strip Footings and Load bearing interior footings
    - Cast in place 10” x 24” 25MPa poured concrete complete with three rows of 10M rebar continuous throughout footing, resting on natural undisturbed soil or compacted engineered fill w/ minimum bearing capacity of 75 MPa or greater
  - Pier Footings
    - 48” x 48” x 14” spread footings complete with 15M rebar @ 8” both ways as required to carry W250x33 beams, described below
    - HSS 89 x 89 x 6.4 columns for bearing of structural steel
    - Bidding contractors are to coordinate with local building authority to determine requirements for footing to conform. Due diligence for soil testing should be carried, as well as all other foreseeable issues with island construction.
- Weeping-Tile
  - 4” perforated plastic pipe with silt sock – tile to be covered with 6” depth crushed stone cover
- Walls
  - 8” cast in place concrete foundation walls - 25MPa concrete
  - Complete with waterproofing per OBC
- Insulation
  - Exterior walls of crawlspace area – R20 insulation blanket adhered to foundation wall, c/w seam tape and 6mm vapour barrier
  - 6mm polyethylene vapour barrier installed over unexcavated area of crawlspace, and wrapping up foundation walls to 16”, c/w seam tape
- Slabs
  - None – install 6 mil poly vapour barrier for ground cover

**FLOOR ASSEMBLY – MAIN FLOOR**

- Beams
  - W250 x 33 hot rolled structural steel beams, spaced at 10' intervals oriented north to south
  - Layout to suit floorplan attached
- Joists
  - 2" x 10" SPF floor joists @ 16" o.c. with blocking to suit OBC requirements
  - Layout to suit floorplan attached
- Subfloor
  - 3/4" T&G plywood
- Insulation/Sound batts
  - R22 fiberglass batt insulation complete with 6 mil vapour barrier in Rim Joist pocket

**FLOOR ASSEMBLY – DECKS**

- Joists
  - 2" x 6" pressure treated SPF floor joists @ 16" o.c. with blocking to suit OBC requirements
  - Installed on 8" diameter poured concrete piers with 36" bigfoot footings
  - Layout to suit floorplan attached
- Decking
  - 2" x 6" pressure treated SPF decking with 1/8" gap, sealed and stained
  - Vertical 5/4" pressure treated SPF decking with a 1" gap installed as skirtboard around the underside perimeter of all decks
  - Deck construction to include ramp assembly as shown in attached engineer's drawings
- Guard Rails
  - Cedar handrail and balusters, stained and finished, to suit OBC requirements and as shown in the attached drawings

**EXTERIOR WALLS – MAIN FLOOR – CEILING HEIGHT 10'6"**

- Framing
  - 2" x 6" wooden studs @ 16" o/c
  - Double 2" x 8" headers over openings on bearing walls
- Sheathing
  - 1/2" plywood sheathing with weather resistive barrier/sheathing membrane and 2" R10 rigid insulation
- Cladding
  - D4 beveled horizontal cedar siding, sealed and stained
- Insulation & Vapour Barrier
  - Stud cavities insulated with R24 fiberglass insulation complete with 6 mil vapour barrier

**INTERIOR WALLS – BASEMENT AND MAIN FLOOR**

- Main Floor Ceiling Height – 10' 6"
- Framing
  - 2x4 wooden studs @ 16" o/c
  - 2x6 wooden studs @ 16" o/c – for load bearing walls as required
  - Include for back framing/chases as required to accommodate HVAC design and duct layout

