Appendix C - Special Project Considerations

1. Ministry of Education Financial Reporting

1.1. For Ministry of Education financial reporting purposes, immediately following tender award the Contractor shall provide the *"Schedule of Values"* to be included with the contractor's Monthly Progress Draw, a separate full *"Schedule of Values"* for the following School Condition Improvement scope of work.

1.1.1. School Condition Improvements (SCI)

- 1.1.1.1. Replacement of existing MUA unit and associated structural reinforcing.
- 1.1.1.2. Corridor flooring replacement - replace sheet vinyl with porcelain tile
- 1.1.1.3. Fire Alarm replacement - full replacement to bring to code, visual indicators and lowering of any pull stations that do not conform to BF heights.
- 1.1.1.4. Exit Signage - Exit signs to be replaced to code
- 1.1.1.5. Emergency Lighting - All emergency lighting to be replaced.
- 1.1.1.6. Security System upgrade
- 1.1.1.7. Replacement of existing interior lighting & exterior wall pack lighting
- 1.1.1.8. PA System Upgrade
- 1.1.1.9. Window replacements, including window coverings and sills where applicable
- 1.1.1.10. New Condensing Unit - CU-1
- 1.1.1.11. Replacement of existing asphalt at main parking lot including new line painting
- 1.1.1.12. Replacement of heating pumps (P-3, P-4, P-5 & P-6) & replacement of glycol system.

This above pricing information in the "Schedule of Values" shall be identical to the pricing for Information Pricing as provided in Appendix I - Information Pricing

2. Facility Set-up and Operations

2.1. The contractor shall ensure that all underground site services, plumbing, electrical and mechanical systems that serve the existing school are fully operational and ready for use no later than August 20, 2027, and the existing school must be ready for Use and Occupancy on August 27, 2026.

2.2. Convenient suitable access during the Academic school year must be maintained for staff and students at all times, unless prior arrangements for disruption is coordinated with and approved by the Capital Projects department.

2.3. Suitable emergency vehicle access must be maintained at all times.

2.4. Access to fire exits must be maintained at all times for safe passage.

2.5. For the purposes of facility set-up of the Addition such as taking delivery of furniture and equipment and academic set-up in all spaces and public access for student registration, the Addition and access to the existing General Office shall be ready for use and occupancy by the Owner no later than August 19, 2028**.** During this time, the Owner will not be responsible for delays to construction by its occupancy of these portions of the building for the purposes of the facility set-up.

2.6. Deficiency correction may occur while the set-up is in progress providing it does not interfere with school setup.

2.7. Site access sand construction activities after any portion of building is in operation by the Board or tenants shall comply with 01 41 10 Health and Safety Guidelines for Work in Occupied Buildings.

3. Haul Route Obeyance and Associated Liquidated Damage for any Violations

3.1. The haul route for this project is Atlantis Dr. to Highway #12. No trucks are to be using local roads through residential areas ie. Bass Lake Sideroad east of the site.

3.2. Where a haul route passes by a school, the trucking operations are to cease from 30 minutes prior until 15 minutes after the start of school, as well as from 15 minutes prior until 30 minutes after dismissal.

3.3. The haul route is a strictly enforced by-law. The Contractor, together with its employees, associates, sub-contractors, sub-contractor sub-contractors, agents or designates shall only use the approved haul route and will not use any other municipal roads which are not included as part of the haul route in connection with the proposed works. There is no flexibility for Contractors to alter the route. The haul route cannot be amended, changed, or altered in any way without written authorization by the Municipality prior to alteration.

