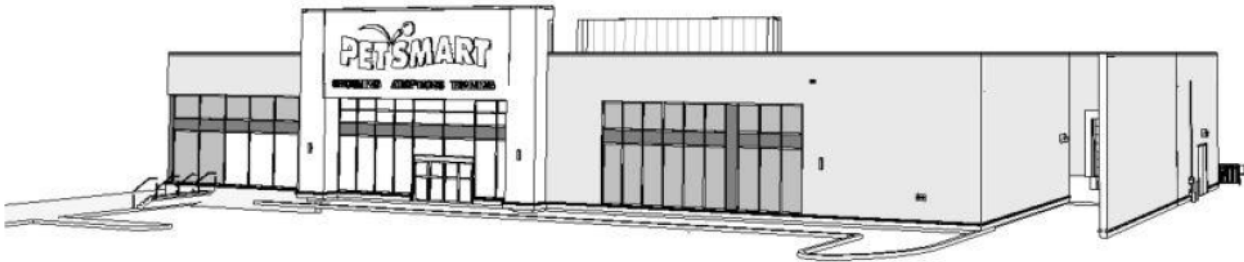


July 10, 2024

REQUEST FOR PROPOSAL



WINDFIELDS FARM BLOCK B2 SOUTH, BUILDING B5 – OSHAWA, ONTARIO

PROJECT DESCRIPTION

Windfields Block B2 South, Building B5, is a stand-alone building for PetSmart totaling approximately 11,172 SF of retail space. This tender package includes building shell and all siteworks (including landscaping) tying into the remainder of Block B2 South.

SCOPE OF SERVICES

1. Contract to be Lump Sum CCDC 2 - 2020 with RioCan's embedded CCDC 2 Supplementary Conditions. Bidder to review and confirm acceptance of RioCan's CCDC 2 Supplementary Conditions.
2. Bid is to be submitted on the tender form provided in this Request for Proposal. Also complete any consultant tender forms, as applicable.
3. Contractor to include all scope required to deliver the project effectively and for intended uses as per Tender Documents.
4. Contractor is to provide organizational chart, resumes for all staff members named.
5. Identify all exclusions, qualifications, or exceptions to the required scope; specify any non-standard or optional services and indicate any additional costs.
6. Provide a project schedule based on Drawings and Specifications provided.
7. Contractor is, at a minimum, to work 5 days a week, Monday to Friday, 8 hours a day abiding by the noise by-law hours.
8. Include cost for hoarding, site protection, scaffolding, cranes, sidewalk, street closure permits, and access/temporary roads as required. All general contractor fees, overhead, etc. to be included as part of base price. Contractor to include fencing and any other required scope for property lines.
9. The contractor is responsible for road cleaning and repairs required as a result of their works.

10. Provide alternative and value engineering prices per bid form.
11. Contractor to provide labour rates for all subtrades.
12. Contractor will be responsible for temporary power, temporary lighting, temporary heat (not utilizing new building equipment), temporary water including all connections and consumption.
13. Contractor will be responsible for all site security while project is under construction.
14. RioCan RFP supersedes any conflicts with Turner Fleischer Division 1 General Requirement Specifications.

PROJECT MILESTONES

The following major milestones are required for the delivery of this project:

Milestone	Date
RFP Due Date	July 24, 2024
Construction Start	September 3, 2024
Construction Completion	Per submitted schedule

CONTRACTORS’ PERCENTAGE MARK-UPS

Contractor overhead and profit on any change to the scope of work which results in a net addition or deletion to the contract price shall be calculated in accordance with the percentages set below:

- A. Cost plus 10% for combined overhead and profit for labour and materials performed and provided by the Contractor’s own forces for extra work up to \$5,000.00 and 5% for extra work over \$5,000.00 in cost.
- B. Cost plus 5% for combined overhead and profit for all lower tier subcontract work, calculated on subcontractors’ quote, which would include maximum mark-up of 5% for overhead and profit.

FTP SITE FOR TENDER DOCUMENTS AND DRAWINGS

The link to Windfields Farm Block B2 South, Building B5 Tender Package will be sent via SharePoint.

Project Consultants:

Architectural:	Turner Fleischer Architects Inc.
Structural:	Leonard Kalishenko + Associates
Mechanical:	Hammerschlag + Joffe Inc.
Electrical:	Hammerschlag + Joffe Inc.
Landscape:	Studio TLA
Site Services:	WSP
Surveyor:	J.D. Barnes Limited

QUERIES DURING THE BID

The contractor will base their bid on all drawings and specification documents. It is the contractor's responsibility to obtain clarification of any terms, conditions or technical requirements contained in documents/drawings.

Any questions or requests for clarification during the solicitation period must be submitted in writing to **mbertagnolli@riocan.com**, by **12:00pm on July 17, 2024**. Inquiries relating to this solicitation are to be directed ONLY to the contact listed. Non-compliance with this condition during the solicitation period may, for that reason alone, result in the disqualification of the contractor.

DOCUMENTS

In addition to this document, please find enclosed the following attachments:

1. RioCan Development Sustainability – Construction Requirements – v2.0
2. RioCan Development Sustainability – Design Requirements – v2.0
3. RioCan's Code of Business Conduct & Ethics Policy
4. RioCan's Social Media Policy
5. RioCan's Whistleblower Policy
6. RioCan's DEI Policy
7. RioCan's Conflict of Interest Declaration

8. Phase One Environmental Site Assessment, November 6, 2019 (Revised January 27, 2020)
9. Phase Two Environmental Site Assessment, November 9, 2019 (Revised January 27, 2020)
10. Geo Investigation Report Prepared by Golder Associates, October 2, 2020
11. Record of Site Condition, September 4, 2019
12. Architectural Drawings Prepared by Turner Fleischer Architects, June 21, 2024
13. Structural Drawings Prepared by Leonard Kalishenko + Associates, June 21, 2024
14. Electrical Drawings Prepared by Hammerschlag + Joffe Inc., June 21, 2024
15. Mechanical Drawings Prepared by Hammerschlag + Joffe Inc., July 9, 2024
16. Sprinkler Drawings Prepared by L.P. Engineering Inc., June 21, 2024
17. Civil Drawings Prepared by WSP, June 21, 2024
18. Landscape Drawings Prepared by Studio TLA, June 21, 2024
19. Specifications Prepared by Turner Fleischer Architects, June 21, 2024
20. Landscape Specifications Prepared by Studio TLA, June 21, 2024
21. CCDC 2 – 2020 with RioCan’s embedded Supplemental Conditions
22. Tender Submission Form

Bidders finding discrepancies between this list and the received documents should immediately notify RioCan to provide the missing documentation.

AWARDS

It shall be understood by all bidders that the tender shall be valid and subject to acceptance by the Owner and no adjustments shall be made for a period of up to and including ninety (90) days from the date of closing of tenders.

INSURANCE

Refer to the attached RioCan’s CCDC-2 – 2020 included in the documents section above.

RFP SUBMISSION DEADLINE

Please submit your proposal no later than **July 24, 2024 at 2:00pm EST.**



Inquiries and Proposals shall be submitted by e-mail to the contact below:

Windfields Block B2 South, Building B5

Attn: Melea Bertagnolli

mbertagnolli@riocan.com

COORDINATOR, DEVELOPMENT CONSTRUCTION

RioCan Yonge Eglinton Centre, 2300 Yonge St, Suite 2200

Box 2386 | Toronto, ON M4P 1E4

If you are interested in participating in this RFP, please confirm by responding to this email no later than **Thursday July 11, 2024.**

We thank you in advance for your interest in working with RioCan and look forward to receiving your proposal.