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RFP No. **Doc5488033250**

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**SECTION 1 – THE DELIVERABLES**

**1.1 Drawings & Specifications**

**Please request access to drawings and specifications via  
Ariba's direct messaging.**

## **SECTION 2 – INFORMATION FOR SUPPLIERS**

### **2.1 Background**

- .1 The City of Toronto Parks & Recreation Division is mandated to deliver recreation programs and services and to manage facilities. The Division ensures, through its Council approved service plans, that all residents have equitable access to City services and spaces, including community centres, pools, arenas, sports fields, parks, playgrounds and specialized facilities.
- .2 Located at 40 Wabash Avenue in Ward 4 Parkdale-High Park, the new Wabash Community Recreation Centre and Park Improvement project was identified for development as part of the Council-approved Parks and Recreation Facilities Master Plan (EX28.2) as adopted by Council in 2021.
- .3 The project features the construction of the new Community Recreation Centre facility and includes the adaptive reuse of an historic brick factory building to the south of the property, along with site/environmental remediation, earthworks, site servicing and extensive park improvements. Key objectives of the project are to provide improved public amenities and services that are well-integrated to the surrounding neighbourhood and incorporating all necessary measures for accessibility and sustainability.
- .4 The building will be a Net Zero Green House Gas Emissions Building.

### **2.2 Description**

The Community Recreation Centre project has three (3) main components:

- .1 Recreation Component (to be operated by Community Recreation)
- .2 Aquatics Component (to be operated by Community Recreation)
- .3 Park Improvements (to be operated by Parks)

The new Community Recreation Centre has a floor area of 10,040 sm / 108,071 square feet gross floor area, (GFA), inclusive of service spaces, mechanical penthouse and below-grade services rooms.

The Recreation component program includes:

- Gymnasium
- Mezzanine Walking Track
- Dance & Aerobics Studios
- Multi-purpose Rooms
- Teaching Kitchen
- Roof Terraces
- Administration spaces
- Storage spaces
- Exterior parking and drop off area

The Aquatics component program includes:

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- Lap Pool 25m x 6 lane, complete with barrier-free ramp access, starting blocks
- Leisure Pool, with barrier-free ramp access
- Gender-Neutral Change Rooms & Washrooms

The Park Improvement component program includes:

- Revitalized Town Square
- Revitalized Off Leash Area
- New Sacred Fire Ceremonial Space
- Upgraded Pathways and Lighting

The building is designed to Net Zero Green House Gas Emissions Standards, particularly including compliance with Toronto Green Standard Version 4 and CaGBC Zero Carbon Building Standards for Design.

#### **2.2.1 Administration**

Suppliers are advised that Key Individuals and Sub-Contractors as submitted at time of closing shall not change, unless Key Individuals and Sub-Contractors are no longer able to participate in the Contract.

##### **.1 Key Individuals**

Key Individuals include the following personnel dedicated to completing the work under this Contract:

- Project Manager
- Site Supervisor
- Building Air Barrier System Supervisor

In the event that there are any changes to the Key Individual submitted at the time of Proposal submission, the Supplier shall:

- a) notify the City in writing immediately;
- b) provide a proposed replacement acceptable to the City; and
- c) submit the replacement's qualifications in CV form as well as any additional information requested by the City.

The replacement Key Individual shall be subject to the City's approval, which shall be at the City's sole discretion.

If a proposed replacement is not approved, the Supplier shall continue to propose alternate replacements until a replacement is approved by the City. The Supplier shall remain fully responsible for performance of the Work and for maintaining continuity of services during any transition period

Any impacts, costs, or risks associated with the replacement of Key Individuals shall be the sole responsibility of the Supplier and shall not relieve the Supplier of any obligations under the Contract.

**.2 Subcontractors**

In the event that there are any changes to the Sub-Contractors submitted at the time of Proposal submission, the Supplier shall proof, satisfactory to the City, demonstrating why that Sub-Contractor can no longer participate in the Contract.

The Supplier shall propose a replacement Sub-Contractor to the City contact for this project, including all relevant information and qualifications, which are not limited to CVs, past experience, references and company information package. The City will coordinate with the Supplier for approval of any replacement Sub-Contractor to the City's satisfaction.

The Supplier shall not permit any replacement Sub-Contractor to perform work under the Contract unless and until written approval is provided by the City.

All costs, risks, and impacts associated with replacing a Sub-Contractor shall be borne solely by the Supplier and shall not result in additional compensation or schedule relief.

**2.3 Social Procurement**

**.1 General**

- .1 The goal of the City of Toronto Social Procurement Program is to drive inclusive economic growth in Toronto by improving access to the City's supply chain for diverse suppliers and leverage employment, apprenticeship and training opportunities for people experiencing economic disadvantage, including those from equity-deserving communities. The City of Toronto expects its Suppliers to embrace and support the City of Toronto Social Procurement Program and its respective goals. Social procurement creates social value for the City in addition to the delivery of efficient goods, services, and works. The City of Toronto Social Procurement Program consists of two components: Supplier Diversity and Workforce Development.
- .2 For more information on the City of Toronto Social Procurement Program, visit: <http://www.toronto.ca/purchasing/socialprocurement>.