3.4. In the event of any documented failure to comply with the haul route, the municipality will give notice of such breach to the Owner. The Owner does not hold the responsibility for violations in the event the Owner does not receive timely notice from the Municipality, or the Owner is not available to forward the notice to the Contractor. It is the Contractor responsibility to strictly enforce the haul route upon its employees, associates, sub-Contractors, sub-contractor sub-contractors, agents or designates. The Owner will have (30) days from delivery of notice within to either;

3.4.1. Provide evidence satisfactory to the municipality that the breach was not related to the Works and/or not caused by the Owner, the Contractor, together with its employees, associates, sub-contractors, sub-contractor sub-contractors, agents or designates; or

3.4.2. In the event of not being able to provide such evidence, pay the subject fine to the municipality.

4. Municipal By-Laws and other municipal restrictions to abide by during construction.

4.1. During the full course of construction and until the obligations of the site plan have been fulfilled, the Contractor shall take all necessary steps to control weeds, and to prevent any dust or mud problems for traffic or adjacent residents and property owners, including scraping, cleaning, sweeping, watering and applying proper dust control agents. These steps shall be taken on a regular basis and in the event of any failure to do so, the Municipality may give 24 hours notice to the Owner to correct the problem, and if the Owner fails to do so, the Municipality may, without further notice, enter the lands as agent for the Owner to undertake correction of the problem at the Owner's expense. Such expenses will be recovered by the Owner by cost deduction through the contract between Owner and General Contractor. The following dust control measures shall be followed:

4.2. Prior to the commencement of any Site Alteration works, the Contractor shall implement a written Dust Control Plan. The Dust Control Plan shall include, but not be limited to the following:

(i) an identification of all potential dust sources;
(ii) a description of the dust control method(s) to be used for each source;
(iii) a schedule and rate of application calculation or some other means of

identifying how often, how much or when the control method shall be used;
(iv) provisions for monitoring and record-keeping;
(v) a contingency plan in the event that the first control plan does not work;
(vi) measures to control and remediate mud being tracked offsite onto the local roadways; and
(vii) the name and contact information of the representative responsible for ensuring the plan is implemented and monitored and who can be contacted in the event of a complaint

4.3. Dust mitigation is to be undertaken on the site in a proactive manner, and in accordance with the accepted Dust Control Plan. The Contractor and his sub-contractors, sub-contractor sub-contractors are to respond to direction whether written or oral from Municipal Staff or Owner with necessary measures to control dust to be implemented immediately and in any event, not later than 3 hours. Should the necessary measures not be undertaken within 3 hours of the direction being provided, the Municipality may complete any necessary works on behalf of the Owner. Such expenses will be recovered by the Owner by cost deduction through the contract between Owner and General Contractor.

4.4. The Contractor is to be aware that there are a number of Municipal By-Laws that the Contractor is expected to abide by during the construction and development activities associated with the Lands. The Contractor is to make itself aware of the By-Laws and ensure that activities occurring within the Lands are in accordance with the applicable By-Laws.

4.5. The Contractor is to make themselves aware of the Watermain Protocols for Development and Capital Works.

4.6. The taking of water from the Municipal water distribution from an unauthorized connection without the necessary backflow prevention device and water meter installed and accepted by the Municipality is not permitted. The Contractor shall be responsible for the preparation of a plan demonstrating the location(s) of proposed water taking during building construction activities. The plan is to include, but is not limited to, the following: water taking locations; specification of backflow prevention devices; specification of water meters; applicable design details; and notes identifying that unauthorized connections without the necessary backflow prevention device and water meter installed and accepted by the Municipality is not permitted. This plan must be provided to and accepted by the municipality prior to any connection to the municipal water distribution system.

4.7. The Contractor shall arrange for a pre-construction meeting with the Municipality. Advance notice of at least three (3) business days following completion of the pre-construction meeting must be provided to the Engineering Department and a Road Occupancy Permit from the Public Works Department obtained prior to any works taking place within the Municipal right-of-way.

4.8. Prior to commencing construction, the Contractor shall complete a video or photographic record of the Lands and the lands immediately surrounding the Lands. The Contractor shall obtain any necessary consent from adjoining owners to complete this record. Upon completing the record, the Contractor will provide a copy of it to the Engineering Department of the Municipality and the Owner (SMCDSB).

