# Exhibit A – Bid Form

*Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, ON | Owner: Keele Street (10533) Ltd.*

Yellow cells (blue text) are for the Bidder to complete. All prices in Canadian dollars, excluding HST unless noted. Grey totals calculate automatically.

| 1. Bidder Information | | | | |
|---|---|---|---|---|
| | Legal name of Bidder | | | |
| | Address | | | |
| | Authorized signing officer (name / title) | | | |
| | Email / phone | | | |
| | HST registration no. | | | |
| | WSIB account no. | | | |

| 2. Fees and General Conditions | | | | |
|---|---|---|---|---|
| **Ref** | **Item** | **Rate / Qty** | **Amount ($)** | **Notes / Basis** |
| 2.1 | Preconstruction services fee (lump sum) | | | Through GMP execution |
| 2.2 | General Conditions – monthly cost | | | Detail on tab A2 (staffing plan) |
| 2.3 | Construction duration (months) | | | From mobilization to Substantial Performance |
| 2.4 | **General Conditions – total** | | - | Monthly cost × duration |
| 2.5 | Construction Management fee (% of Cost of the Work) | | | Applied in Section 6 |
| 2.6 | Fee on Change Orders – additions (%) | | | |
| 2.7 | Credit on Change Orders – deletions (%) | | | |

| 3. Preliminary Construction Cost Estimate by Trade (Cost of the Work) | | | | |
|---|---|---|---|---|
| **Div.** | **Trade / Scope** | | **Amount ($)** | **Inclusions / Clarifications** |
| 02 | Demolition (per D1) and removal of existing retaining wall | | | |
| 02 | Backfill of existing cellar (per Geotechnical Report) | | | |
| 03 | Concrete – foundations, slab on grade, mezzanine | | | |
| 04 | Masonry – CMU and stone veneer | | | |
| 05 | Structural steel, joists and deck, misc. metals, canopies | | | |
| 06 | Rough carpentry / existing building protection and repairs | | | |
| 07 | Roofing, insulation, metal cladding (Vicwest), sealants | | | |
| 08 | Doors, frames, hardware, overhead doors, glazing | | | |
| 09 | Finishes (as shown; tenant fit-out excluded) | | | |
| 10 | Specialties and signage (code-required) | | | |
| 21 | Fire suppression – sprinklers (SP1–SP3) | | | |
| 22 | Plumbing (incl. washroom rough-ins) | | | |
| 23 | HVAC | | | |
| 26 | Electrical (excl. site electrical allowance) | | | |
| 27/28 | Communications conduit, fire alarm | | | |
| 31 | Earthwork, excavation, engineered fill, ESC (C03) | | | |
| 32 | Asphalt paving, curbs, sidewalks, line painting | | | |
| 32 | Landscaping, irrigation, tree removal and protection | | | |
| 33 | Site services – storm, sanitary, water, 250 mm fire line, Cultec, OGS, rainwater tank | | | |
| – | Other (describe) | | | |
| | **Subtotal – Trade Costs** | | - | |

| 4. Allowances (included in Cost of the Work; reconciled against actual cost) | | | | |
|---|---|---|---|---|
| **Ref** | **Allowance** | | **Amount ($)** | **Basis** |
| 4.1 | Site electrical – E02 not issued (site lighting, service entrance, duct banks) | | | |
| 4.2 | Utility connection fees – Alectra, Enbridge, City of Vaughan, York Region | | | |
| 4.3 | Winter conditions – temporary heat, hoarding, snow removal, concrete protection | | | |
| 4.4 | Hazardous materials abatement – pending Owner's DSS | | | |
| 4.5 | Dewatering, discharge permitting, water characterization and disposal | | | |
| 4.6 | Other (describe) | | | |
| | **Subtotal – Allowances** | | - | |

| 5. Insurance and Bonds | | | | |
|---|---|---|---|---|

| Ref | Item | | Amount ($) | Notes |
|---|---|---|---|---|
| 5.1 | CM insurance per Exhibit B (incl. builder's risk) | | | |
| 5.2 | 50% Performance Bond and 50% Labour & Material Payment Bond | | | |

