

July 18<sup>th</sup>, 2023

**REQUEST FOR PROPOSAL**

**WINDFIELDS BLOCK C2 – OSHAWA, ONTARIO**



**Project Description**

Windfields Block C2 is comprised of two buildings totaling approximately 12,430 SF of retail space. This tender package includes Building C5 (approx. 7,550sf), pad prep for Building C4, and all site works.

**SCOPE OF SERVICES**

1. Contract to be Lump Sum CCDC 2 with attached RioCan's 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 bylaw 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 will be responsible for temporary power, temporary lighting, temporary heat (not utilizing new building equipment), temporary water including all connections and consumption.
12. Contractor will be responsible for all site security while project is under construction.
13. 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	August 8 <sup>th</sup> , 2023
Siteworks Start	Summer 2023
Construction Start	Summer 2023
Tenant Turnover – C4 Pad	As per submitted schedule
Construction End – Building C5	As per submitted schedule

**FTP Site for Tender Documents and Drawings**

The link to Windfields Farm Block C2 Tender Package will be sent via Kiteworks.

**Project Consultants:**

Architect:	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 25<sup>th</sup>, 2023**. 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
2. RioCan Development Sustainability – Design Requirements
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 Update, March 28, 2017
9. Phase Two Environmental Site Assessment, April 2017
10. Geotechnical Investigation Report Prepared by Golder Associates, December 1, 2020
11. Topographical Survey Prepared by J.D. Barnes Ltd., January 18, 2023
12. Preliminary Excess Soil Characterization of Stockpiles Prepared by WSP Golder, November 18, 2022
13. Record of Site Condition, April 7, 2017
14. Architectural Drawings Prepared by Turner Fleischer Architects, July 17, 2023
15. Structural Drawings Prepared by Leonard Kalishenko + Associates, July 14, 2023
16. Electrical Drawings Prepared by Hammerschlag + Joffe Inc., July 14, 2023
17. Mechanical Drawings Prepared by Hammerschlag + Joffe Inc., July 14, 2023
18. Site Electrical Drawings Prepared by Hammerschlag + Joffe Inc., July 14, 2023
19. Civil Drawings Prepared by WSP, June 16, 2023
20. Landscape Drawings Prepared by Studio TLA, July 14, 2023
21. Specifications Prepared by Turner Fleischer Architects, July 14, 2023
22. Landscape Specifications Prepared by Studio TLA, July 14, 2023
23. CCDC 2 – 2008
24. RioCan’s CCDC-2 Supplemental Conditions
25. 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 Supplemental Conditions, included in the documents section above.

**RFP SUBMISSION DEADLINE**

Please submit your proposal no later than **August 8<sup>th</sup>, 2023 at 5:00pm EST.**

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

**Windfields Block C2**  
Attn: Melea Bertagnolli  
**[mbertagnolli@riocan.com](mailto:mbertagnolli@riocan.com)**  
**COORDINATOR, DEVELOPMENT CONSTRUCTION**  
RioCan Yonge Eglinton Centre, 2300 Yonge St, Suite 500  
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 **Wednesday July 19<sup>th</sup>, 2023.**

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