**ROOF**

- Roof Framing Main Structure
  - 2" x 10" SPF #2 or better stick-framed trusses @ 12" o.c., c/w provision for lateral restraint – i.e. collar tiers or equivalent
  - Soffit overhang to suite roof as shown in attached as-built drawings package
- Sheathing
  - ½" plywood complete with h-clips
- Membranes
  - Complete coverage with 15lb roofing felt interwoven and ice and water shield on eaves to 35 7/16" up the slope from the edge of the roof, not less than 11 13/16" beyond the interior face of the exterior wall
- Roof Cover
  - 35-year architectural asphalt shingles
- Roof Drip Edge
  - Pre-finished aluminum drip edge
- Insulation
  - R31 fiberglass batt insulation
- Vents
  - Attic
    - Styrofoam moore vents as per OBC and standard off-peak square roof vents where required for ventilation
  - Plumbing
    - Standard neoprene pipe jack/boots
  - Exhaust
    - Standard termination caps for exhaust fans
    - Exhaust caps for washroom ventilation fans and kitchen range hood
- Flashing
  - Galvanized metal flashing for concealed areas
- Fascia
  - 2" x 10" SPF lumber with bent white aluminum fascia finish
- Soffit
  - Pre-finished vented aluminum soffit - white
- Eavestrough
  - Pre-finished aluminum 5" k-profile - white
- Downspouts
  - Pre-finished aluminum 3" x 2" standard profile – white



**STAIRS – TO FRONT ENTRY AND DECK ON SOUTH, EAST AND WEST ELEVATION**

- Layout as per floorplan attached
- 2" pressure treated lumber to suit rise and run
- 2" x 12" pressure treated stringers
- Cedar handrail and balusters, stained and finished, to suit OBC requirements and as shown in the attached drawings

**RAMPS – TO DECK ON WEST AND SOUTH ELEVATION**

- Layout as per floorplan attached
- 2" pressure treated lumber to suit slope as required by AODA
- Cedar 2" x 6" decking, stained and finished, with adhered no-slip coating
- Cedar handrail and balusters, stained and finished, to suit OBC requirements and as shown in the attached drawings

**DECKS**

- [2] 10" diameter cast in place concrete pier footings, min. 48" below grade, complete with post base/saddle
- 6x6 pressure treated posts bearing on pier footings
- Double 2x8 pressure treated beam supporting joists
- 2x8 pressure treated joists @ 16" o/c
- 2" x 6" cedar decking, stained and finished
- Double 2" x 8" cedar beam supporting roof structure
- Cedar handrail and balusters, stained and finished, to suit OBC requirements and as shown in the attached drawings

**LANDSCAPING – GRADING**

- Grade area surrounding the building to allow for drainage to suit OBC requirements and per grading plan

**LANDSCAPING – SODDING**

- Include installation of new sod around perimeter of structure

**LANDSCAPING – PLANTERS**

- Include installation of new stone-edged planters along the front entrance of the structure on either side of the stair case and the west side of the structure as visible in the following link:  
[Click here  
\(https://www.google.com/local/place/fid/0x89d4cb0ad36a2ce9:0x951bf49c3ef12086/photosphere?iu=https://streetviewpixels-pa.googleapis.com/v1/thumbnail?panoid%3DVCMSXXWz4Ov\\_v5T4DT5JTA%26cb\\_client%3Dlu.gallery.gps%26w%3D160%26h%3D106%26yaw%3D183.31985%26pitch%3D0%26thumbfov%3D100&ik=CAISFIZDTVNYWFd6NE92X3Y1VDREVDVKVEE%3D\)](https://www.google.com/local/place/fid/0x89d4cb0ad36a2ce9:0x951bf49c3ef12086/photosphere?iu=https://streetviewpixels-pa.googleapis.com/v1/thumbnail?panoid%3DVCMSXXWz4Ov_v5T4DT5JTA%26cb_client%3Dlu.gallery.gps%26w%3D160%26h%3D106%26yaw%3D183.31985%26pitch%3D0%26thumbfov%3D100&ik=CAISFIZDTVNYWFd6NE92X3Y1VDREVDVKVEE%3D)

**LANDSCAPING – PROTECTION**

- Include supply and install of tarping and ¾" plywood sheathing to protect existing masonry pavers & mosaic stone to prevent secondary damage by equipment access during construction



**- End of Assemblies and Finish Specifications-**

## **Materials and Finish Specification**

All items listed approximate the like kind and quality in evidence or reasonably assumed to match the like kind and quality of pre-loss finishes. Unless otherwise detailed in individual rooms the following finishes apply to all rooms.

