



 hnhousing.ca

 25 Kent Street N. Unit 2
Simcoe, ON N3Y3S1

 hnhc@hnhousing.ca

 (519) 426-7792

 1-800-265-2819

September 16, 2025

Dear Sir/Madam:

RE: Invitation to Tender - [SFT HN 11/25](#)

400 Queen St. E, 440 Queen St. E & 503 Main St. E, Dunnville
[SFT HN 11/25 – Janitorial Services](#)

On behalf of the Haldimand Norfolk Housing Corporation, we invite your tender submission for the [Janitorial Services](#) at the above noted property.

The [Janitorial Services](#) contract is expected to be awarded within two (2) weeks of close of tenders. Please review our Front End Documents and submit your tender on the enclosed tender forms, completed as indicated.

We ask you to complete the Submission Forms and necessary Appendices and return no later than **11:00 a.m. local time, Friday, October 10th, 2025**, to the Haldimand and Norfolk Housing Corporation, Unit 2-25 Kent Street North, Simcoe, Ontario N3Y 3S1 or **fax/email** to (519) 426-7630, **ksullivan-swick@hnhousing.ca**.

Please note that the Haldimand Norfolk Housing Corporation (Owner) shall not be bound to accept the lowest or any other tender submission. The Owner does not bind itself to accept the whole or any part of any tender submission, and in particular if only one submission is received, the Owner reserves the right to reject it. Tenders will be assumed to be entirely in conformance with the specifications, unless they are explicitly noted otherwise.

Please confirm via email your firms intentions of bidding.

If you do not wish to submit a bid, please complete the enclosed "Notice of No Bid" form and return it to the Haldimand and Norfolk Housing Corporation prior to the tender closing date.

Sincerely,

Marc Puype

Marc Puype, B.A.Sc
Director of Development & Technical Services

SUBMIT WITH BID

Haldimand Norfolk Housing Corporation

SFT HN 11/25 - BID FORM

Tender Number SFT HN 11/25	Project Address 400 Queen St., 440 Queen St. & 503 Main St., Dunnville	Closing Date Friday, October 10 th , 2025	Time 11:00 a.m.
Submitted To (Owner) Haldimand Norfolk Housing Corporation		Job Description Janitorial Services	

Bidder	Legal Name
Telephone Number ()	Fax Number ()
Address	
City	
Province	Postal Code

1. Bid Price

Having examined the Bid Documents as listed in "Appendix A" to this Stipulated Price Bid, and Addenda No. _____ to No. _____ inclusive, all as issued by Haldimand Norfolk Housing Corporation and having visited the Place of the Work; I hereby offer to enter into a Contract to perform the Work required by the Bid Documents for the stipulated price of

_____/Dollars _____/Cents

Written form in Canadian funds which price includes Value Added Taxed Brought from Appendix "F" Bid Schedule

(\$ _____) Numeric form in Canadian funds, which price includes Value Added Taxes.

Brought from appendix "F" Bid Schedule

Show separate tax amounts (included in price above):

HST (Harmonized sales Tax) (\$ _____)

This tender is firm, irrevocable and open to acceptance by the Owner for 60 days for Tender closing.

2. Bid Security

I enclose a bid bond, certified cheque, bank draft or irrevocable letter of credit in the minimum amount of _
---Not Applicable--- Dollars (\$__N/A__) payable to the Owner and valid for 60 days from the date of Bid closing.

3. Declarations

3.1 I hereby declare that:

- a) I agree to perform the Work in compliance with the required completion schedule stated in the Bid Documents.

3.2 I certify that:

- a) that I am not a party to, privy to any deceit to mislead the Owner into accepting this Bid as a truly competitive Bid whether to the prejudice, injury or benefit of the Owner;
- b) The prices contained in this Bid are quoted in good faith without any collusive arrangement with any other person or entity;
- c) I have no financial interest in any other entity which;
- i) is or has rendered goods or services to Haldimand Norfolk Housing Corporation.
- ii) is submitting a bid for this Work; except for the following

3.3 Accessibility for Ontarians with Disabilities Act Compliance Statement

I/We the undersigned, in submitting this Accessibility Compliance Form to the Haldimand Norfolk Housing Corporation have authority to bind the firm/Company and do hereby make the following statements that I/We certify to be true and complete in every respect.

I/We acknowledge that as a vendor of the Haldimand Norfolk Housing Corporation we are bound to comply with the Accessibility Standards for Customer Service, Ontario Regulation 429/07 under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA) as amended from time to time.

SUBMIT WITH BID

SFT HN 11/25 BID FORM

In accordance with the requirements of Section 6 of the regulation, I/we understand that effective January 1, 2012 all individuals who provide service to or on behalf of [Haldimand Norfolk Housing Corporation](#) must receive training that includes the following content:

- A review of the purposes of the *Accessibility for Ontarians with Disabilities Act, 2005* and the requirements of the customer service standard;
- How to interact and communicate with people with various types of disabilities;
- How to interact with people with disabilities who use an assistive device, service animal or support person;
- How to use the equipment or assistive devices available on the premises that may assist in the provision of goods and services to people with disabilities;
- What to do if a person with a particular type of disability is having difficulty accessing goods or services; and
- [Haldimand Norfolk Housing Corporation's](#) Accessible Customer Service Policy and related procedures and practices (available November 1, 2011).

I/We certify that effective [January 1, 2018](#) at the latest, all required training will be received by current and future new employees, agents, sub-contractors, volunteers, or others for whom we are responsible, prior to providing goods or services to, or on behalf of the [Haldimand Norfolk Housing Corporation](#).

I/We certify that we will track the training of employees, agents, sub-contractors for whom we are responsible and will produce a written record of completed training as required under the customer service standard, upon request.

I/We understand the [Haldimand Norfolk Housing Corporation](#) is relying on this certificate to ensure that any employees, sub-contractors or other representatives of our firm who have any dealings with the public on behalf of the [Haldimand Norfolk Housing Corporation](#) have received training as required by *Accessibility Standards for Customer Service, Ontario Regulation 429/07*.

I/We understand that if this Certificate is found not to be true and complete in every respect, the [Haldimand Norfolk Housing Corporation](#) has the authority to discontinue the services of our firm/Company.

