Monday, October 26, 2026

Project: Industrial Warehouse Alterations & Addition
Location: 10533 Keele Street, Vaughan, Ontario
Construction Manager – Request for Tender

Dear Bidder,

Keele Street (10533) Ltd. ("Owner") invites your firm to submit a tender to provide Construction Management services for the **Industrial Warehouse Alterations & Addition** at 10533 Keele Street, Vaughan, Ontario. The information provided in this Request for Tender ("RFT") is the most accurate project information available to the Owner at this time. This RFT includes project documents and Exhibits containing information gathered to date, which shall be considered in scope and included within the Bidder's base tender.

The following sections provide information about the project, the general requirements of the tender, and the specific sections required in your submission. There is a strict due date for questions, and we will commit to our posted response date. Please note that we require review comments on the enclosed CCDC 5B contract with your tender. Submissions will be considered incomplete without contract comments or confirmation of acceptance of terms.

We thank you in advance for taking the time to respond to this RFT and are sensitive to the effort that such submissions take. We have tried to create an RFT that respects your effort and only asks for information we feel is necessary to fully understand your team, qualifications, approach, and experience.

Sincerely,

Michael Guindon
Advisor
Keele Street (10533) Ltd.
mguindon@westmountpark.com

Confidentiality and Disclaimer

If you do not (or no longer intend, in good faith, to) submit a tender with regard to the business opportunity outlined herein, please immediately return this RFT in its entirety.

This Request for Tender ("RFT") is the property of Keele Street (10533) Ltd. ("Owner"). Owner is providing you this RFT solely for the purpose of allowing you to submit a tender with regard to the business opportunity outlined herein. By accepting this RFT, you agree: (i) to hold this RFT and the information contained herein in strict confidence; (ii) not to copy, duplicate, reproduce, disclose, transmit, distribute, or publish this RFT or any information contained herein in any form or by any means without the express written consent of Owner; and (iii) not to provide this RFT to any third party, other than prospective subcontractors and suppliers for pricing purposes, without the express written approval of Owner.

This RFT is not an offer to contract but an invitation to you to submit a tender addressing the requirements set forth herein. No binding contract (including any "Contract A") is formed by the issuance of this RFT or the submission of a tender; a binding agreement will exist only upon execution of a CCDC 5B contract by both parties. Owner is not obligated to accept the lowest or any tender. Owner reserves the right to:

- Reject any tender without obligation or liability to any Bidder;
- Waive irregularities or informalities in any tender;
- Negotiate with one or more Bidders;
- Withdraw this RFT at any time before or after submission of tenders, without prior notice;
- Modify the timetable set forth in the "General Information and Instructions for Responses" section of this RFT; and/or
- Decide not to award any agreement to any Bidder.

The information provided herein is given to you for informational purposes only and is not to be relied upon by you or any other person. Owner assumes and accepts no liability regarding any reliance by you on this RFT. If you rely on this RFT in any way, you assume the entire risk as to the truth, accuracy, currency, or completeness of the information contained in this RFT. Owner makes no representations as to those matters, and you should submit questions to resolve any uncertainty or perceived ambiguity.

Any costs associated with responding to this RFT are the sole responsibility of the participating Bidder.

Industrial Warehouse Alterations & Addition – 10533 Keele Street, Vaughan, ON

Project Owner

Keele Street (10533) Ltd.

Owner Contact:
Michael Guindon | Advisor
mguindon@westmountpark.com

Design Consultant

Soscia Professional Engineers Inc.
85 Eden Vale Drive
King City, ON L7B 1L9
T 905.237.5410

Contract Structure

- The selected Bidder will be engaged as Construction Manager under **CCDC 5B – 2010, Construction Management Contract – for Services and Construction**, as amended by the Owner's Supplementary Conditions (Exhibit E.1).
- The Construction Manager will provide preconstruction services for a fixed fee, then establish a Guaranteed Maximum Price (GMP) based on the Issued for Construction documents. Trade packages are to be competitively tendered on an open-book basis.
- The Construction Management fee (%) and General Conditions will be fixed at award and carried into the GMP.