### **CABINETS**

- Cabinet Boxes
  - 5/8" melamine faced particle core with PVC edge banding
- Shelves
  - 5/8" melamine faced particle core with PVC edge banding
- Gables
  - 5/8" melamine faced particle core with PVC edge banding
- Valence
  - None
- Under Cabinet Lighting
  - None
- Doors
  - ¾" MDF raised panel design, thermo foil wrapped
- Drawer Boxes
  - 5/8" melamine faced particle core with PVC edge banding
- Drawer Fronts
  - ¾" MDF raised panel design, thermo foil wrapped
- Hinges
  - Standard grade soft close hinges and drawer glides on all drawers and doors
- Pulls
  - Standard grade pulls on all drawers and doors - \$4.00 allowance per handle
- Kitchen:
  - 12'6" lineal feet of lower cabinets
  - 8'0" lineal feet of 30" upper cabinets
  - 10'8" lineal feet of 6' high cabinets
- Bathroom:
  - 3'0" lineal feet of vanity cabinet, site built ½" plywood box and fronts with standard grade pulls and no slam hinges, c/w post-formed laminate countertop

### **COUNTER TOPS**

- Material
  - ¾" post-formed laminate countertops with moulded backsplash and bullnose edge
- Dimensions
  - Reference provided floorplan for layout
  - Kitchen – 12'6" lineal feet of countertop
  - Bathrooms – 3'0" lineal feet of countertop

**TRIMS AND MOULDINGS**

- All trim typical unless otherwise noted
- No trim in Crawlspace
- All trim factory primed and to receive two coats of paint
- Baseboards
  - 4 ¼” finger joint pine profiled base, primed
- Window and Door Casing
  - Finger joint pine jambs, primed
  - 3 ¼” finger joint pine profiled casing, primed
  - Standard finger joint pine door stops
- Window Extension Jambs
  - ¾” finger joint pine jambs to match exterior wall type width

**FINISH CARPENTRY SCHEDULE**

Room	Description
<b>Main Level</b>	
<b>Hall</b>	Typical baseboards & casing Built-in mahogany pews on exterior walls of hall (church pew style) – 6 units total, installed to floor using L-bracket Include raised platform stage area c/w 2” x 8” joists, ¾” sheathing and commercial grade carpeting (hold \$18/SY material allowance) – stage area 10’ deep x 28’ wide x 3’ high, complete with stairs to access
<b>Kitchen</b>	Typical baseboards & casing
<b>Dishwashing</b>	Typical baseboards & casing
<b>Storage</b>	Typical baseboards & casing
<b>Women’s Washroom</b>	Typical baseboards & casing
<b>Men’s Washroom</b>	Typical baseboards & casing
<b>Accessible Washroom</b>	Typical baseboards & casing Full suite of AODA suitable, reinforced grab bars to suite space shown in drawings
<b>Prep Kitchen</b>	Typical baseboards & casing

**FLOORING FINISH SCHEDULE**

Type 1 – #1 oak flooring, sanded and varnished – hold \$11.50/SF material allowance

Type 2 – 12” x 12” ceramic tile on mortar bed – hold \$9.50/SF material allowance

Room	Description
<b>Main Level</b>	
<b>Hall</b>	Type 1
<b>Kitchen</b>	Type 2 Include 6” x 6” tile backsplash above lower cabinets – 65 SF, hold \$10.50/SF material allowance
<b>Dishwashing</b>	Type 2 Include 6” x 6” tile backsplash above lower cabinets – 40 SF, hold \$10.50/SF material allowance
<b>Storage</b>	Type 1
<b>Women’s Washroom</b>	Type 2 Include 6” x 6” wall tile on perimeter of room to 42” from floor – hold \$10.50/SF material allowance
<b>Men’s Washroom</b>	Type 2 Include 6” x 6” wall tile on perimeter of room to 42” from floor – hold \$10.50/SF material allowance
<b>Accessible Washroom</b>	Type 2 Include 6” x 6” wall tile on perimeter of room to 42” from floor – hold \$10.50/SF material allowance
<b>Prep Kitchen</b>	Type 2