I/We am/are authorized to sign this Certificate, and to submit it on behalf of the Company.

Signatures

Witness

Signed and Submitted for and on behalf of:

Name of Bidder

Signature

Signature

Name and Title of person signing

WSIB Account Number

Signature

Insurance Company

Name and Title of person signing

Policy Number

Dated at _____ this _____ day of _____, [2025](#).

N.B. where legal jurisdiction or Owner requirement call for:

- (a) proof of authority to execute this Bid: attach such proof of authority in the form of a certified copy of the resolution naming the representative(s) authorized to sign this Bid for and on behalf of the Corporation or Partnership; or
- (b) the affixing of a corporate seal, this bid should be properly sealed; or
- (c) where the context requires, words in the singular in this Tender Submission Form and all attached Appendices shall include the plural.

SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "A"

LIST OF BID DOCUMENTS

400 Queen St., 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

The following is the list or description of the Bid Documents referred to in the Bid for the above named Project:

ADMINISTRATIVE DOCUMENTS

- Invitation to Tender Letter

TENDER SUBMISSION DOCUMENTS

- Tender Submission Bid Form and Appendices A, B, C, D, E, & F.
- Tender Submission Envelope
- Conflict of Interest Declaration Form 1
- Contractor Notification and Asbestos Acknowledgement Form 2

SPECIFICATIONS

- Instructions to Bidders and General Conditions
- Section 01001: General Requirements
- Section: 99001: Janitorial Services Specification
- Example of Neutral PH Low Foam Cleaner - Christal
- Reflections High Gloss Floor Finish Information Sheets
- AmericanBiltrite Flooring Maintenance Instructions – Rubber Stairs
- Janitorial Requirement Checklist

SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "B"

ALTERNATIVES

The following are my prices for the Alternatives listed below. Such Alternatives are not included in the Lump Sum Fixed Price set out in the Tender Submission Form. Indicate adjustments to the Harmonized Sales Tax Separately. (Refer to General Conditions). Completion of this form is optional.

ALTERNATIVES PRICE (Description)	ADJUSTMENT FOR ALTERNATIVE EXTRA (+) CREDIT (-)
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SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "C"

LIST OF SUBCONTRACTORS

400 Queen St., 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

The following are the subcontractors I intend to use for the division or section of the Work listed therewith (indicate "Own Forces" where no subcontractor is to be used):

TRADE	COMPANY NAME	ADDRESS

Should the subcontractors proposed above be accepted by the Owner, no substitutions shall be made unless authorized in writing by the Owner.

Failure to submit this form fully completed may result in disqualification of the bid, at the Owner's discretion.

SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "D"

PERFORMANCE REFERENCES

400 Queen St., 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

Failure to submit this form fully completed may result in disqualification of the bid, at the Owner's discretion.

Contractors submitting a bid;

1. Who have not previously been awarded a [Haldimand Norfolk Housing Corporation](#) contract, are requested to complete the following:
 1. List the names of two owner(s) or consultant(s) for whom you have recently completed similar work, for reference purposes.
 2. Give a brief description of work carried out.
2. Who have previously been awarded a [Haldimand Norfolk Housing Corporation](#) contract, are requested to complete the following using [HNHC](#) information, for reference purposes:

NAME:		PHONE	
ADDRESS:			
WORK DESCRIPTION:			

NAME:		PHONE	
ADDRESS:			
WORK DESCRIPTION:			

Pursuant to the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, I, _____, authorize the [Haldimand Norfolk Housing Corporation](#) to contact the person or company listed for the purpose of obtaining reference information.

SIGNATURE: _____
(an authorized signing officer)

DATE: _____

PRINT NAME: _____

TITLE: _____

SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "E"

PROVINCIAL TAX COMPLIANCE DECLARATION

400 Queen St., 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

Failure to submit this form fully completed may result in disqualification of the bid at the Owner's discretion.

PROVINCIAL TAXES

Bidders must submit with their tender, the following declaration, signed by an authorized officer, certifying that the firm's Ontario taxes are in good standing.

TAX COMPLIANCE DECLARATION

The [Haldimand Norfolk Housing Corporation](#) expects all suppliers to pay their provincial taxes on a timely basis. In this regard, bidders are advised that any contract with the [Haldimand Norfolk Housing Corporation](#) will require a declaration from the successful bidder that his/her company's provincial taxes are in good standing.

In order for a company to be considered for a contract award, the bidder must submit the following statement of the company's tax compliance status:

I/We hereby certify that _____ at the time of submitting
(Legal name of company)

this bid, is in full compliance with all tax statutes administered by the Ministry of Finance for Ontario and that, in particular, all returns required to be filed under all provincial tax statutes have been filed and all taxes due and payable under those statutes have been paid or satisfactory arrangements for their payment have been made and maintained.

Dated at _____ this _____ day of _____, 2025.
(Municipality)

(Signature of an authorized signing officer)

(Print Name)

(Title)

(Telephone Number)

SUBMIT WITH BID

TENDER SUBMISSION - APPENDIX "F"

BID SCHEDULE

400 Queen St., 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

The bid schedule is to form the basis of the tender submission and is to be used to compute the Lump Sum Price to be entered on the Tender Submission Form. Failure to submit this schedule fully completed may result in disqualification of the bid, at the owner's discretion.

Prices are for the completed work including all work associated with each item, all applicable taxes (except HST - shown separately), overhead, profit, and all other Contractors expenses in accordance with the contract documents.

Note: Cost for April & October additional work is required otherwise your bid will be deemed invalid.