| 6. Preliminary Construction Budget Summary | | | | |
|---|---|---|---|---|
| | Trade costs (Section 3) | | - | |
| | Allowances (Section 4) | | - | |
| | General Conditions (2.4) | | - | |
| | Insurance and bonds (Section 5) | | - | |
| | **Cost of the Work – subtotal** | | **-** | |
| | Construction Management fee | 0.00% | - | Fee % × Cost of the Work |
| | Preconstruction services fee (2.1) | | - | |
| | **TOTAL PRELIMINARY BUDGET (excl. HST)** | | **-** | |
| | HST rate (Ontario) | 13.00% | | Assumption: 13% Ontario HST |
| | HST | | - | |
| | **TOTAL incl. HST** | | **-** | |

| 7. Separate Prices (NOT included in totals above) | | | | |
|---|---|---|---|---|
| **Ref** | **Item** | **Add / (Deduct)** | **Amount ($)** | **Notes** |
| 7.1 | Impacted soil – Option (i): excavate, transport, and dispose of 62.5 m³ at MECP-approved facility (per RAP) | Add | | |
| 7.2 | Impacted soil – Option (ii): on-site management per Risk Evaluation (hard cap / >0.5 m depth / 0.5 m fill cap) | Add | | |
| 7.3 | Future 2-hour 190 mm CMU demising wall between Unit A and Unit B | Add | | |
| 7.4 | Other (describe) | Add | | |

| 8. Unit Rates (supply and install, incl. fee) | | | | |
|---|---|---|---|---|
| **Ref** | **Item** | **Unit** | **Rate ($)** | **Notes** |
| 8.1 | Additional impacted soil – excavate, haul, dispose | m³ | | |
| 8.2 | Excess clean soil – excavate, haul, dispose (O. Reg. 406/19) | m³ | | |
| 8.3 | Imported engineered fill (Granular B), placed and compacted | m³ | | |
| 8.4 | Sub-excavation of unsuitable subgrade and replacement | m³ | | |
| 8.5 | Asphalt paving – additional (per C01 structure) | m² | | |

| 9. Voluntary Alternates / Value Engineering (NOT included in totals) | | | | |
|---|---|---|---|---|
| **Ref** | **Description** | **Add / (Deduct)** | **Amount ($)** | **Schedule / quality impact** |
| 9.1 | | | | |
| 9.2 | | | | |
| 9.3 | | | | |
| 9.4 | | | | |
| 9.5 | | | | |

| 10. Addenda, Qualifications, and Signature | | | | |
|---|---|---|---|---|
| | Addenda received (list numbers) | | | |
| | Exclusions and qualifications (attach list if needed) | | | |

The undersigned Bidder has examined the Request for Tender and all Exhibits and Addenda, has visited the site, and offers to provide the services and Work described for the fees, prices, and rates stated above. This tender is irrevocable for sixty (60) calendar days after tender closing. The Bidder acknowledges that the preliminary construction budget is for evaluation purposes and that the Guaranteed Maximum Price will be established under CCDC 5B after competitive trade tendering.

| | | |
|---|---|---|
| | Signature (authorized signing officer) | |
| | Name / Title | |
| | Date | |
| | Corporate seal (if applicable) | |

## Exhibit A2 – General Conditions and Staffing Plan

*Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, ON | Owner: Keele Street (10533) Ltd.*

Bidder to complete. Monthly total carries to Bid Form item 2.2. Months = months on project (partial months allowed).

| Item | % Time | Months | Monthly Rate ($) | Total ($) | Notes |
|---|---|---|---|---|---|
| Project Manager | | | | - | |
| Superintendent | | | | - | |
| Project Coordinator / Administration | | | | - | |
| Health & Safety (site) | | | | - | |
| Estimating / procurement (construction phase) | | | | - | |
| Site office trailer and furnishings | | | | - | |
| Temporary toilets and site services | | | | - | |
| Temporary fencing, hoarding, and signage | | | | - | |
| Site security and electronic surveillance | | | | - | |
| Temporary utilities (power, water, heat) | | | | - | |
| Waste removal and bins | | | | - | |
| Progress and final cleaning | | | | - | |
| Layout and surveying | | | | - | |
| Small tools and equipment | | | | - | |
| Snow removal (construction period) | | | | - | |
| Traffic control / road occupancy (Keele Street) | | | | - | |
| Other (describe) | | | | - | |
| **TOTAL GENERAL CONDITIONS** | | | | **-** | Should equal Bid Form 2.4 |
| Check vs. Bid Form item 2.4 (should be 0) | | | | - | |

*% Time blank = 100%. Exclude items carried in trade costs or allowances.*

## Exhibit B – Insurance Requirements

*Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, ON | Owner: Keele Street (10533) Ltd.*

