



THE CORPORATION OF THE CITY OF NIAGARA FALLS

REQUEST FOR PRE-QUALIFICATION

RFPQ27-2019 PRE-QUALIFICATION OF CONTRACTORS FOR CONSTRUCTION OF NIAGARA FALLS CULTURAL HUB COMPLEX

Scope of Work

1.0 Project Description

Building:

- A new 21,000 sq.ft cultural hub featuring a two-storey Studio Building with basement, and a single-storey slab-on-grade Market Hall, connected by a one-storey link. The program features:
 - Café
 - Woodworking Shop
 - Artists' Studios
 - Utility Room
 - Market Hall
 - Public Washrooms and Universal Washrooms
 - Administrative Offices
 - Storage Room
 - Custodial Room
- The building has a composite structural system of steel frame and nail-laminated timber floor and roof deck systems above grade and cast-place concrete below grade.
- The building has a saw-tooth roof with sky lights and photovoltaic panels.
- Building cladding materials predominantly include pre-finished metal cladding in a rain-screen system, concrete block masonry in some areas and pre-finished composite panel cladding in others. Windows are either aluminum-framed curtain wall system/glazing, fibre glass windows or aluminum-framed skylight glazing.
- The building will be fully air-conditioned and fully equipped with sprinklers, may feature geothermal thermal sourced heating, a rain-water-collection and treatment system for grey-water use as well as photovoltaics on the roof.

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Scope of Work (Cont'd)

Site:

- Address: 5943 Sylvia Place, Niagara Falls, ON
- General location: South of the Niagara Falls History Museum on the south side of Lundy's Lane between Main Street and Sylvia Place
- Site area: ±7,000 square meters
- New site works and site features will include:
 - A plaza on Main Street, with a combination of unit pavers and stamped concrete, cast-in-place planters, benches, a custom-fabricated bus stop and catenary lighting above.
 - A Parking Court along Sylvia Place that will be used for both outdoor events and parking, with planters and catenary lighting above.
 - Refinished access drives off Sylvia Place.
 - Hard surface treatments including asphalt driveways and parking for 76 vehicles, new concrete sidewalks and curbs
 - Site Lighting
 - Landscaping including planting beds, planting materials and sodding
 - Electrical transformer with concrete pad
 - Free-standing signage with integrated electronic display board

2.0 Timing and Scale

Anticipated Tendering Date: September 2019

Anticipated Tendering Close: October 2019

Anticipated Project Award Date: October 22, 2019 (council)

Anticipated Construction Start Date: November 1, 2019