Address	Additional Work		Regular Duties	Total
	April	October	Jan-Dec	
400 Queen St., Dunnville	\$	\$	\$ _____ x 12 = \$ _____	\$
440 Queen St., Dunnville	\$	\$	\$ _____ x 12 = \$ _____	\$
503 Main St., Dunnville	\$	\$	\$ _____ x 12 = \$ _____	\$
Annual Sub-Total:				\$
H.S.T.:				\$
Total Cost:				\$

BRING THIS TOTAL FORWARD TO BID SUBMISSION FORM

Schedule of Unit Prices for additional Work if required

The following unit prices shall include overhead, profit, provincial sales tax where applicable, and all charges to the contractor and shall represent the actual cost to the Owner. These unit prices shall be used for all revisions to the contract. Harmonized Sales Tax (H.S.T.) shall be calculated separately on the total value of any change order. **Do NOT include Unit Prices in Total Lump Sum Price.**

Description

Apartment Unit/Family Home Move-out Cleaning, Hourly Rate \$ _____ / hour

- .1 Proponents must bid on all work for all properties listed on the Bid Submission Form & on this document
- .2 Contractor is required to verify all job conditions
- .3 Failure to submit this Bid Schedule will render the Bid Submission null and void at the sole discretion of the Haldimand-Norfolk Housing Corporation

Company Name: _____

Date: _____

Print Name: _____

Signature: _____

NOTICE OF NO BID
Quotation/Tender No: SFT HN 11/25

NOTE: Receipt of this completed form will assist us in calling for future bids. Please complete and submit this form prior to the closing date to the Haldimand and Norfolk Housing Corporation in your own envelope. **Please do not use the envelope provided with the tender package.**

A Quotation is not being submitted for the following reason(s)

- ☐ We do not supply/install the required goods/services.
- ☐ We do not supply/install to stated specifications.
- ☐ Specifications are not sufficiently defined.
- ☐ Insufficient information to prepare quotation/tender.
- ☐ Quantity too small.
- ☐ Quantity too large.
- ☐ Quantity beyond our capacity.
- ☐ Cannot handle due to present work load.
- ☐ Cannot obtain material in time to meet schedule.
- ☐ Cannot meet completion date.
- ☐ Cannot quote/tender a firm price at this time.
- ☐ Insufficient time to prepare quote/tender.
- ☐ We are unable to competitively quote/tender at this time.
- ☐ We do not have the equipment to handle this job.
- ☐ Licensing restrictions. (Please explain).
- ☐ Agreements with distributors/dealers do not permit us to sell directly.
- ☐ Other reasons or additional comments. (please provide details below).

We wish to quote/tender on similar goods/services in future

☐ YES ☐ NO

Firm Name: _____

Address: _____

City: _____

Prov: _____

Postal Code: _____

Authorized Company Official

Signature: _____

Title: _____

Date: _____

SUBMIT WITH BID

Form 1 Conflict of Interest Declaration

SUBMIT WITH VENDOR SUBMISSION

400 Queen St, 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services

CONTRACTOR'S SUBMISSION FORM

Failure to submit this form fully completed and signed may result in the disqualification of the bid at the Owner's discretion.

I / We acknowledge our responsibility to disclose to the Haldimand-Norfolk Housing Corporation, South and Metcalfe Non-Profit Housing Corporation and Dunnville Non-Profit Housing Corporation all actual or perceived conflicts of interest which may exist while acting as the contractor as noted in the attached Ontario Regulations (O. Reg. 339/01, s.4.) for Conflict of Interest.

I / We further acknowledge our responsibility to disclose to the Haldimand-Norfolk Housing Corporation, South and Metcalfe Non-Profit Housing Corporation, and Dunnville Non-Profit Housing Corporation in writing, on an ongoing basis, any actual or perceived conflicts of interest which arise during the performance of the contract. These actual or perceived conflicts of interest must immediately be disclosed in writing. If an actual or perceived conflict of interest exists, I / we have attached a comprehensive written submission of the complete nature of this actual or perceived conflict of interest. I / We are aware that this information may be submitted to the Service Manager, Norfolk County by the Haldimand-Norfolk Housing Corporation, South and Metcalfe Non-Profit Housing Corporation, and Dunnville Non-Profit Housing Corporation. I / We authorize its submission and use by the Haldimand-Norfolk Housing Corporation, South and Metcalfe Non-Profit Housing Corporation, Dunnville Non-Profit Housing Corporation, and the Service Manager, Norfolk County.

Declaration (INDICATE APPLICABLE)

- ☐ I / We have a conflict of interest
- ☐ I / We have a perceived conflict of interest
- ☐ I / We hereby certify that _____ at the time of submitting
(LEGAL NAME OF COMPANY)
this bid, does not have a conflict of interest.

Dated at _____ this _____ day of _____, 20 _____.
(Municipality)

(Signature of an authorized signing officer)

(Print Name)

Title

Telephone Number

SUBMIT WITH BID

Social Housing Reform Act, 2000

Excerpt O. Reg. 339/01

Conflict of interest

4. (1) This section applies to a housing provider in addition to the provisions of the Act listed in subsection 3 (1) to which the housing provider is subject. O. Reg. 339/01, s. 4 (1).

(2) A conflict of interest exists if any of the following situations occur:

1. The personal or business interests of a director, officer, agent or employee of a housing provider are in conflict with the interests of the housing provider.
2. A personal gain, benefit, advantage or privilege is directly or indirectly given to or received by a director, officer, agent or employee of the housing provider or a person related to one of them as a result of a decision by the housing provider. O. Reg. 339/01, s. 4 (2).

(3) A director, officer, agent or employee of the housing provider shall not enter into any situation, arrangement or agreement which results in a conflict of interest. O. Reg. 339/01, s. 4 (3).

(4) Directors, officers, agents and employees of the housing provider must notify the chair of the board of directors of the housing provider of every potential or actual conflict of interest no later than the first meeting of the board after the director, officer, agent or employee becomes aware that he or she has entered into a situation, arrangement or agreement that results in or may result in a conflict of interest. O. Reg. 339/01, s. 4 (4).

(5) The board of directors shall consider the notice given under subsection (4) no later than the second meeting of the board after the notice is given and consideration of the notice must be reflected in the minutes of the meeting. O. Reg. 339/01, s. 4 (5).

(6) The chair of the board shall notify the service manager in writing of the receipt of every notice under subsection (4) and the board of directors shall resolve every conflict of interest or potential conflict of interest to the satisfaction of the service manager. O. Reg. 339/01, s. 4 (6).

