

## Hines and Waterfront Toronto break ground mass timber office tower T3 Bayside

Ontario Construction News staff writer

Construction has begun on a mass-timber office complex known as T3 Bayside, located on Queens Quay East, just west of Parliament Street in Toronto.

With the “T3” label to signify “timber, talent, and technology,” the innovative project from developer Hines, with a design by Danish architects 3XN working with local firm WZMH Architects, will be the tallest wood-frame building in Ontario.

The first of two twin, heavy timber office buildings at Bayside Toronto, T3 Bayside will be constructed using an innovative and highly sustainable mass timber structure, and feature market-leading amenities, all designed with the goal of delivering a completely differentiated tenant experience. At full completion, the two T3 Bayside buildings will feature over 500,000 square feet of next generation office space.

“With the ground-breaking of T3 Bayside today, we deliver on the commitment we made to Waterfront Toronto and to the City of Toronto to bring employment use to the water’s edge,” says Avi Tesciuba, senior managing director, Hines.

“We are humbled and proud of the role Bayside has played in kick starting a whole wave of development



along the eastern waterfront as we deliver a truly mixed-use community that will also include affordable rental housing, a day care facility and a recreation center.”

T3 Bayside is the latest in a global series of creative, mass timber workplaces.

Phase One will include 251,000 square feet of commercial office

space by early 2023, and feature 30,000-square-foot floorplates. The buildings were designed by 3XN, after the studio emerged as the winner of an international design competition.

“The work we do focuses on building complete communities,” added George Zegarac, President and CEO of Waterfront Toronto.

“We are building a waterfront where everyone can access the water, lush green park spaces to enjoy, places for all kinds of families to call home. T3 Bayside is a great example of the innovative approach we have taken over the past two decades to promote environmental sustainability as part of the foundation of our development projects.”

Hines was named the master developer of Bayside Toronto, following an international competition by Wa-

terfront Toronto.

Bayside Toronto will include two million square feet of new residential housing, including market condominiums and affordable housing, modern office space, shopping and restaurant destinations and cultural venues, along with a newly activated and engaging public realm.

“The start of construction on T3 Bayside is another step closer to the building of more beautiful, sustainable and prosperous communities along the waterfront,” said Catherine McKenna, Minister of Infrastructure and Communities.

“Through the Toronto Waterfront Revitalization Initiative and through our continued investments in public infrastructure, Canada’s infrastructure plan is resulting in thousands of projects, creating jobs across the country and building stronger communities.”



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# Guelph library project shelved after government funding falls through

Ontario Construction News staff writer

With provincial and federal funding denied, the City of Guelph has put plans for a new library on the shelf for now.

The city had expected about \$36.6 million for the \$67 million project, but according to GuelphToday, the application failed.

"Guelph has officially found out we're getting \$0 dollars towards the \$67 million library. Although I didn't vote for this price tag originally, it's disappointing," Guelph Mayor Cam Guthrie tweeted.

"Upper level of government money would've helped offset property tax & levy burden to pay for it. But here we are."



According to the mayor, the funding stream was over **ten** times oversubscribed and several projects were rejected.

In September, Guthrie warned city council to not approve the \$67-million project without commitments from other levels of government.

However, council approved a \$67.1-million budget at that time for the new library which will be built on what is currently the Baker Street parking lot. The council package also includes \$15 million for site remediation, \$21 million for parking and \$2.6 million for an urban square at the planned Baker District redevelopment.

The vote does not commit hard dollars to the project, instead approving a hard dollar figure city staff can use for detailed planning of the project,

"We have a community that has been hit hard financially, not just the city but our taxpayers. We need to be respectful to the situation that many in the community are struggling with financially," a disappointed mayor wrote on Twitter.

A report to council about the project is expected in October. Guthrie says shelving the project is the "financially responsible" thing to do.

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# London launches Construction Dollars program to support core-area businesses

Ontario Construction News staff writer

The City of London has launched a Core Area Construction Dollars Program to thank customers for supporting Downtown and Old East Village businesses during another busy construction season in the core.