**.2 Supplier Diversity**

- .1 The goal of supplier diversity is to increase the diversity of the City's supply chain by providing diverse suppliers with equitable access to competitive procurement processes.
- .2 In accordance with Section 1.3.2 of the City of Toronto Social Procurement Policy, points will be assigned to suppliers that submit information as part of their Bid that will improve supplier diversity in the City's supply chain. See subsection 2 in Form B of Part 4 for more information.

**.3 Workforce Development**

- .1 The goal of Workforce Development (WD) is to increase the number of employment, apprenticeship and training opportunities leveraged for people experiencing economic disadvantage, including those from equity-deserving communities. Suppliers are being asked to submit, as part of their Proposal, a Workforce Development Plan that identifies which strategies, if any, from among the categories summarized in section 2.2.9, subsection 8 in Form B of Part 4 that the Supplier is committed to deliver during term of the assignment, as well as details on the implementation of the Workforce Development Plan.

**2.4 Fair Wage Policy**

The Vendor will be expected to abide by the Fair Wage Policy as referenced in City policies in the Submission Form (Part 4 –Form A). The Vendor will pay its workers the appropriate wage as set out in the applicable Fair Wage Schedule(s), as provided below.

Failure to comply with the Fair Wage Policy, or being in violation of the Fair Wage Policy without paying restitution as set out in the Fair Wage Policy (Chapter 67 – Fair Wage – Schedule A Fair Wage Policy § 67-A8D) may result in the Proposal being declared Non-Compliant.

**APPLICABLE FAIR WAGE SCHEDULE:**

**GUIDE TO PROSPECTIVE BIDDERS**  
**APPLICATION OF THE FAIR WAGE SCHEDULES**

In accordance with the City of Toronto Fair Wage Policy, Contractors and Sub-contractors are responsible to pay workers employed in “field work”, a rate of wages not less than that set out for such work in the applicable Schedule of Wage Rates for this contract is as follows:

**APPLICABLE FAIR WAGE SCHEDULE SUBJECT TO LABOUR TRADE CONTRACTUAL  
OBLIGATIONS IN THE CONSTRUCTION INDUSTRY**

**“INDUSTRIAL, COMMERCIAL, INSTITUTIONAL  
(I.C.I.) WORK”**

On May 23, 2024, City Council enacted By-law No. 498-2024 that revises the Industrial, Commercial, and Institutional (I.C.I.) Work Schedule for 2022-2025. This schedule is applicable to the construction industry as determined by work characteristics that include industrial, commercial, institutional work.

Refer to the Labour Trade Contractual Obligations document for legislated labour requirements with respect to certified trades.

To obtain a copy of the I.C.I. Schedule, call the Fair Wage Office at the telephone number listed below or access the following link:

**[Industrial, Commercial, Institutional \(I.C.I.\) Schedule 2022-2025.pdf](#)**

In case of a jurisdictional dispute or dispute as to the rate of wages to be paid under the contract or to the amount to be paid to any worker, the decision of the Manager, Fair Wage Office, shall be final and binding upon all parties.

**In the event that other Fair Wage Schedules may overlap the work covered by this contract, please contact the Fair Wage Office at (416) 392-7300 to seek clarification.**

## 2.5 City of Toronto Supplier Performance Evaluation

- .1 The City of Toronto follows a Contractor Performance Evaluation (CPE) procedure which provides guidance to City staff on creating and maintaining an evaluative record of a Supplier's performance on City projects for construction services for the purpose of Contract management and future purchasing decisions. Further information concerning the City's Contractor Performance Procedure can be found on the City's website at:  
<https://www.toronto.ca/business-economy/doing-business-with-the-city/follow-up-on-city-contracts/contractor-performance-evaluation-cpe-form/>

## 2.6 Definitions

In addition to the definitions set out in Part 1 - Section 3.14 the following definitions shall apply throughout Part 3 (REQUIREMENTS FOR DELIVERABLES), Part 4 (SUBMISSION FORMS) AND Part 5 (PRICING FORM) of this RFP, unless inconsistent with the subject matter or context.