Project Location / Project Status

- 10533 Keele Street, Vaughan (Maple), Ontario. Keele Street is a York Region regional road (Regional Road 6).
- Site Plan Application: York Region File No. SP.24.V.0097; City of Vaughan File No. DA.24.032. The latest Site Plan Application set is dated July 7, 2026.
- Architectural and structural drawings are at building permit level (June 2026). Mechanical, electrical, and sprinkler drawings are issued for client review (June–July 2026). Civil drawings (C01–C07, October 2026) are issued for approval and respond to the City's 5th submission comments (September 8, 2026). The drawings are **not** Issued for Construction. See Exhibit D.01 for the complete drawing list.
- The Electrical Site Plan (E02) has not been issued. Bidders shall carry an allowance for site electrical (site lighting, service entrance, and duct banks) and identify it in the Bid Form.
- Before award, the Construction Manager will be asked to confirm pricing based on the permit-approved / Issued for Construction drawings.
- The following consultants are currently assigned to the project:
    - Architectural, Structural, Mechanical, Electrical, Fire Protection, and Civil – Soscia Professional Engineers Inc.
    - Architect (Site Plan Application package) – VJS Architects Inc.
    - Geotechnical and Environmental Engineer – GHD Limited
    - Landscape Architect – John A. Russo, OALA
    - Arborist – Davey Resource Group
    - Surveyor – Krcmar Surveyors Ltd.

- Civil / Site Servicing and Stormwater Management – Soscia Professional Engineers Inc.

Project Information

- The project is the alteration of and addition to an existing industrial property. A portion of the existing building (142.82 m²) will be demolished. The remaining existing 1½-storey wood-framed building (43.78 m²) will be retained and converted to the warehouse lobby / transit waiting area. A new one-storey industrial warehouse addition (1,024.43 m²) will be constructed, with a mezzanine in Unit A. Total GFA is 1,068.21 m².
- The addition is divided into two warehouse units (Unit A and Unit B). Unit B includes a drive-in Type B loading bay and two 3.35 m × 3.65 m overhead doors. Construction is concrete foundations and slab on grade, structural steel framing, and concrete block and Vicwest metal cladding with a stone veneer apron. Building height is 9.18 m.
- Site: lot area of 2,192 m² (2,028.89 m² net after a 163.11 m² road widening); zone EM1 (By-law 001-2021); 10 parking spaces (including 1 barrier-free); approximately 666 m² of asphalt; and 403.57 m² of landscaped open space.
- The following items shall be taken into consideration in the tender:
  a. Exhibit D.01 drawings are progress sets that are under review by the City of Vaughan and York Region. Project details are subject to change pending comments from the authorities having jurisdiction.
  b. The permit-approved drawing set will be shared with Bidders when available.
  c. Tenant interior fit-outs (Unit A and Unit B front offices and washrooms) are by separate permit and are **not in contract**. Include washroom rough-ins as shown.
  d. The 2-hour rated 190 mm concrete block demising wall between Unit A and Unit B is shown as "future." Provide a separate price.
  e. Demolition is per drawing D1 (Issued for Demolition Permit, September 18, 2026) and includes the partial demolition of the existing building and the removal of the existing retaining wall. The existing wood structure, horizontal cladding, and fireplace/chimney to remain shall be protected and site-verified. The Owner is retaining a consultant to complete a Designated Substances Survey (DSS) of the existing building in accordance with OHSA s.30. The DSS will be issued to Bidders by addendum. Bidders shall carry an allowance for hazardous materials abatement in the Bid Form, to be adjusted once the DSS is issued.
  f. The Construction Manager is responsible for all York Region road occupancy permits and traffic control on Keele Street, including any work within the road widening.
  g. Electronic site surveillance for site safety and security is required. Include it in pricing.
  h. Within the drawings there is equipment that has recently been associated with extended lead times (e.g., electrical service equipment and transformer, overhead doors, steel joists/deck, and rooftop HVAC units). Bidders shall identify procurement items that could affect the project schedule and propose solutions to expedite them.
  i. Fire protection is per drawings SP1–SP3 and the hydraulic calculations. The building is sprinklered and served by a new 250 mm fire service line from the Keele Street watermain, per C02 and the Functional Servicing Report (October 14, 2026). Include the fire service connection, valving, and backflow prevention as required by the City of Vaughan. The hydrant flow test (Sparkman; 79.93 L/s residual) is in FSR Appendix C. The Construction Manager shall confirm it is current before sprinkler design is finalized.
  j. Site servicing and stormwater management are per civil drawings C01–C07. Stormwater includes an underground Cultec storage system (76 m³), a Jellyfish JF4 oil/grit separator, a 375-CF75-A vortex