Minimum requirements; CCDC 41 – 2020 governs where more stringent. Owner to confirm limits with its insurance broker before issue.

| Coverage | Minimum Limit | Carried by CM | Required of Trades | Owner / Consultant Named as Additional Insured | Notes |
|---|---|---|---|---|---|
| **Commercial General Liability (CGL)** | $5,000,000 per occurrence; $10,000,000 aggregate (completed operations) | Yes | Yes – $5,000,000 | Yes | Occurrence form; cross liability; completed operations for 24 months after Substantial Performance. |
| **Umbrella / Excess Liability** | $5,000,000 | Yes | No | Yes | Follows form over CGL and auto. |
| **Automobile Liability** | $5,000,000 per occurrence | Yes | Yes – $2,000,000 | N/A | Owned and non-owned vehicles. |
| **Builder's Risk – Broad Form Property** | 100% of Contract value plus value of Owner-supplied products | Bidder to confirm (Exhibit C) | No | Yes – Owner as named insured | Includes existing building being altered. Responsibility to be confirmed in Exhibit C; finalized before GMP. |
| **Boiler and Machinery / Equipment Breakdown** | 100% replacement value of equipment | Yes | No | Yes | Until Substantial Performance. |
| **Contractor's Pollution Liability** | $2,000,000 per occurrence | Yes | Yes – excavation, remediation, and abatement trades | Yes | Required given impacted soils (RAP) and potential designated substances. |
| **Professional Liability (delegated design)** | $1,000,000 per claim | If CM performs design | Yes – trades with delegated design | N/A | Steel joists, canopies, sprinkler shop drawings, temporary works. |
| **Contractor's Equipment** | CM / trade discretion | Optional | Optional | No | Waiver of subrogation in favour of Owner. |
| **WSIB** | Statutory | Yes | Yes | N/A | Current clearance certificate before mobilization and with each progress draw. |
| **Performance Bond** | 50% of GMP | Yes | Per CM's bonding strategy | Owner as obligee | CCDC 221 form. |
| **Labour & Material Payment Bond** | 50% of GMP | Yes | Per CM's bonding strategy | Owner as obligee | CCDC 222 form. |

**General requirements:**

- Insurers licensed in Ontario with A.M. Best rating of A- or better (or equivalent).
- Certificates of insurance to be provided before contract execution and on each renewal. 30 days' written notice of cancellation or material change.
- Additional insureds: Keele Street (10533) Ltd. and Soscia Professional Engineers Inc. (and other consultants as the Owner directs).
- Deductibles are the responsibility of the CM or trade causing the loss.
- Limits above are minimums and do not limit the CM's liability under the Contract.

## Exhibit C – Scope Responsibility Matrix

*Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, ON | Owner: Keele Street (10533) Ltd.*

X = responsible party (set by the Owner). Yellow rows: Bidder to mark the responsible party and comment. Any item the Bidder assigns to the Owner shall also be listed as an exclusion in Bid Form Section 10.