(7) Despite subsection (3), a director, officer, agent or employee or a person related to one of them may directly or indirectly receive a gain, benefit, advantage, privilege or remuneration from the housing provider if all of the following conditions are satisfied:

1. A notice of the conflict of interest or potential conflict of interest is given in accordance with subsection (4).

SUBMIT WITH BID

2. The service manager agrees that there is no reasonable alternative for the housing provider other than entering into the situation, arrangement or agreement that results in or may result in the conflict of interest. O. Reg. 339/01, s. 4 (7).

(8) For the purposes of this section, a person related to a director, officer, agent or employee includes a parent, spouse, child, household member, sibling, uncle, aunt, nephew, niece, mother-in-law, father-in-law, sister-in-law, brother-in-law or grandparent, or a person with whom the director, officer, agent or employee has a business relationship. O. Reg. 339/01, s. 4 (8); O. Reg. 341/05, s. 1 (1).

(9) In this section,

“child”, in relation to an individual, means a child of the individual born within or outside marriage (unless that child has been adopted by one or more other individuals in Ontario or according to the law of another jurisdiction), a child adopted by the individual in Ontario or according to the law of another jurisdiction, and a child whom the individual has demonstrated a settled intention to treat as a child of his or her family, but does not include a child placed in the individual’s home as a foster child for consideration by another person having lawful custody; (“enfant”)

“parent”, in relation to an individual, means a natural parent of the individual (unless the individual has been adopted by one or more other persons in Ontario or according to the law of another jurisdiction), an adoptive parent of the individual who has adopted the individual in Ontario or according to the law of another jurisdiction, and a person who has demonstrated a settled intention to treat the individual as a child of his or her family, but does not include a person in whose home the individual has been placed as a foster child for consideration by another person having lawful custody; (“père ou mère”)

“spouse”, in relation to a person, means,

- (a) an individual who, together with the person, has advised the housing provider that the individual and the person are spouses, or
- (b) an individual who is residing in the same dwelling place as the person, if the social and familial aspects of the relationship between the individual and the person amount to cohabitation and,
 - (i) the individual is providing financial support to the person,
 - (ii) the person is providing financial support to the individual, or
 - (iii) the individual and the person have a mutual agreement or arrangement regarding their financial affairs. (“conjoint”) O. Reg. 339/01, s. 4 (9); O. Reg. 341/05, s. 1 (2-4).

SUBMIT WITH BID

Form 2 Contractor Notification and Asbestos Acknowledgement Form

SUBMIT WITH VENDOR SUBMISSION

**400 Queen St, 440 Queen St. & 503 Main St., Dunnville
SFT HN 11/25 - Janitorial Services**

CONTRACTOR'S SUBMISSION FORM

The Haldimand Norfolk Housing Corporation has identified the presence of various friable and non-friable Asbestos-Containing Materials (ACM) in the buildings. An asbestos inventory report showing the locations and amounts of these materials is available for viewing from the Technical Services Manager/designate.

Ontario Regulation 278/05 (Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations) applies to workers that may disturb asbestos materials. The disturbance of asbestos building materials are only to be undertaken by Asbestos Abatement Contractors that maintain the appropriate insurance coverage and meet the requirements set out in the Asbestos Management Program (AMP). The following activities may disturb asbestos material. The Technical Services Manager/designate must be notified prior to performing the following:

- Removal or repair of asbestos mechanical insulation or sprayed texture finish;
- Ceiling entry which may disturb sprayed texture finish or pipe insulation;
- Any other operation which may generate airborne asbestos from friable asbestos;
- Any removal, cutting or other disturbance of non-friable asbestos material;
- Do not disturb any material excluded from the survey

Declaration by Contractor

The Contractor and their sub-contractors shall follow the work procedures as specified by the Haldimand Norfolk Housing Corporation's Asbestos Management Program (AMP) and shall not disturb Asbestos Containing Materials (ACM) without using proper procedures in accordance with Regulation 278/05 and the AMP.

We agree that our staff will not disturb Asbestos Containing Materials (ACM) without prior notification to the Technical Services Manager or Maintenance Serviced Manager. This firm and our staff will follow all procedures specified by the HNHC Asbestos Management Program and/or O.Reg. 278/05. All asbestos waste will be packaged and disposed of in accordance with Ministry of Environment requirements.

Notification of Asbestos Abatement

All contractors of the Haldimand Norfolk Housing Corporation who perform work at facilities where ACM is present, should be notified of the presence of the ACM if their work may bring them into contact or close proximity to the ACM and they may disturb it. This notification may include janitorial, security, telephone, computer cabling suppliers, mechanical maintenance contractors, etc. This notification shall be performed by the Maintenance Services Manager/designate or the Technical Services Manager/designate.

SUBMIT WITH BID

Contractors are to:

- Notify orally and in writing, an inspector at the office of the Ontario Ministry of Labour (MOL) nearest the project site (Notice of Project), as per Regulation 278/05, prior to commencing Type 3 abatement, Glove Bag abatement or any abatement project that exceeds \$50,000 in cost;
- Notify Sanitary Landfill site as per Ontario MOE Regulation 347 as amended;
- Inform all sub-trades of the presence of ACM identified in the contract documents;
- Notify the Project Manager if friable materials not identified in the contract documents are discovered during the course of work. The contractor is to notify the MOL and the Health and Safety Representative if the friable material is asbestos containing, as required by Regulation 278/05.
- Provide all employees working on project with attached Educational And Training Material (Asbestos Awareness & Type 1 Asbestos Removal Procedures). All employees working on project shall read all supplied materials and sign acknowledgement form indicating they have done so.

Contractor: _____

Name and Title: _____

Signature: _____

Date: _____

Employee #1: _____

Name and Title: _____

Signature: _____

Date: _____

Employee #2: _____

Name and Title: _____

Signature: _____

Date: _____

Employee #3: _____

Name and Title: _____

Signature: _____

Date: _____

Index

0.0	General
1.0	Vendor Submissions
2.0	Acceptance and Rejection of Vendor Submissions
3.0	Examination of the Site, Specifications and Drawings
4.0	Taxes and Duties
5.0	Award of Contract
6.0	Addenda
7.0	Qualification Information
8.0	Municipal Freedom of Information and Protection of Privacy Act
9.0	Vendor Submission Withdrawal and Modification Procedures
10.0	Document Submission Deposit (if required)
11.0	Agreement to Bond (if required)
12.0	Sub-Contractors
13.0	Owner Rights
14.0	Collusion and Conflict of Interest
15.0	Code of Conduct

0.0 General**0.1 Definitions**

"Document" means the Document describing the goods and/or services to be purchased and the terms upon which the goods and/or services are to be purchased and includes without limitation, those Documents referenced on the index of the Document and such addenda as may be issued by the Owner from time to time.