Through giveaways, contests and promotions this summer, Londoners visiting Downtown and Old East can receive Construction Dollars - coupons in \$5-, \$10- and \$20-dollar amounts to be used at participating businesses.

"COVID-19 has put pressure on all London businesses," said Jim Yanchula, manager of downtown Proj-

ects and Business Relations. "This program is designed to give people an added reason to visit the businesses that are in the heart of our city."

The Core Area Construction Dollars Program is in addition to the City's ongoing support for local businesses re-opening after pandemic-related closures. Through the **Back to Business** action team, the city has fast-tracked city-wide initiatives such as free parking and creating temporary shared spaces to allow for physical distancing.

"Construction Dollars are another great reason to eat, shop and play in Old East Village. There has never been a more important time to sup-

port OEV's entrepreneurs," said Old East Village BIA Manager Jen Pastorius. "Area businesses are planning great promotions and contests using Construction Dollars, so stay tuned and follow #DIGOEV on social media to learn more."

The four-year pilot program is being funded through the City's Core Area Action Plan, which was developed with local stakeholders to support the core and generate new growth and investment. Through the BIAs, this program will contribute close to \$100,000 into the local economy each year, incentivizing customers to shop, dine and experience the core.

"The Construction Dollars program provides a great incentive to explore the truly unique businesses downtown," said Downtown London BIA Executive Director Barbara Maly, "We encourage all Londoners to explore our community and to hit our bricks because small is the new mall."

When visiting Downtown or Old East Village, orange Construction Dollars signs in windows indicate a business is offering and accepting the dollars. The **Downtown London** and **Old East Village** websites also contain a full list of participating businesses.

## Niagara Falls spending \$250,000 to extend pedestrian walkway in the heart of the tourism district

Ontario Construction News staff writer

Niagara Falls recently approved \$250,000 to construct an extension of the Fallsview pedestrian walkway – a move councillors say will create a strategic linkage from the Fallsview Casino Entertainment Centre theatre to parking lot facilities.

"In consideration of the reduced tourist activity brought about by the current pandemic, staff have recognized this opportunity to implement the extension of the existing Fallsview pedestrian walkway extension up to Robinson Street with less disruption than usual," said a staff report recently before city council.

The project will be funded through

parkland dedication contributions received via development applications in the Fallsview tourist district.

"A pedestrian linkage is presently available from the Fallsview Casino across Murray Street leading approximately 100 metres northerly, terminating at connection points to the Skylon Tower and adjacent parking areas," said the report.

According to a staff report, the COVID-19 pandemic provides a "short window" of reduced pedestrian and tourist activity.

Taking advantage of competitive unit prices, staff negotiated with the current vendors currently under contract for sidewalk repair and landscape restoration - Gauboc

Construction and Lawns and More respectively - for an extension of their contract to complete the works.

Work has begun to survey and prepare the lands for the improvements and the concrete pathway is expected to be completed by the end of August. It will include a five-metre wide path, tree plantings, restoration and benches and lighting.

Construction of the pedestrian walkway extension is expected to

cost \$250,000 as follows:

- \$90,000 for the concrete surface,
- \$21,000 for sodding, trees, benches, and restoration,
- \$25,000 for grading, soil and seeding, and
- \$24,000 for engineering, administration and contingency.
- \$90,000 for lighting (design to be completed now, construction to follow in late 2020 or early 2021)

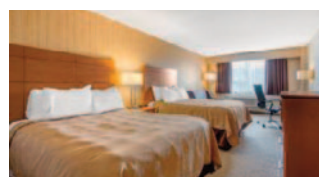


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# Fairness and contracts: The three Golden Rules of tendering

By Clive Thurston

Special to Ontario Construction Report

One of the more popular seminars that I provide is on the rules surrounding bidding and tendering on construction projects. There are always a lot of questions about just what is fair and how the various laws apply.

Most construction industry participants are aware of Ron Engineering and subsequent court cases, up to and including Tercon and others, since they impact what is and is not allowed in the tendering process.

The duties that fall to the contractor and the owner are clearly spelled out and most importantly the Duty of Fairness is key to a successful tender.