- .1 **"Apprentice"** Apprentice means an individual who, pursuant to a registered training agreement, is receiving or is to receive training in a trade required as part of an apprenticeship program as defined by the Building Opportunities in the Skilled Trades Act, 2021.
- .2 **"Candidate or Persons"** Someone from an Indigenous, Black or Equity-deserving Community.
- .3 **"Diverse Supplier"** means any business or enterprise that is certified by a Supplier Certification Organization to be:
  - More than 51% (majority) owned, managed and controlled by persons belonging to an equity-deserving community, or
  - A social purpose enterprise whose primary purpose is to create social, environmental or cultural value and impact, and where more than 51% of the persons who are fulltime equivalent employees or are participating in, or have completed, transitional employment training, experience economic disadvantage.
- .4 **"Equity-deserving Community"** means a group that experiences discrimination or barriers to equal opportunity, including persons of low-income, vulnerable youth[ (age 18-29), women, Indigenous People, persons with disabilities, recent newcomers, 2SLGBTQ2people, racialized people, and other groups the City identifies as historically underrepresented.
- .5 **"Identity-Based Business Organization"** A membership-based non-profit or charitable organization recognized by the City with a mission to support Indigenous, Black and Diverse Suppliers.
- .6 **"Indigenous, Black and Diverse Supplier"** An Indigenous, Black or Diverse Supplier is any business or enterprise that is a member of an Identity-Based Business Organization that is recognized by the City or is certified by a



Supplier Certification Organization to be more than 51% (majority) owned, managed and controlled by persons belonging to an Indigenous, Black or Equity-deserving Community.

- .7 **"Social Enterprise"** A Social Enterprise is a business that generates a significant portion of its revenue through the sale of goods or services, embeds a social, cultural or environmental purpose into the business, and reinvests 51% or more of profits into the social, cultural or environmental mission.
- .8 **"Supplier Certification Organization"** is a non-profit organization recognized by the City of Toronto that certifies businesses and enterprises as Diverse Suppliers by assessing them using established, consistent criteria. Recognized Supplier Certification Organizations include:
- Canadian Aboriginal and Minority Supplier Council (CAMSC)
  - Canadian Council for Aboriginal Business (CCAB)
  - Canadian Gay and Lesbian Chamber of Commerce (CGLCC)
  - Inclusive Workplace and Supply Council of Canada (IWSCC)
  - Women Business Enterprise (WBE) Canada
- .9 **"Workforce Development"** means a relatively wide range of activities, policies and programs to create, sustain and retain a viable workforce that can support current and future business and industry. It is an approach that integrates career exploration, industry-driven education and training, employment, and career advancement strategies, facilitated by the collaboration between employers, training and education institutions, government, and communities.

**SECTION 3 – PRE-CONDITIONS OF AWARD**

The following are to be provided by the successful Supplier(s) upon notification of award and prior to execution of the applicable legal agreement.

**3.1 Performance Security**

**3.2 Insurance Requirements**

**3.3 WSIB Requirements**

## **APPENDICES**

### **APPENDIX A - PROJECT REFERENCE MATERIALS**

The following reference materials have been uploaded into Ariba which form part of the Scope of Work:

1. Acoustic Report
2. Noise and Vibration Study
3. Vibration Analysis
4. Arborist Report
5. Building Code Report
6. Building Envelope Report
7. Timber Moisture Management Plan
8. Masonry Materials Testing Report
9. Chimney Swift Regulatory Review
10. Preliminary Health & Safety
11. Soil and Groundwater Management Plan
12. Soil Contaminants
13. Geotechnical Report
14. Hydrogeological Report
15. Geothermal Report
16. Hazardous Materials Report
17. Artifacts Report
18. Conditions Recommendations Report
19. Cultural Heritage Evaluation Recommendations Report
20. Condition Assessment Report
21. Heritage Impact Assessment
22. Rail Safety and Development Report
23. Site Survey
24. Chimney Stack Review
25. Structural Report
26. PV Shading and Output Analysis
27. BP Energy Modeling Report
28. CFD Thermal Comfort and Daylighting
29. Urban Transportation Considerations
30. Pre-Submission Form
31. PSF App B - Phase Two CSM
32. PSF App D2 - Lab Certs
33. CT2953.04 SAR Screening Report - FINAL (March 20, 2024) (1)
34. CT2953.05 - 40 Wabash Avenue Project Details - Species at Risk Permit - Chimney Swift (April 11, 2025)
35. CT2953.06 - 40-50 Wabash Ave - ESC Report - FINAL Apr 22 2025
36. d210426\_CT2953.00\_Wabash Phase II ESA\_FINAL-v1
37. r070720 - CT2953.00 Phase I ESA - 40-50 Wabash and 289 Sorauren
38. Site Servicing Report Part 1 of 2
39. Site Servicing Report Part 2 of 2
40. Phase I Environmental Site Assessment
41. Phase II Environmental Site Assessment
42. Site-Specific Risk Assessment Part 1 of 4

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### **Part 3 – Requirements for Deliverables – Appendices**

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- 43. Site-Specific Risk Assessment Part 2 of 4
- 44. Site-Specific Risk Assessment Part 3 of 4
- 45. Site-Specific Risk Assessment Part 4 of 4
- 46. CT2953.03 Phase Two ESA - Feb 5, 2025 with appendices
- 47. Phase I ESA – 2022