"Operator" means the Owner's operations employees, and/or contract operator of the site where the work is being performed.

"Owner" means the Haldimand Norfolk Housing Corporation, and for the purposes of the performance of the Contract, shall mean the entity awarding the Contract.

"Vendor" means the entity submitting a Vendor Submission to the Document and includes the terms "Bidder" and "Contractor".

"Vendor Submission" means the Document as completed by the Vendor for the purpose of offering to sell to the Owner the services and/or goods specified in the Document, and include but are not limited to quotations, tenders and proposals and include the terms "Bid" and "Tender Submission".

0.2 General

The intent of this Request for Tender/Quotation is to invite and receive Vendor Submissions to furnish labour and materials, services and incidentals to perform the Work as described in the Documents.

0.3 DATE AND PLACE FOR RECEIVING VENDOR SUBMISSIONS AND ACCEPTANCE PERIOD

0.3.1 Vendor Submissions will be received electronically by the Owner on or before **11:00 a.m. local time on the 10th day of October 2025**, at the office of Haldimand Norfolk Housing Corporation, Unit 2 – 25 Kent St. N, Simcoe ON N3Y 3S1. TEL: 519-426-7762 ext. 117.

Submissions to be sent electronically to: ksullivan-swick@hnhousing.ca

Vendor Submissions shall be irrevocable and open for acceptance for a period of 60 days following the date of the Vendor Submission Closing.

It is the vendor's sole responsibility to ensure their submissions are received by the time and date specified within the Document.

0.4 MANDATORY SITE VISIT

0.4.1 "REQUIRED"

0.5 INFORMATION AND COMMUNICATIONS

0.5.1 Inquiries related to **technical aspects** of the drawings or specification shall be submitted in writing to the Owner's Representative at least four working days prior to closing:

Marc Puype, Director of Development & Technical Services
mpuype@hnhousing.ca
Haldimand Norfolk Housing Corporation
Tel. No.: (519) 426-7792 or 1-800-265-2819 EXT 117

0.5.2 Inquiries related to the **administrative aspects** of the tender Documents shall be submitted in writing to the Owner's Representative at least four working days prior to closing:

Kerri Sullivan-Swick, Contracts Coordinator
ksullivan-swick@hnhousing.ca
Haldimand Norfolk Housing Corporation
Tel. No.: (519) 426-7792 or 1-800-265-2819 EXT 141

0.5.3 The Vendor shall promptly notify the Owner of any ambiguity, inconsistency or errors discovered upon examination of tender Documents, site, existing premises and local conditions.

0.5.4 Replies to questions and modifications to the tender Documents will be issued in writing in the form of an Addendum where appropriate.

0.5.5 Replies to questions and modifications in any other manner will not be legally binding. No oral communications will be considered binding.

1.0 Vendor Submissions

1.1 Vendors shall submit Vendor Submissions **properly sealed in the envelope provided and** on the Vendor Submission Form supplied, and deliver such Vendor Submission so that it is in the hands of the Owner or as may be designated in the Invitation to Vendors, within the time and at the location specified in the submission requirements. **- NOT APPLICABLE FOR THIS TENDER -**

1.2 The Vendor must:

(a) **put the Vendor's name and return address on the envelope provided for the Vendor Submission Form, or affix the label provided by the Owner to an envelope marked with the Vendor's name and address; - NOT APPLICABLE FOR THIS TENDER -**

(b) complete and fully execute the Vendor Submission Form supplied in all respects with appropriate Documents and all requisite information; and

(c) provide bid security (NOT required) as specified in the Vendor Submission Form.

1.3 The Vendor Submission and any amendments **MAY** be submitted by telecommunications which include but are not limited to telephone transmission of facsimile and electronic mail.

1.4 Vendors shall not make any changes or alterations to the Document as issued by the Owner.

The Vendor Submission of any Vendor found prior to the award to have made such alterations shall be disqualified by the Owner and shall be given no further consideration.

In the event that following an award an alteration is discovered to have been made by the successful Vendor, the Document as issued by the Owner shall be deemed to contain the governing terms and conditions between the parties, and any alterations made to it by the Vendor shall be of no force or effect. The Owner shall further have the right, at its sole option, to terminate any Contract with a Vendor who subsequent to award, is found by the Owner to have altered the Owner's Document. This right is in addition to and without prejudice to all other rights, remedies, actions or alternatives that may be available to the Owner.

- 1.5
- (a) The Vendor Submission must be made on the printed forms supplied by the Owner for the purpose and must be clearly legible with all blanks filled in, using ink or type. Scanning is not permitted.
 - (b) The Vendor Submission must be signed by a person or persons authorized to sign on behalf of the Vendor and the same person or persons shall initial any erasures, overwriting or strikeouts within the Vendor Submission.
 - (c) All pricing in the Vendor Submission must be expressed in figures and in writing, and must be in Canadian dollars.
 - (d) Prices in the Vendor Submission must include all costs necessary to complete the Work in accordance with the Document including customs and duties.
 - (e) No oral or written alterations or variations in the terms and conditions of the Document and/or Contract shall be valid or binding upon the Owner unless authorized by the Owner in writing.
 - (f) Vendor submissions which are qualified or subject to any conditions, limitations or restrictions shall be rejected by the Owner.
 - (g) The Vendor acknowledges that it is solely responsible for obtaining and reviewing all the Contract Documents and all addenda issued by the Owner pertaining to the Document.

1.6 The Vendor must observe carefully all requirements and conditions of the Documents submitted pursuant to this part 1.0.