Other parties to this process that I often reach out to are the sub-trades and suppliers. Although they are not party to the signing of the head contract, and are not submitting their bids directly to the owner, in a standard contract, they are nonetheless impacted by all of the rules, regulations, clauses, and conditions set out in the request for bid and in the eventual contract. The head contract and all its conditions flow down to the sub-trades who are bound by them, whether they realize that or not.

Sub-trades and suppliers can see these conditions and general contractors should always make sure that they are available for review by any supplier or sub-trade that is bid-

ding to them on a project.

Trades and suppliers who fail to understand this key point can sometimes find themselves in a great deal of difficulty further down the line and the contractor will be unable to assist them in dealing with it, and will also likely end up facing problems.

When I am asked how to avoid these difficulties, I suggest a quite simple answer. There are three remarkably simple rules.

- **Read the documents early.**
- **Read the documents again.**
- **Read all of the documents.**

While these rules may seem very simple and easy to follow, experience has taught me that despite years of experts highlighting them, and warning participants in the construction industry to pay attention to the contracts they are signing, sadly their failure to follow the advice has led to a lot of work over the years for lawyers and consultants trying to straighten messes out after the fact.

I receive calls from general contractors asking me about various clauses that they find unfair and unbalanced and in many cases they are absolutely correct – the clauses are unfair and unbalanced, however there's a slight problem – they didn't call me prior to signing the contract. Once signed no matter how unfair and unreasonable or repugnant the clause may be you must live by it.

Unfortunately, the same holds true

for suppliers and sub-trades. As I mentioned, they are bound by the contract and all its clauses and rules, fair or not. While I have written and spoken out this problem many times, it never fails to amaze me it recurs over the years. I have had a number of sub-trades contact me because of problems with supplementary clauses and conditions contained in the contract that they apparently did not know about.

Payment timing prior to the new Construction Act was one of the most common challenges. Unfortunately, there was, little that we could do for them at that time.

Just recently I was asked to review a signed contract. Division 1 was clear; under no circumstances was the general contractor responsible for any form of design or engineering.

However, contained within the specifications, specifically section 20 Mechanical, there were a set of supplementary clauses that the owner's consultant had added. The general did not know they were there and, importantly, the sub-trades bidding it did not notice them and therefore no one raised a question. Without going into the entire language, the contract wording effectively transferred all risk for design and engineering onto the sub-trade for any problems that might arise or occur with the drawings such as conflicts. The sub-trade would be responsible

for employing its own experts to develop new drawings to correct the problems.

If this were a minor situation, it probably would not have had much impact, but as is often the case it was not. There were over 700 interference issues discovered during preparation for work and all of that responsibility fell to the sub-trade.

Was this fair? In my opinion it was totally unfair. The problem was the contract had been signed and the trade engaged. If the clause does not break any laws, then it was likely valid, and the risk now fell to the sub-trade.

This kind of problem highlights why it is so essential that everyone – the general contractor, supplier, and sub-trade — must take the time to review the documents to ensure that there are no negative or unfair conditions that could impact the project as it proceeds.

Once again my advice to all general contractors, suppliers and sub-trades is: Please take the time, read those documents, make sure you do it early and contact your association for assistance if you find any issues.

*Clive Thurston is the former president of the Ontario General Contractors Association (OGCA). He is not a lawyer. His observations here are based on his experience, and they should not be considered as legal advice.*

## Walmart Canada and Condor Properties break ground on high volume distribution centre in Vaughan

Ontario Construction News staff writer

Walmart Canada and Condor Properties broke ground this week on a new state-of-the-art distribution centre in Vaughan. The project is expected to create hundreds of construction jobs.

On the heels of announcing a major \$3.5 billion investment into all aspects of the business, Walmart's new facility is a next generation 550,000 square foot distribution centre at 11110 Jane Street at Teston Road.



"Our new distribution centre is going to be a world-class facility, which will help us grow and make our business better and simpler for our customers," said Horacio Barbeito, President and CEO, Walmart

Canada. "These are challenging times for everyone, but we are investing for growth because we believe in Ontario and Canada's future and are proud to do business in this great country."