**WALL AND CEILING FINISH SCHEDULE**

- **All bidding contractors are to complete due diligence to determine code compliance for fire separations**

Type 1 – ½” drywall hung, taped, floated, ready for paint – primed 1 coat, 2 finish coats of contractor grade eggshell finish paint

Type 2 – ½” water resistant drywall, hung, taped, floated, ready for paint – primed 1 coat, 2 finish coats of contractor grade eggshell finish paint

Room	Description
<b>Main Level</b>	
<b>Hall</b>	Walls – Type 1 Ceiling – Type 1
<b>Kitchen</b>	Walls – Type 1 Ceiling – Type 1
<b>Dishwashing</b>	Walls – Type 2 Ceiling – Type 1
<b>Storage</b>	Walls – Type 1 Ceiling – Type 1
<b>Women’s Washroom</b>	Walls – Type 2 – include bathroom partition assemblies for two stalls Ceiling – Type 1
<b>Men’s Washroom</b>	Walls – Type 2 – include bathroom partition assemblies for one stall Ceiling – Type 1
<b>Accessible Washroom</b>	Walls – Type 2 Ceiling – Type 1
<b>Prep Kitchen</b>	Walls – Type 1 Ceiling – Type 1

**WINDOW SCHEDULE**

- Trim as noted above in trim/finish carpentry section
- Supply and install wood windows with low-e argon, providing appropriate insulation and weatherproofing on each opening per OBC requirements
- RSO details in the attached drawings
- Window finishes are to include wood shutters mounted to siding on both sides of all window openings, sealed and painted one side

Room	Description
<b>Main Level</b>	
<b>Hall</b>	[2] casement-casement assembly windows on south elevation – 5’0” x 4’6” [1] casement-casement assembly window on west elevation – 4’0” x 3’9” [1] casement-casement assembly window on east elevation – 4’0” x 4’0” [1] casement-casement assembly window on west elevation – 3’11” x 3’9” [1] casement-casement assembly window on east elevation – 4’0” x 4’0” [1] casement-casement assembly window on west elevation – 4’1” x 3’9” [2] casement-casement assembly windows on east elevation – 4’0” x 4’0”
<b>Kitchen</b>	[1] horizontal sliding window on north elevation – 3’0” x3’6”
<b>Dishwashing</b>	None
<b>Storage</b>	[1] horizontal sliding window on north elevation – 3’0” x3’6”
<b>Women’s Washroom</b>	None
<b>Men’s Washroom</b>	None
<b>Accessible Washroom</b>	None
<b>Prep Kitchen</b>	[1] casement window on west elevation – 2’0” x 5’0” [1] double-hung window on north elevation – 3’0” x 2’6”
<b>Roof/Dormers</b>	Location and sizing per window schedule in attached drawings – all Horizontal sliding windows

**DOOR SCHEDULE**

- Refer to trim/finish carpentry section for jamb/stop/casing details
- Supply and install doors with jambs, thresholds, knobs, stops as appropriate for door described herein, providing appropriate insulation and weatherproofing on each opening per OBC requirements
- Include for cased openings as follows:
  - Kitchen to Dishwashing Area
- Hold \$40 doorknob allowance for interior doors
- Hold \$120 deadbolt and doorknob allowance for exterior doors
- Include all appropriate exit signage and door closers per OBC requirements
- Bidding contractors are to ensure that access doors meet Ontario’s accessibility and barrier-free laws