flow regulator at MH11 (6.0 L/s controlled release), a 10 m³ precast rainwater reuse tank for irrigation, and a 375 mm storm connection to the existing 600 mm Regional storm sewer on Keele Street, which requires York Region approval. Sanitary is a new 200 mm connection to the 300 mm municipal sewer on Keele Street. Domestic water is a new 50 mm Type K copper service. Existing sanitary and water services shall be decommissioned per City standards. All work within the Keele Street right-of-way is subject to York Region and City of Vaughan permits.

k. Erosion and sediment controls per drawing C03 shall be installed before site work and maintained for the duration of construction.

l. **Environmental soil management.** GHD's Phase Two ESA identified localized lead and benzo(a)pyrene (PAH) impacts in shallow fill soils, exceeding MECP Table 3 standards. Groundwater was not impacted, and a Record of Site Condition is not required. GHD's Remedial Action Plan (March 28, 2025) estimates 62.5 m³ of impacted soil in two areas (northwest and southeast). GHD's Risk Evaluation (October 9, 2025) concludes that the impacted soils may alternatively be managed on site under a hard cap (building, asphalt, or concrete), at depth greater than 0.5 m, or under a 0.5 m clean fill cap. Bidders shall provide separate prices for: (i) excavation, transport, and disposal of 62.5 m³ of impacted soil at an MECP-approved facility, with a unit rate per m³ for additional quantities; and (ii) on-site management per the Risk Evaluation. The Owner will select the approach before the GMP is set. The Owner will retain GHD for excavation oversight and confirmatory sampling; the CM shall coordinate and schedule this work.

m. Per GHD's Geotechnical Investigation (April 29, 2024), the existing cellar shall be backfilled with compacted granular material after the subgrade is assessed by the geotechnical engineer. Footings shall bear on undisturbed native soils below frost depth, or on engineered fill placed and tested under geotechnical supervision.

n. All soil leaving or imported to the site shall comply with O. Reg. 406/19 (On-Site and Excess Soil Management), including sampling of imported backfill. Groundwater was measured at 1.0–2.5 m below grade. Per GHD's Hydrogeological Assessment (FSR Appendix E), dewatering is anticipated for the site servicing excavations at up to approximately 45,660 L/day (typical approximately 15,200 L/day). This is below the 400,000 L/day EASR threshold, so EASR registration is not anticipated. Include dewatering, discharge permitting, and characterization and disposal of any water removed.

o. Landscaping and irrigation are per the Landscape Drawings (John A. Russo) and the Irrigation Plan (IR-0). Irrigation is supplied from the 10 m³ rainwater reuse tank and forms part of the City's water balance requirement.

p. Tree protection is per the Tree Protection Plan and Arborist Report (Davey Resource Group). Two private trees (#1 and #4) are to be removed; no permit is required. Three neighbouring trees (#2, #3, and #5) shall be protected with tree protection fencing for the duration of construction.

q. A shared access easement with 10525 Keele Street (Parts 1 and 3 on the Deposited R-Plan) is being established through a Consent Application under separate cover. Bidders shall plan site access, staging, and hoarding to keep the easement area clear and coordinate with the Owner.

r. The Owner shall contract directly with the communications provider. The Construction Manager shall include (1) 4" dedicated conduit from the property line to the electrical room, coordinate the pathway from the point of connection, and include it in the as-built submittal.

s. Utility connection charges (Alectra Utilities, Enbridge Gas, City of Vaughan water/sanitary, and York Region storm connection fees) shall be carried as a separate allowance in the Bid Form.

t. Include winter conditions (temporary heat, hoarding, snow removal, and concrete protection) as a separate allowance.

u. Review the delegated / deferred design items noted on the drawings (e.g., canopies and miscellaneous metals by steel fabricator, steel joists, and sprinkler shop drawings). Include the associated engineering costs.

v. The intent is to price the plans and specifications as shown. Alternate products or value engineering shall be listed as voluntary alternates below the base price.