The facility is expected to open in 2024, to handle ambient general merchandise and food products. More than 70 million cases of products from more than 3,000 suppliers will flow through this distribution centre annually – the highest volume of any Walmart facility in the country.

The new facility in Vaughan is in addition to a brand new 300,000 square foot distribution centre currently under construction in Surrey, British Columbia. Walmart is also renovating an existing distribution centre in Cornwall.

"This project is a big undertaking, but also a shining example of teamwork, commitment and a solution-driven approach," said Angelo De Gasperis, founder and principal, Condor Properties.

The distribution centres are part of a suite of investments Walmart

Canada is making to generate significant growth and to make the online and in-store shopping experience simpler, faster and more convenient for Walmart's customers. The investment over the next five years will lead to the use of advanced technologies working alongside associates in a state-of-the-art facility to move products as quickly as possible.

Premier Doug Ford attended the ground-breaking ceremony.

"As our province charts a path to recovery, we welcome significant investments like the one Walmart is making in Vaughan, which will create more jobs, get more people back to work, and help our economy recover and grow again," Ford said.

Condor Properties is a privately owned Vaughan-based real estate development company related to the Con-Drain Group of companies. Principals have over 70 years of experience in land development with core assets presently in the millions of square feet.



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## REQUEST FOR TENDER

### ROOF REPLACEMENT

#### 202 McNay Street

Tender # 2020-0014  
Publication date: 2020-08-14  
Category: Building Science  
Subcategory: Building Envelope  
Location: London ON  
Bid Date: 2020-09-10

### TENDER DESCRIPTION

#### Roof Replacement

202 McNay Street, London ON  
Tender Request # 2020 – 0014  
London & Middlesex Community Housing will receive Electronic Tenders for the supply and installation services relating to the listed project above until 11:00 am local time, on **Thursday September 10, 2020**.

Tenders to be delivered electronically to:  
monika.thiede@westinghouse.com of NA Engineering Associates Inc.

The scope of the work is to provide removal of the existing roof system on the apartment building located at 202 McNay Street and replace it with a new 2 ply modified bitumen roof system.

The work includes, but is not limited to:

1. Remove and dispose of;
  - 1.1. Existing cap and counter flashing metal at perimeter parapets and walls of the building.
  - 1.2. Pea stone ballast
  - 1.3. 4 ply BUR roof system
  - 1.4. Thermal insulation
2. Replace with new roof system:
  - 2.1. Self-adhesive vapour barrier
  - 2.2. One layer of 75 mm (3") thick polyisocyanurate insulation and tapered insulation
  - 2.3. High-Density Polyisocyanurate Board and Base Sheet Membrane (2-1 SopraSmart Board ISO HD by Soprema)
  - 2.4. Granulated cap sheet GR membrane torched applied
3. Install a new asphalt torched applied 2 Ply Modified Bitumen Roofing System in strict accordance with drawings and specifications provided by Consultant.

Each tender shall be submitted electronically signed by the contractor / corporation, and include all completed and signed forms per instructions in the Tender Package. The successful Tenderer shall also be required to furnish both a Performance Bond and a Labour & Material Bond, each for 50% of the Contract Price excluding the HST, payable to London & Middlesex Community Housing. Electronic Tender documents can be obtained by email request after 10:00 am on Friday, August 14, 2020 from NA Engineering Associates Inc., 90 Albert Street, London, Ontario; by e-mail: monika.thiede@westinghouse.com

A mandatory site visit for prospective contractors has been scheduled for 11:00 am, Friday, August 21, 2020 at the address of the roof replacement above. Contractors must register their intent to attend (and company name and the representative attending) by contacting monika.thiede@westinghouse.com before 5:00 pm, Thursday, August 19, 2020.

In consideration of Covid-19 protocols, contractors are only to send one (1) representative, wear a face mask and will sign in with the Consultant. Access to the roof will be by elevator or stairs and physical distancing shall be practiced by all.

All enquiries regarding the Tender are to be directed to Jim Culliton at email: jim.culliton@westinghouse.com or Mark Zettler at email: mark.zettler@westinghouse.com. All enquiries shall be by email only and will be answered by email. Any addenda subsequently issued shall only be verified to attendees of the mandatory site visit. Under no circumstances will facsimile tenders or late submissions be accepted or considered.