Room	Description
<b>Main Level</b>	
<b>Hall</b>	[3] Solid wood 2-panel exterior double doors, with ½ lite vinyl inserts in each slab – sizing per door schedule in attached drawings [1] Solid wood 6-panel exterior door – 2’8” x 6’8”
<b>Kitchen</b>	[1] Solid wood 2-panel exterior double doors, with ½ lite vinyl insert in each slab – 4’4” x 6’8”
<b>Dishwashing</b>	[1] Solid wood 2-panel exterior double doors, with ½ lite vinyl insert in each slab – 5’11” x 6’8”
<b>Storage</b>	[1] Solid wood 6-panel interior door – 2’6” x 6’8”
<b>Women’s Washroom</b>	[1] steel security door and frame – 3’0 x 6’8”
<b>Men’s Washroom</b>	[1] steel security door and frame – 3’0 x 6’8”
<b>Accessible Washroom</b>	[1] steel security door and frame, c/w automatic opener and [2] opener controls – 3’0 x 6’8”
<b>Prep Kitchen</b>	[1] steel security door and frame – 2’10” x 6’8” [3] collapsing aluminum and glass panel door assemblies, sizing to suit openings as shown in attached drawings



**PLUMBING AND FIXTURES**

- Include allowance to tie new plumbing systems into existing water supply and municipal sewage lines located at capped location outside of original foundation perimeter
- Coordinate Hot water tank installation via Reliance. Do not include cost for tank as it was a rental
- Supply underground waste piping, above ground waste/vent piping and supply piping for the following fixtures. Plumbing fixture allowance is for fixture only, associated parts, fittings, supply lines etc. and installation is to be additional to the fixture allowances:

Room	Description
<b>Main Level</b>	
<b>Kitchen</b>	[1] Stainless steel double-sink – hold \$500 fixture allowance [1] Stainless steel commercial grade sink faucet – hold \$800 fixture allowance [1] Dedicated eye-wash sink and faucet – hold \$950 fixture allowance
<b>Dishwashing</b>	Connections for commercial grade dishwasher [1] Stainless steel triple-sink – hold \$1,000 fixture allowance [1] Stainless steel commercial grade sink faucet – hold \$800 fixture allowance
<b>Women’s Washroom</b>	[2] American Standard 4.8L/flush toilets – hold \$450 fixture allowance [1] Wall mounted sink – hold \$250 fixture allowance [1] bathroom faucet – hold \$80 fixture allowance
<b>Men’s Washroom</b>	[1] American Standard 4.8L/flush toilets – hold \$450 fixture allowance [1] Wall mounted urinal – hold \$400 fixture allowance [1] Wall mounted sink – hold \$250 fixture allowance [1] bathroom faucet – hold \$80 fixture allowance
<b>Accessible Washroom</b>	[1] American Standard 4.8L/flush toilets – hold \$450 fixture allowance [1] Wall mounted sink – hold \$250 fixture allowance [1] bathroom faucet – hold \$80 fixture allowance
<b>Prep Kitchen</b>	[1] Stainless steel double-sink – hold \$500 fixture allowance [1] Stainless steel commercial grade sink faucet – hold \$800 fixture allowance

**GAS LINES**

- Include allowance to tie into existing gas supply lines located at capped location outside of original foundation perimeter
- Supply and install gas lines to the following fixtures:
  - Storage – [1] hot water tank
  - Storage – [1] gas-fired furnace
  - Kitchen – [1] gas range
  - Prep Kitchen – [1] flat grill

**ELECTRICAL AND FIXTURES**

- Include for connection to existing hydro pole and running new electrical feed wire
- Complete wiring to NEC for complete assembly hall structure
- Overhead standard residential electrical service – 100-amp service with disconnect
- [1] 100-amp 32 circuit panels installed
- Include for all smoke and CO2 detectors as per OBC
- Decora switches and outlets throughout
- Outlet placement and GFIs to suit OBC requirements, with [8] exterior rated outlets to service outdoor fixtures on decks
- Include for LED light bulbs for all fixtures
- Include for wiring to the required components identified within the plumbing and HVAC schedules
- Electrical fixture allowance is for fixture only, associated parts, fitting etc. and installation is to be additional to the fixture allowances