2.0 Acceptance and Rejection of Vendor Submissions

2.1 Under no circumstances will the Owner consider a Vendor Submission which is:

- (a) not received at the address given in the Request for Tender/Quotation, within the time prescribed therein;
- (b) not properly signed.

NOVEMBER, 2010

00210 -4

2.2 The Owner has the unqualified right to:

- (a) accept or reject any Vendor Submission of all Vendor Submissions; and
- (b) waive the formalities in any Vendor Submission Documents as the interest of the Owner may require; without giving any reasons for such action.

2.3 The Owner is not obligated to accept any Vendor Submission because it is the lowest bid submitted.

3.0 Examination of the Site, Specifications and Drawings

3.1 Before submitting a Bid, carefully examine the site of the proposed work, evaluate the existing conditions and limitations and include the amounts in the Vendor Submission to cover the cost of all items required to be done to fulfill the Contract.

4.0 Taxes and Duties

4.1 The bidder must make provision in the Bid to cover the full cost of Federal, Provincial, Municipal Taxes, Permits and Fees and provide its HST Registration Number.

4.2 In the event of any change in any applicable tax made public after the date of tender closing, the Contract Price shall be adjusted by an amount equal to the increase or decrease in the cost of the Work to the Contractor brought about by the change in such tax.

4.3 The Vendor shall complete the "**TAX COMPLIANCE DECLARATION**" supplied with the Bid Form as "**Appendix E**", (or as Appendix C in Maintenance Service Agreement Quotations) certifying that all Taxes of its company are in good standing.

5.0 Award of Contract

5.1 When a Bid is called for more than one project, a contract may be awarded on the basis of any one or designated group of projects but not all, listed in the Request for Tender/Quotation.

- (a) Bidders wishing to bid on more than one parcel of the work may do so provided a separate submission is made for each parcel.

5.2 The Owner has up to sixty (60) days after the date of tender closing to notify the Vendor that its Bid is accepted.

5.3 The Contract shall be deemed to be awarded on the date that the Owner advises the Vendor in writing of such award.

5.4 If there is any discrepancy in the Vendor Submission Form or Documents submitted by the Vendor, between any amount shown in writing and in figures, the Owner may choose to accept the amount shown in writing or to reject the Vendor's Submission.

5.5 Unit Prices

- (a) Any quantities given in the Request for Tender/Quotation which are to be priced on a unit basis are approximate only, and are based on information available to the Owner at the time of tendering. Final quantities for payment of tender items supplied on a unit price basis shall be based on actual field measurements as determined by the Owner;
- (b) In the case of an error made by the Vendor in extending the unit prices, the Owner will use the unit price to determine the correct Bid price.

- 5.6 The Owner reserves the right to award the contract in its entirety or in part to one or more Vendors in accordance with its requirements. Prior to award, the Owner reserves the right to perform a site visit at the Vendor's facilities for the purpose of evaluating the Vendor's Submission.

- 5.7 If a Contract is awarded, the following Documents will all form part of the Contract:

Instructions to Vendors
General Conditions
Supplementary Terms and Conditions
General Requirements
Request for Tender/Quotation Form
Specifications with Appendices and Addenda
Schedules
Drawings
Conflict of Interest Declaration
Code of Conduct
Conditional Award Letter
Contract Award Letter

6.0 Addenda

- 6.1 Addenda, if required, issued by the Owner and related to this Contract shall hereby form part of the Contract. The Owner reserves the right to issue Addenda of required additions to, deletions from, or alterations to requirements of the Bid Documents. Such changes shall become an integral part of the Bid Documents, and shall be allowed for in arriving at the Bid Price.

Any addenda related to this contract will be forwarded to the registered vendors via mail, however we do not guaranty that addenda will be mailed to you or received by you. It is the vendor's sole responsibility to contact the Owner to inform themselves of any addenda issued.

- 6.2 Insert in space provided on Bid Form, the number of all Addenda received during the bidding period including any bound into the specifications.
- 6.3 Acknowledgement of addenda on the Bid Form shall indicate that the vendor has received the addenda in its entirety, has read and understood its content, and all addenda were considered when the bid was prepared. Submissions which do not provide evidence of receipt of addenda as requested in each Document may be rejected by the Owner as non-compliant.
- 6.4 If no Addenda have been received, insert the word "NONE" instead.

7.0 Qualification Information

- 7.1 The Owner reserves the right to require any Vendor to submit qualification information prior to the award of the Contract, which information shall include evidence of the capability of the Vendor to properly carry out and maintain the work and the equipment, together with details of the qualifications of the Vendor's staff that may be employed in the execution of the Contract.
- 7.2 The Owner reserves the right of interpretation of qualification information and any decisions made by the Owner based upon its findings which may affect the award of the Contract shall be final.
- 7.3 The Owner reserves the right to give preference to materials, products and equipment:

- (a) Of Canadian origin and manufacture;
- (b) Which can demonstrate environmental benefit;
- (c) Which are energy efficient.

8.0 Municipal Freedom of Information and Protection of Privacy Act

8.1 The Vendor Submission and any information related thereto are subject to the Municipal Freedom of Information and Protection of Privacy Act.

8.2 Any proprietary or confidential information of the Vendor should be identified as such and the desired treatment of the information stated.

9.0 Vendor Submission Withdrawal and Modification Procedures

9.1 The Owner will permit Vendors to withdraw their bids under the following conditions:

- (a) The Vendor must make a withdrawal request prior to the closing time for the acceptance of Vendor Submissions, in person, or by letter or facsimile to the Owner. Telephone requests will not be allowed;
- (b) The withdrawal of a Vendor Submission shall not preclude the Vendor from submitting another Vendor Submission for the same tender within the stipulated closing time for that tender;
- (c) Vendor Submissions which have met the criteria for withdrawal will not be opened and will be returned unopened to the Vendor.

9.2 Modifications to Bids will be accepted in the following form only:

- (a) Modification of Vendor Submission shall not reveal the original amount nor the revised amount; only the amount to be added or subtracted from the original amount shall be stated;
- (b) By letter, signed by the same authorized representative who signed the Request for Tender/Quotation Bid Form;
- (c) Modification must be received before bid closing time.