4.9. The Contractor shall provide to the municipality and Owner a construction staging plan showing, at a minimum, the construction office site, the location for employee and sub-contractor parking, and the laydown area for materials and equipment, is required to be provided prior to the commencement of activities on the site. Should the construction of the proposed development require additional parking to be provided off-site, the appropriate details and notes are to be provided on the plan. Efforts are to be made to minimize the impacts of on-street parking around the development site.

4.10. The Contractor shall follow the Municipal by-laws applicable to permitted working hours on the development site.

4.11. Emergency services routes in the municipal right of way shall be maintained at all times unless approval for variance is granted by the municipality in writing.

4.12. The Contractor shall ensure that all deliveries as well as waste and recycling pick-up for this site will be in accordance with the Municipality's Noise By-law.

4.13. The Contractor is responsible for ensuring that erosion and sediment controls required on the site are inspected on a weekly basis, and that the inspection and any maintenance and/or repair activities are documented. The Owner and/or his Consultant shall provide the Municipality documentation of the inspections and activities in a checklist format as a minimum, to the satisfaction of the Municipality until the completion of construction activities.

4.14. During the course of construction, the Contractor shall ensure that all construction and finishing of the building does not result in airborne particulate, dust or debris leaving the site. Where exterior finish work results in airborne particulate matter, the Contractor shall ensure that the work area is tarped off to prevent ambient material from leaving the immediate work area. As part of the process, ongoing clean-up of the particulate matter will be required to prevent negative impacts to the surrounding area. The Contractor shall be responsible to pay any damages caused or arising either directly or indirectly to adjoining lands including any building or structure located thereon resulting from or in consequence of the Development work undertaken by the Contractor.

4.15. During the course of construction, the Contractor shall not create any unreasonable public nuisance in the manner of dust, noise or noxious odours, and in particular shall not obstruct ingress or egress to the lands or interfere with traffic flowing along adjoining roadways. The Contractor shall repair any existing road, or existing structure or plant located along the road allowance, damaged as a result of the development.

4.16. Prior to pouring concrete for the foundation, the Contractor shall engage an Ontario Land Surveyor who will lay out the location of the footings and provide a letter to the municipality advising the location of same complies with the zoning by-law provisions applicable to the lands.

5. Municipal Requirements for Occupancy.

5.1. Prior to the issuance of the Occupancy Permit by the Chief Building Official, the Contractor shall comply with the following terms and conditions to the satisfaction of the Municipality.

5.2. All hard-surfaced materials such as base-coarse asphalt surface (minimum), concrete curb, and sidewalks are fully constructed.

5.3. The stormwater management system including all catch basins, drains and storm services be substantially complete and functioning.

5.4. Municipal water and sewage services have been installed and tested to the satisfaction of the Municipality, required fees and charges invoiced by the Municipality have been paid and a metric water metre with remote readout has been installed, inspected, and sealed to the satisfaction of the Municipality.

5.5. Final grading of the property is in conformity with the approved Site Grading Plan, or such variance there from as has been approved by the Municipality.

5.6. All works upon the adjoining streets and boulevards including but not limited to underground utility services, curbs, sidewalks, and landscaping be completed, and the boulevard area fully restored to the satisfaction of the Municipality.

5.7. All external lighting fixtures on the building and in the parking lots are installed and functioning to the satisfaction of the Municipality.

5.8. All external parking signage be erected and line painting be completed to the satisfaction of the Municipality.

5.9. All fencing be fully erected and constructed to the satisfaction of the Municipality.

5.10. All external impacts and or damages to surrounding lands and or buildings, as attributed to this development, have been fully resolved and rectified to the satisfaction of the Municipality.

5.11. Any required acoustic fences have been installed and certified by the Owner's consultant.

5.12. The Contractor shall provide the following as-constructed plans and drawings for the site within 30 days of issuance of the Certificate of Occupancy.

(a) Site Plan
(b) Site Grading Plan
(c) Site Servicing Plan
(d) Illumination Plan
(e) Landscape Plan
(f) Topographic Survey meeting requirements of CLOSEOUT SUBMITTALS Section 01 78 00.