| # | Scope Item | Owner | CM | Owner's Consultant | Notes |
|---|---|---|---|---|---|
| **Permits, Approvals, and Fees** | | | | | |
| 1 | Site Plan Approval, Site Plan Agreement, and securities | X | | X | Weston Consulting / Soscia |
| 2 | Building permit application and fees | X | | X | |
| 3 | Demolition permit (D1) | X | | X | CM to coordinate timing |
| 4 | Development charges and cash-in-lieu | X | | | |
| 5 | Trade permits (plumbing, HVAC, sprinkler, fire alarm) | | X | | |
| 6 | ESA electrical inspection fees | | X | | |
| 7 | York Region road occupancy / ROW permits and traffic control | | X | | Keele Street (Regional Road 6) |
| 8 | York Region storm connection approval | X | | X | CM installs per approval |
| 9 | Notice of Project (MLITSD) and Constructor duties under OHSA | | X | | |
| 10 | Heritage approvals (if applicable to existing building) | X | | X | To be confirmed by Owner |
| 11 | Shared access easement / Consent Application (10525 Keele) | X | | | CM keeps easement clear |
| **Surveys, Testing, and Inspection** | | | | | |
| 12 | Legal and topographic survey | X | | | Krcmar, 2022 |
| 13 | Construction layout | | X | | |
| 14 | Geotechnical inspection – subgrade, engineered fill, footing bearing, cellar backfill | | | | BIDDER TO MARK. |
| 15 | Materials testing – concrete, compaction, asphalt | | | | BIDDER TO MARK. |
| 16 | Hydrant flow test confirmation | | X | | |
| 17 | Consultant general review (OBC Div. C) | X | | X | |
| 18 | As-built survey and grading certificate | | | | BIDDER TO MARK. |
| **Environmental** | | | | | |
| 19 | Designated Substances Survey (OHSA s.30) | X | | X | To be issued by addendum |
| 20 | Hazardous materials abatement | | X | | Allowance 4.4 |
| 21 | Impacted soil removal or on-site management (RAP / Risk Evaluation) | | X | | Separate prices 7.1 / 7.2 |
| 22 | Environmental oversight and confirmatory sampling | X | | X | GHD |
| 23 | Excess soil – O. Reg. 406/19 planning and registry filing | | | | BIDDER TO MARK. |
| 24 | Import fill sampling and documentation | | X | | |
| 25 | Dewatering and discharge permitting | | X | | Allowance 4.5; EASR not anticipated |
| 26 | Erosion and sediment control installation and maintenance (C03) | | X | | |
| 27 | Tree removals (#1, #4) and tree protection fencing | | X | | |
| 28 | Arborist monitoring (if required by City) | | | | BIDDER TO MARK. |
| **Utilities and Site Services** | | | | | |
| 29 | Utility connection fees (Alectra, Enbridge, City, Region) | X | | | Carried as CM allowance 4.2 and reconciled |
| 30 | Hydro service design (Alectra) and transformer pad | | | | BIDDER TO MARK. |
| 31 | Gas service | | X | | Coordinate with Enbridge |
| 32 | Storm, sanitary, water, and 250 mm fire line – site and ROW connections | | X | | Per C02 |
| 33 | Decommissioning of existing services | | X | | Per City standards |
| 34 | Cultec storage, OGS, flow control, 10 m³ rainwater tank | | X | | |
| 35 | Telecom service provider contract | X | | | |
| 36 | 4" telecom conduit, property line to electrical room | | X | | |
| 37 | Temporary utilities during construction | | X | | |
| **Building** | | | | | |
| 38 | Demolition and existing building protection | | X | | Fireplace/chimney and wood structure to remain |
| 39 | Shell and core per Contract Documents | | X | | |
| 40 | Delegated design – joists, canopies, misc. metals, sprinkler shop drawings | | X | | Sealed by Ontario P.Eng. |
| 41 | Fire alarm verification and sprinkler certification | | X | | |
| 42 | Future demising wall (Unit A / Unit B) | | X | | Separate price 7.3 |
| 43 | Tenant fit-out – offices and washrooms | X | | | Not in contract; washroom rough-ins by CM |
| 44 | Tenant signage | X | | | By tenants |
| 45 | Racking and tenant equipment | X | | | By tenants |
| **Site Works** | | | | | |
| 46 | Grading, paving, curbs, sidewalks, line painting | | X | | |
| 47 | Landscaping and irrigation | | X | | Per Landscape Drawings and IR-0 |
| 48 | Site lighting and site electrical | | X | | Allowance 4.1 (E02 pending) |
| 49 | Barrier-free parking signage | | X | | |
| **Insurance and Security** | | | | | |
| 50 | Builder's risk insurance | | | | BIDDER TO MARK. Bidder to state cost in Bid Form 5.1 if carried by CM |

| # | Scope Item | Owner | CM | Owner's Consultant | Notes |
|---|---|---|---|---|---|
| 51 | Construction-phase site security and electronic surveillance | | X | | |
| 52 | Permanent security / access control systems | | | | BIDDER TO MARK. |
| **Closeout** | | | | | |
| 53 | Commissioning of mechanical and electrical systems | | | | BIDDER TO MARK. |
| 54 | O&M manuals, warranties, and as-built drawings | | X | | |
| 55 | Occupancy permit coordination | | | | BIDDER TO MARK. |
| 56 | Landscape and site plan security release inspections | | | | BIDDER TO MARK. |
| 57 | One-year warranty period | | X | | |

**Instructions:**

• Rows marked X are set by the Owner and are consistent with the Request for Tender. Do not change them; note any disagreement in Bid Form Section 10.

• Yellow rows are open. Mark the party you have assumed (Owner, CM, or Owner's Consultant) and add any comment in the Notes column.

• Any open item the Bidder assigns to the Owner or Owner's Consultant shall be listed as an exclusion in Bid Form Section 10.

• The matrix will be finalized with the selected Construction Manager before the GMP is executed.