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Experience: 1 year to less than 2 years  
Ability to Supervise: 3-4 people  
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Transportation/Travel Information: Willing to travel, Valid driver's license

**Work Conditions and Physical Capabilities:** Work under pressure, Combination of sitting, standing, walking, Standing for extended periods, Physically demanding, Overtime work required, Large workload

**Work Location Information:** Various locations

**Work Site Environment:** Outdoors, At heights, Confined spaces

**Area of Specialization:** Industrial, commercial and institutional

**Major Work Area:** Excavation

**Specific Skills:** Establish and monitor construction work schedules, Conduct technical analyses of survey and field data for development of topographic, soil, hydrological or other information and prepare reports, Monitor air, water and soil quality and develop procedures to clean up contaminated sites, Confer with clients and other members of the engineering team and conduct research to determine project requirements, Conduct field services for civil works, Act as project or site supervisor for land survey or construction work.

**Work Setting:** Construction company

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# REQUEST FOR TENDER

## Supply, Delivery and Installation of Brine Storage Systems

Tender # PRC002499  
 Publication Date: 2020-08-13  
 Category: Commercial  
 Subcategory: Warehouse/Distribution  
 Type: Tender  
 Location: Mississauga, ON  
 Bid Date: 2020-09-08

**Tender Description**  
**PROCUREMENT NO.: PRC002499**  
**REQUEST FOR TENDER**

### SUPPLY, DELIVERY AND INSTALLATION OF BRINE STORAGE SYSTEMS

Closing Date and Time: Wednesday,  
**September 9, 2020 at 2:00 p.m. Local Time**

The scope of work under the supply and installation of two (2) brine storage systems for the City of Mississauga tender is for the complete supply, delivery and installation of turnkey brine storage systems for two locations within Mississauga. The systems shall be delivered and installed at the following locations:

- Location 1: 3185 Mavis Road 120,000 litres
- Location 2: 7300 West Credit Avenue 100,000 litres

Tender forms will be available on or about Monday, August 17, 2020 at <https://mississauga.bidsandtenders.ca>

The tender will be reviewed as to the lowest price, qualifications, capabilities and experience of the bidder and the availability of funds by the Municipality to complete the work. The City reserves the right to accept or reject all or any bids and to waive informalities in accordance with established policy. The City of Mississauga relies on this advertisement to provide public notice of this business opportunity and is not obligated to notify any bidders in any other manner.

**INQUIRIES:**  
 For all other inquiries, please contact the Buyer, Jivana Persad at: 905-615-3200, ext. 4129 or via email [jivana.persad@mississauga.ca](mailto:jivana.persad@mississauga.ca)

Submissions other than electronic submissions will not be accepted.

# REQUEST FOR TENDER

## Tender # 2020-0014 Building Alterations

Publication Date: 2020-08-07  
 Type: Pre-qualification  
 Location: Toronto, ON

Bid Date: 2020-08-21

**TENDER DESCRIPTION**  
**Pre-Qualification of General Contractors Fred Victor Centre Consumption Treatment Site – Building Alterations**

145 Queen Street East, Toronto

Fred Victor Centre is planning to renovate part of the 1st floor of its building at 145 Queen St., East, Toronto, approximately 104 SM/1120 SF, to convert an assembly/activity space into a Consumption Treatment Site.

General contractors are invited to submit pre-qualification information as part of the process to select 5 general contractors who will be invited to bid on the project.

Work includes removals, concrete slab repair, new partition walls, interior doors and windows, finishes, millwork, new plumbing, HVAC system alterations, electrical services and lighting. The Centre will remain open and operating throughout the course of the renovation.

The work is anticipated to commence in October, 2020.

Submit completed CCDC 11 Contractor's Qualification Statement and please indicate on a separate page that the company has proper and up-to-date construction insurance and up-to-date WSIB Clearance Certificate.