**ELECTRICAL FIXTURE SCHEDULE**

Room	Description
<b>Main Level</b>	
<b>Hall</b>	[12] hanging light fixtures – hold \$500 fixture allowance each [4] ceiling fans, no lights – hold \$350 fixture allowance each
<b>Kitchen</b>	[2] 4’ LED ballast fixtures – hold \$250 fixture allowance each
<b>Dishwashing</b>	[2] 4’ LED ballast fixtures – hold \$250 fixture allowance each
<b>Storage</b>	[1] 4’ LED ballast fixtures – hold \$250 fixture allowance each
<b>Women’s Washroom</b>	[1] 4’ LED ballast fixtures – hold \$250 fixture allowance each [1] bathroom exhaust/ventilation fan - \$150 fixture allowance each
<b>Men’s Washroom</b>	[1] 4’ LED ballast fixtures – hold \$250 fixture allowance each [1] bathroom exhaust/ventilation fan - \$150 fixture allowance each
<b>Accessible Washroom</b>	[1] 4’ LED ballast fixtures – hold \$250 fixture allowance each [1] bathroom exhaust/ventilation fan - \$150 fixture allowance each
<b>Prep Kitchen</b>	[4] 4’ LED ballast fixtures – hold \$250 fixture allowance each
<b>Exterior</b>	[24] exterior recessed light fixtures – hold \$85 fixture allowance each [9] exterior wall sconce light fixtures above all exterior man-doors – hold \$300 fixture allowance each

**HVAC**

- Include for installation of exhaust ducting for the following to exterior terminations:
  - [1] exhaust fan per Washroom
  - [2] kitchen range hood with fire-suppressant systems
  - [0] furnace
  - [0] HRV unit

**- End of Material and Finish Specifications-**

## Scope of Work

ALL MATERIALS ARE TO BE AS PER ASSEMBLIES AND SPECIFICATIONS SECTION.

### GENERAL NOTES

Contractors are to bid on the basis that the damaged structure has been removed from site, with the footprint backfilled with clean fill and rough graded. All contractors are to recognize the following assumptions in preparing Bid submissions:

- Bids are to be prepared based on the data provided within the Assemblies and Finishes Section.
- Complete reconstruction of the structure per the details provided, with measurements based on the provided floorplan.
- Bidding contractors are to include costs for full engineering and architectural design of the structure in their bids, based on the loss quantification package supplied by RocMar Engineering attached.
- Contractors are to include estimate of total costs for barging of materials and transportation of work crews to Toronto Island within the General Costs category of the bid submission form.
- Include for all permit procurement requirements including the following:
  - Permit Fees
  - Permit ready drawings with engineering requirements
  - Site survey
  - Soils testing/geotechnical work/reporting
  - Grading plan
- Contractors are to include costs to protect exterior pavers & mosaic stone area with tarps and  $\frac{3}{4}$ " plywood to ensure no secondary damage occurs as a result of equipment access during construction.

**-End of Scope of Work-**

## Attachments

- 2024.10.09 - 240301385 - Toronto Islands Residential Community Trust Corp - Bid Submission Form
- J.S. Held Virtual Site Walkthrough – [click here](#)
  - <https://app.holobuilder.com/app/?p=bf10a881-f48e-4013-9b6e-9e6ef4b7959e>
- RocMar Loss Quantification Drawing package and Report
  - 1103.036 - Loss Quantification Drawings (June 19 2024)
  - R1-1003.036
- Photos of structure pre-loss can be viewed at: <https://www.torontoislandvenues.com/wia/>



## **Professionals**

### **Building and Cost Consultant**

Kurtis Saunders

**J.S. Held ULC**

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**CONTRACTOR SCOPE CONCERNS**

This value will be considered as part of the total bid price.

<b>1</b>		\$
<b>2</b>		\$
<b>3</b>		\$

**Supplemental Costs Document**

<b>SUBTOTAL</b>		\$
<b>OVERHEAD</b>	%	\$
<b>PROFIT</b>	%	\$
<b>SUBTOTAL EXCLUDING TAXES</b>		\$
<b>TAXES</b>	%	\$
<b>TOTAL</b>		\$

<b>COMPANY</b>	
<b>NAME AND TITLE</b>	
<b>ADDRESS</b>	
<b>DATE</b>	
<b>SIGNATURE</b>	