Scope of Services

- **Preconstruction:** constructability review, cost estimating at each design milestone, schedule development, trade package breakdown, competitive trade tendering (minimum three bids per trade where practical), and GMP development.
- **Construction:** full Construction Management services for the project per the Contract Documents, including scope reasonably inferred from these documents.
- If an item or scope is listed as "Optional" in the Contract Documents, provide a separate price. Failure to list an optional price shall be understood as included in the base price.
- The Scope Responsibility Matrix (Exhibit C) assigns responsibility for each scope item. Items marked by the Owner are fixed. Items left open are to be marked by the Bidder, and any open item the Bidder assigns to the Owner shall be listed as an exclusion in the Bid Form. The matrix will be finalized with the selected Construction Manager before the GMP is executed.
- **ALL** materials and products shall be per the drawings and specifications and included in the base tender. Any deviations shall be listed separately with their intended savings. Where the documents conflict, the most stringent (highest) cost shall be included in the base price, and any savings for the less stringent option shall be listed in the optional / cost savings section of the Bid Form.
- Building permit fees, development charges, and site plan securities are by Owner. All other permits, inspections, and fees (including trade permits, ESA electrical inspection, road occupancy, and traffic control) are by Construction Manager.
- Temporary utilities and services for construction are by Construction Manager.
- The Construction Manager shall act as "Constructor" under the Ontario Occupational Health and Safety Act, file the Notice of Project with the Ministry of Labour, and maintain a site-specific health and safety program.
- Payment shall comply with the Ontario Construction Act, including the 10% statutory holdback, prompt payment, and adjudication provisions.
- Prices shall be in Canadian dollars, with HST shown as a separate line item.
- Contract terms and conditions are per Exhibit E. Any comments, clarifications, or modifications shall be included with the tender. If no comments are received, the Bidder agrees to the terms as issued.
- The Construction Manager is responsible for verifying lead times of specified materials and confirming that they meet the project schedule. Any procurement issues shall be presented to the Owner within 45 days after contract execution. Known costs to expedite materials that are required to achieve the proposed schedule shall be included in the tender.

Project Documents

- Project documents available at this time include the following:
    - Drawings – Architectural, Demolition, Site Plan Application, Structural, Mechanical, Electrical, Fire Protection, and Civil (Exhibit D.01)
    - Functional Servicing Report (October 14, 2026) and Stormwater Management Report (October 13, 2026) – Soscia
    - City of Vaughan Development Engineering comments (5th Submission, September 8, 2026)

- Landscape Drawings, Irrigation Plan, Tree Protection Plan, and Arborist Report
- Environmental reports – Phase One ESA, Phase Two ESA, Remedial Action Plan, and Risk Evaluation (GHD)
- Deposited R-Plan showing the shared access easement (Krcmar, July 18, 2025)
- Specifications – as noted on the drawings (S1, M02, E01, and SP1)
- Geotechnical Investigation – GHD, April 29, 2024
- Plan of Survey with topographic information – Krcmar Surveyors Ltd., 2022
- Designated Substances Survey – being completed by the Owner; to be issued by addendum

Important Project Dates

Milestone	Date
RFT issued to Bidders	Monday, October 26, 2026
Individual Bidder conference calls	October 28 – 29, 2026
Site visit (by appointment)	Tuesday, November 3, 2026
Deadline for questions	Tuesday, November 10, 2026, 4:00 p.m. ET
Final addendum issued	Friday, November 13, 2026
Tender closing	Friday, November 20, 2026, 2:00 p.m. ET
Shortlist interviews	November 25 – 26, 2026
Construction Manager selection	Friday, December 4, 2026
Building permit issuance (anticipated)	[TBD]
Anticipated start of construction	[TBD]
Anticipated substantial performance	[TBD]

General Information and Instructions for Responses

1. Tender conference call with Bidders (scheduled individually with each Bidder after receipt of the RFT).
2. Questions shall be submitted in writing by email only. Responses will be issued to all Bidders by addendum. Bidders shall acknowledge all addenda in the Bid Form.
3. Delivery: by email to Michael Guindon, mguindon@westmountpark.com.