Please send by email to:

Richard Seligman  
 R. Seligman Associates Inc, Project Manager at: [rseligmanassociates@bellnet.ca](mailto:rseligmanassociates@bellnet.ca)

Submission deadline date is no later than  
**Friday, August 21, 2020 at 4:00 pm EST.**

Submissions other than electronic submissions will not be accepted.

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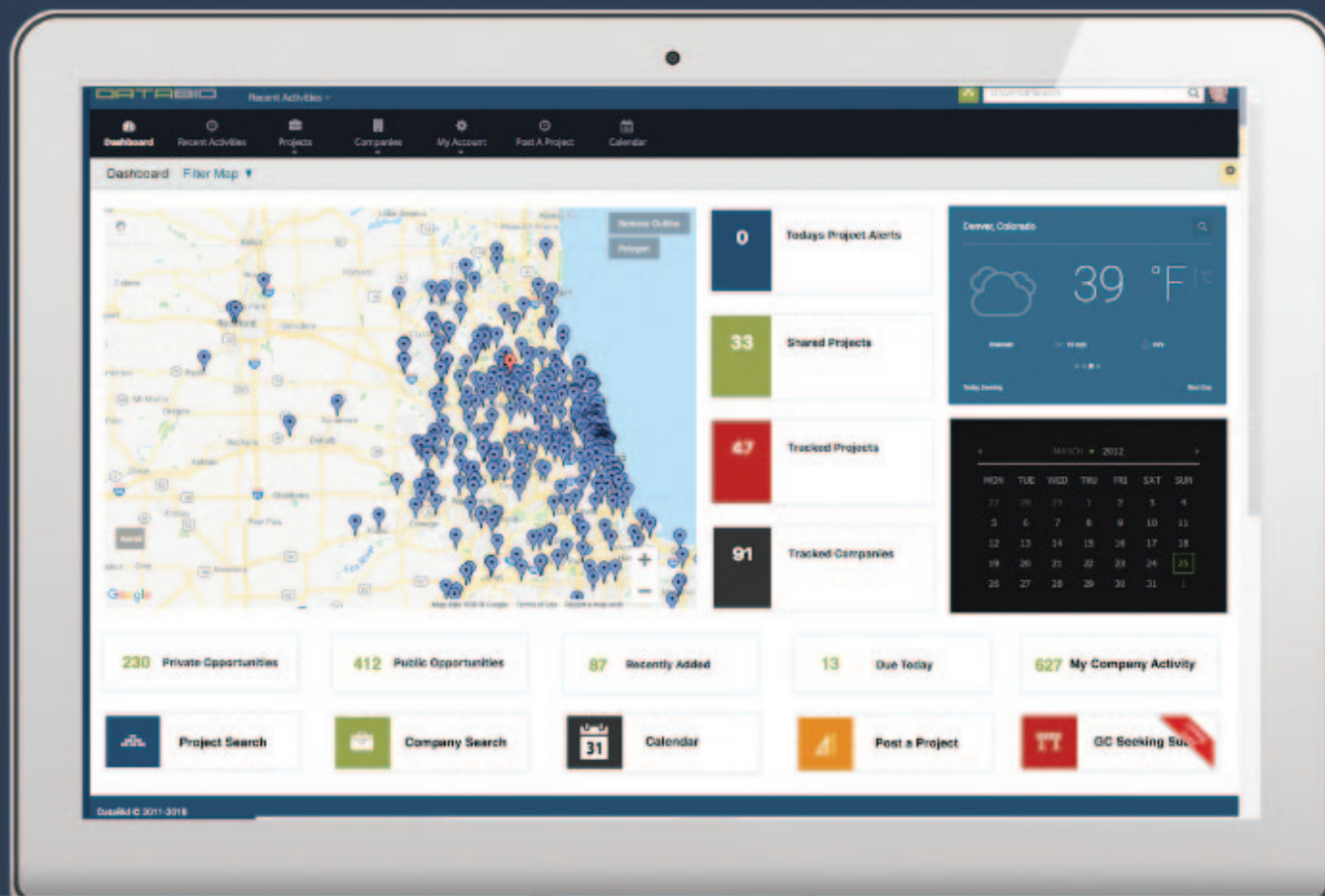


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