9.3 If the Vendor does not provide performance security, insurance or other Documents required by the General Conditions, the Owner may treat the Vendor Submission as disqualified.

9.4 If the Vendor alters or withdraws its Bid after tender closing the Owner may retain the bid security and reserves the right to recover any damages suffered by the Owner. In addition, the Owner reserves the right to discipline the Vendor in accordance with its policies.

10.0 Document Submission Deposit (if required) – NOT APPLICABLE FOR THIS TENDER –

In order to be considered, Vendor Submissions shall be accompanied by a document submission deposit in the form of a certified cheque or bank draft payable to the Owner.

The amount of the document submission deposit to accompany your submission is \$0.00.

Interest shall not be paid on the document submission deposit. A bid bond will not be accepted in lieu of a certified cheque or bank draft.

The document submission deposit of the two lowest Vendors will be retained after opening of the Vendor Submissions. These two document submission deposits will be returned

within 45 days of the award of the Contract, unless otherwise specified within this Document.

The document submission deposit of the Vendor whose submission is accepted shall be forfeited by the Vendor should the Vendor fail to execute the contract or provide the necessary documents as required within this Document (including, without limitation, satisfactory bonds, insurance certificate, Workplace Safety and Insurance Board letter of clearance) within seven days after receiving written notice from the Owner of the award of the Contract to the Vendor.

11.0 Agreement to Bond (if required) – NOT APPLICABLE FOR THIS TENDER –

In order to be considered for award, the Vendor shall submit as part of their Vendor Submission, an Agreement to Bond in the form attached in the Appendices, completed by a Bonding Company with an A.M. Best rating of B+ or better. Any others will not be accepted. Each vendor must submit the completed Agreement to Bond with its tender in order to validate their bid.

Upon receipt of written notice from the Owner that it has been awarded the Contract, the successful Vendor shall provide, within seven days of such notice, a Performance Bond and a Labour and Material Payment Bond, each for the amount of 50 per cent of the total lump sum price, to guaranty the performance of all obligations of the Contract.

12.0 Sub-Contractors

The Vendor shall provide in the Vendor Submission the name and address of each of its proposed Subcontractors to be utilized in this project.

The Owner will not require completed Agreement to Bond forms for the Subcontractors' bonds mentioned above to be submitted by the Vendor at the time of Tendering. The Vendor may decide, at the Vendor's discretion to obtain Agreements to Bond from the Vendor's Subcontractors at the time of Tendering.

13.0 Owner Rights

The Owner reserves the right, in its sole and absolute discretion to:

- (a) deem a Vendor Submission to be unbalanced and may reject any and all Vendor Submissions, which it deems, and for this purpose, "unbalanced" shall include, without limitation, a Vendor Submission, which does not reflect a realistic breakdown of the costs of each or any portion of the Work;
- (b) adjust the totals in a Vendor Submission where there are errors in extensions, additions, or computations. In such cases, the unit prices shown shall govern;
- (c) reject any or all Vendor Submissions, accept a Vendor Submission which is not the lowest price, reject a Vendor Submission even if it is the only one received by the Owner; and cancel this request for Vendor Submissions at any time either before or after the receipt of Vendor Submissions, following which the Owner may proceed as it determines in its sole discretion, including without limitation, negotiating with any one or more of the vendors or any other person or entity for the performance of the Work under such terms, and conditions as the Owner may decide in its sole discretion, or issuing a new request for Vendor Submissions on the same or modified terms, all without liability to itself;
- (d) inspect and have a demonstration of the goods and/or services offered prior to award of a Contract and request evidence of experience, ability or financial standing;
- (e) waive formalities, technical defects, irregularities and omissions in a Vendor

Submission and may accept a Vendor Submission, which does not comply with the formal requirements of the Document, if in doing so the best interests of the Owner will be served;

- (f) remove from the Owner's list of Vendors, the name of any Vendor for failure to accept a contract or for unsatisfactory performance or non-performance of a contract; and,
- (g) fully evaluate the Vendor Submission, which evaluation may include, without limitation, a review of references, past performance, history, completion history (including extended completion dates, litigation history (including construction liens filed by subcontractors for non-payment) and claims history of the Vendor, and to reject a Vendor Submission if same is not satisfactory to the Owner.
- (h) seek further information and/or clarification, including without limitation a detailed price breakdown, from any Vendor after the closing time, for the purposes of assisting the Owner in interpreting and evaluating any Vendor Submission and interpreting any inconsistencies which may appear in any Vendor Submission, and the Owner shall have right to consider and rely on such further information and clarifications in evaluating the Vendor Submissions and awarding the Contract.

14.0 Collusion and Conflict of Interest

- 14.1 Should the Vendor give or offer any gratuity to or attempt to bribe any member, officer or employee of the Owner, or to commit collusion or fraud, the Owner shall be at liberty to reject the Vendor Submission, or if a Contract has been awarded, terminate the Contract forthwith, without liability to itself, and to rely upon the sureties as provided for.

The Vendor represents and declares that:

- (a) no member, officer or employee of the Owner has or will have an interest, directly or indirectly, in the performance of the Contract, or in the supplies, Work or business in connection with the said Contract, or in any portion of the profits thereof, or in any monies to be derived therefrom;
- (b) the Vendor Submission is not made in collusion with any other Vendor making a Vendor Submission for the same goods and services and is, in all respects, fair and without fraud.

- 14.2 Each Bidder must include in its bid the following statements:

14.2.1 That the bidder does not have, and will not have any conflict of interest (actual or potential) in submitting its Bid or, if selected, with the contractual obligations of the bidder as Contractor under the Agreement. Where applicable, a Bidder must declare in its Bid any situation that may be a conflict of interest in submitting its Bid, or if selected, with the contractual obligations of the bidder as Contractor under the Agreement; and

14.2.2 That the Bidder neither has, nor has access to any Confidential Information as defined below;

"Confidential Information" refers to confidential information of the Owner (other than confidential information which is disclosed to bidders in the normal course of the bidding process); the Confidential Information is relevant to the Work required by the Bid Documents, their pricing or the Bid evaluation process; and the disclosure of which could result in the prejudice to the Owner or an unfair advantage to the Bidder.