- Format: PDF document
  - 20-page limit, not including the cover letter or section dividers.
  - Single-sided, with no font smaller than 11 pt.
  - 8½ × 11 page size.

Content Requirements of Tender

- Cover letter signed by an authorized signing officer of the Bidder, confirming:
  - Your firm is interested in this project.
  - Your firm has adequate resources and capacity in its backlog to perform well on this project.
  - The tender is irrevocable for sixty (60) calendar days after tender closing.
  - Review of the CCDC 5B – 2010 and Supplementary Conditions (Exhibit E.1), with initial comments and proposed language modifications.
- Project Team:

  - Organizational chart identifying the proposed Project Manager, Superintendent, and site health & safety lead
  - Résumés of key personnel
- Recent relevant and similar projects (no more than 5), preferably industrial / warehouse in the Greater Toronto Area, including:
  - Project description
  - Owner contact information (as a reference)
  - Project size (m^2)
  - Construction cost at contract and upon completion
  - Construction duration and completion date
- Project understanding, approach, work plan, and high-level schedule:
  - Describe your experience with the City of Vaughan and York Region, and your approach to successfully performing this project.
  - Include a high-level schedule (no more than one page) covering preconstruction, trade tendering, and construction.
  - Describe your trade procurement approach and identify your preferred project management / document management software.
- Completed Bid Form (Exhibit A) in .xls and .pdf format, including:
  - Preconstruction services fee (lump sum)
  - Construction Management fee (%)
  - Detailed General Conditions estimate, including a staffing plan and monthly cost
  - Preliminary construction cost estimate by trade division, with separate prices, allowances, and alternates
- Appendix (does not count toward the 20-page maximum):
  - Audited or review-engagement financial statements for the last 3 years
  - Surety letter confirming the ability to provide a 50% Performance Bond and a 50% Labour & Material Payment Bond (CCDC 221 / 222), the single-project limit, and bond cost
  - Subcontractor bonding strategy
  - Summary of any pending or completed litigation, arbitration, adjudication, or lien claims in the past 3 years in which your firm was a party
  - Current WSIB Clearance Certificate, COR™ certification (if held), and lost-time injury frequency for the past 3 years
  - Nature and outcome of any Ministry of Labour orders or convictions in the past 3 years
  - Certificate of insurance confirming the ability to meet CCDC 41 requirements
  - A statement identifying your parent company and all subsidiaries and affiliates, if any

Exhibits Included with this Request for Tender

- Exhibit A – Bid Form, with A2 – General Conditions and Staffing Plan (Excel workbook, Exhibits A–C)
- Exhibit B – Insurance Requirements (CCDC 41)
- Exhibit C – Scope Responsibility Matrix
- Exhibit D – Contract Documents, including:
  - D.01 – Drawing Set (see Drawing List below)
  - D.02 – Geotechnical Investigation (GHD, April 29, 2024)

  - D.03 – Plan of Survey with topographic information (Krcmar Surveyors Ltd., 2022)
  - D.04 – Designated Substances Survey (by Owner; to be issued by addendum)
  - D.05 – Functional Servicing Report, including GHD Hydrogeological Assessment (Soscia, October 14, 2026)
  - D.06 – Stormwater Management Report, 4th Submission (Soscia, October 13, 2026)
  - D.07 – City of Vaughan Development Engineering Comments, 5th Submission (September 8, 2026)
  - D.08 – Arborist Report (Davey Resource Group, July 13, 2026)
  - D.09 – Phase One Environmental Site Assessment (GHD, January 28, 2026)
  - D.10 – Phase Two Environmental Site Assessment (GHD, June 11, 2024)
  - D.11 – Remedial Action Plan (GHD, March 28, 2025)
  - D.12 – Risk Evaluation (GHD, October 9, 2025)
  - D.13 – Deposited R-Plan – Shared Access Easement (Krcmar Surveyors Ltd., July 18, 2025)
- Exhibit E – Contract
  - E.1 – CCDC 5B – 2010 with Owner's Supplementary Conditions

Exhibit D.01 – Drawing List

Architectural – Building Permit Drawings

File: 10533 Keele street - Architectural building permit drawings.pdf | Date: June 2026

Sheet	Title
A1	Site Plan
A2	Ground Floor Plan
A3	Mezzanine Level
A4	Roof Plan
A5	Exterior Elevations
A6	Exterior Elevations
A7	Cross-Section
A8	Wall Sections
A9	Wall Sections
D1	Demolition Site Plan & Plans / Elevations

Demolition – Issued for Demolition Permit

File: D1-DEMO DWG SEPT18-26.pdf | Date: September 18, 2026 (Rev. 1)

Sheet	Title
D1	Demolition Site Plan & Plans / Elevations (supersedes D1 in the building permit set)

Architectural – Site Plan Application

File: 10533 Keele street_Arch SPA_07.07.2026.pdf | Date: July 7, 2026

Sheet	Title
SP100	Site Plan
A301	Ground Floor Plan
A301A	Mezzanine Level
A302	Roof Plan
A400	Exterior Elevations
A400A	Exterior Elevations
A400B	Exterior Coloured Elevations
A400C	Exterior Coloured Elevations
A500	Building Section
EX-1	Existing Floor Plans & Elevations

Structural – Building Permit Drawings

File: 10533 Keele street - Structural building permit drawings.pdf | Date: June 3, 2026

Sheet	Title
S1	Structural Design Data & General Specifications
S2	Foundation Plan
S3	Typical Foundation Details and Sections
S4	Mezzanine Framing Plan
S5	Roof Framing Plan

Sheet	Title
S6	Elevation Framing Section Profiles
S7	Typical Details and Sections
S8	Typical Steel Framing & Masonry Wall Details and Sections
S9	Typical Steel Framing Details and Sections
S10	Typical Details and Sections

Mechanical – Issued for Client Review

File: 10533 Keele - Mechanical drawings.pdf | Date: June 2026

Sheet	Title
M01	Ground Floor Plan
M02	Specification and Details

Electrical – Issued for Client Review

File: 10533 Keele - Electrical drawings.pdf | Date: June 2026

Sheet	Title
E00	Electrical Legend
E01	Electrical Specification
E02	Electrical Site Plan (not issued)
E03	Ground Floor Lighting Plan
E04	Ground Floor Power & System Plan
E05	2nd Floor Lighting Plan
E06	2nd Floor Power & System Plan
E07	Roof Plan

Fire Protection – Issued for Client Review

File: 24-020 10533 KEEL3 ST SPRINKLERS.pdf | Date: July 2026

Sheet	Title
SP1	System Header, Specs, Site Plan, and Building Section
SP2	Ground Floor Sprinkler System
SP3	Ceiling Sprinkler Systems

Civil – Issued for Approval

File: Civil Plan Package / 24-020 Civil Drawing Set 2026-10-13.pdf | Date: October 2026

Sheet	Title
C01	Site Grading Plan
C02	Site Servicing Plan
C03	Erosion & Sediment Control Plan
C04	Post-Development Catchment Area Plan
C05	Pre-Development Drainage Plan
C06	Details
C07	Notes

Landscape – Re-issued for SPA

File: SUB5_08-25-2026_Landscape Drawings.pdf | Date: July 7, 2026

Sheet	Title
L-1 to L-5	Landscape Plan, Planting Plan, and Details (5 sheets; John A. Russo, OALA)

Irrigation – Re-issued for SPA

File: SUB5_08-25-2026_Irrigation Plan.pdf | Date: July 7, 2026

Sheet	Title
IR-0	Landscape Irrigation Plan (Soscia)

Tree Protection – Davey Resource Group

File: SUB5_08-25-2026_Tree Protection Plan.pdf | Date: July 13, 2026 (Rev. 002)

Sheet	Title
001 (1 of 3)	Tree Protection Plan
001 (2 of 3)	Tree Inventory
001 (3 of 3)	Tree Protection Details

Fire Protection – Hydraulic Calculations

File: 24-020 CALS DA1.pdf; 24-020 CALS DA2.pdf | Date: July 2026

Sheet	Title
DA1	Hydraulic Calculations – Design Area 1 (8 pp.)
DA2	Hydraulic Calculations – Design Area 2 (8 pp.)

Unless noted otherwise, drawings were prepared by Soscia Professional Engineers Inc., Job No. 24-020.