NOVEMBER, 2010

00210 -9

- 14.3 In addition, each Vendor Submission shall include the following information:
- 14.3.1 A list of the names, addresses and telephone numbers of the persons who participated in the development of the Vendor Submission; and
 - 14.3.2 A list of the names of any former employees of the Owner, and their job classification, that the bidder has either appointed to its board of directors or employed since January 1, 2001.
 - 14.3.3 **The Vendor shall complete the Declaration of Conflict of Interest Form 1 and submit with Vendor Submission.**
- 14.4 The submission of any Vendor Submission may be disqualified where the Vendor fails to provide confirmation of the foregoing or makes misrepresentations regarding any of the above. Further, the Owner shall have the right to rescind any contract with the selected Vendor in the event that if the Owner in his/her sole discretion determines that the selected Vendor has made a misrepresentation regarding any of the above. This is in addition to or in lieu of any other remedies that the Owner has in law or in equity.
- 15.0 Code of Conduct**
- 15.1 While your firm is performing work for the Owner, the home and apartment building sites will remain open and accessible to the public and staff members. Your employees, suppliers, and sub-contractors must be made aware of the following list of rules to be followed while they are on the site:
1. The use of facilities or equipment (such as washrooms, electrical power, water, etc.) is not permitted unless otherwise specified or pre-approved by the Owner.
 2. All residents and their guests shall be treated with dignity and respect. Inappropriate behavior or offensive language will not be permitted.
 3. Clothing considered to be offensive or unsuitable for a public building will not be worn by the Contractor's/Vendor's staff. Clothing prohibited by the Ministry of Labour Construction Safety Act will not be permitted.
 4. People involved in operations where shoes and clothing are badly soiled (roofing, concrete work, demolition, etc.) shall refrain from entering any finished areas of the building. If entry is required, all areas shall be cleaned before leaving the work site at the end of the day.
 5. All employees, suppliers, sub-contractors, or others on site representing the Contractor/Vendor will be 18 years of age or older.
 6. Earphones and electronic devices (such as iPods, mp3 players, etc.) are not permitted on site at any time.
 7. A list of all Contractors' and Sub-Contractors' personnel who will be on site shall be provided to the Housing Corporation upon request.
 8. The Contractor shall rope off or barricade all areas affected by work in progress where injury or inconvenience could occur to the public or the staff. The installation and removal of ropes, barricades, and associated debris are the responsibilities of the Contractor.
 9. Food and drink are not to be consumed in an apartment building.
 10. Smoking is not permitted within the building or within 9 meters of any home or apartment

building entrance.

11. Drugs and alcohol are not permitted on site.
12. Contractor's staff shall not park their vehicles in unauthorized parking areas. Designated areas for Contractor's parking, deliveries, storage, garbage bins, parking etc., are the visitor parking areas or will be assigned by the Owner.

***** END OF SECTION *****

Part 1 General Requirements

1.0 Insurance

The Contractor shall keep in force for the duration of the Contract, Public Liability, Property Damage, and Pollution Insurance in an amount not less than \$2,000,000.00. Without limiting the foregoing, such insurance coverage shall include Comprehensive General Liability, Contractual Liability, Personal Injury and Contingent Liability with respect to Sub-Contractors. The Contractor shall submit proof of such insurance in the form of a certificate which shall contain a firm undertaking by the insurer to give the Owner 30 days' notice prior to any cancellation or modification of such insurance. If the Contractor fails to provide such insurance within 7 Business Days of receipt of the notification of award, the Owner, at its sole option, shall have the right to terminate the contract.

1.1 Workplace Safety and Insurance Board Certificate of Clearance

The Contractor shall produce a Workplace Safety and Insurance Board Certificate of Clearance Form from time to time when requested by the Owner and prior to final payment under the Contract. If the Contractor will be unable to produce clearance as required because it claims it is an independent operator, with no insurable workers and is otherwise unable to obtain a clearance, it shall submit to the Owner written confirmation from the Workplace Safety and Insurance Board of its status as an independent operator of the Contract, within 7 Business Days of receipt by the Contractor of the notification of the award. If the Contractor does not produce such confirmation, the Owner may at its sole option, terminate the contract.

1.2 Covid-19 Vaccination Policy

The current Covid-19 Vaccination Policy came into effect November 17, 2021 and pertains to all HNNC employees, Board Members and Contractors. Contractors who are awarded a contract with HNNC, are preferred to be vaccinated but it is not a requirement. The Contractors that come into close contact with our tenants, are required to wear proper PPE (i.e. masks) for the safety of our tenants.

1.3 Assignment

The Contractor shall not assign the Contract nor the proceeds without written consent of the Owner.

1.4 Taking the Work out of the Contractor's Hands

Where the Contractor becomes bankrupt or insolvent, delays commencing or diligently executing the Work, abandons the Work or has otherwise failed to perform any of the provisions of the Contract, the Owner, may without previous notice and without process of suit at law, take the work out of the hands of the Contractor and have it completed by whatever means are considered necessary. In addition to any other remedy available in law or equity, the Owner may use all monies due on the Contract to correct or complete the work.

1.5 Indemnity

The Contractor shall indemnify and save harmless the Owner and its officers from all claims, demands, losses, costs, damages, actions, suits or proceedings by whomsoever made, occasioned by or attributable to the activities or omissions of the Contractor or those for whom the Contractor is responsible in performing the Contract.

1.6 Interpretation

If any question arises regarding meaning, intent or other matter required by the Contract, the question shall be decided by the Owner.

1.7 Accessibility for Ontarians with Disabilities Act Compliance Statement

The Accessible Customer Service Regulation 429/07 under the Accessibility for Ontarians with Disabilities Act, 2005 came into effect on January 1, 2008. If you are a provider of goods or

services in Ontario, and have one or more employees in Ontario, you will be required to comply with this regulation. Due to this legislation, and in order to be compliant, the [Haldimand Norfolk Housing Corporation](#) must have a signed AODA Contractor/Vendor Compliance Statement Form from all its contractors as proof of training. The training will consist of a short training video available for employees to view from: Serve-Ability E-Training Course:

<https://www.labour.gov.on.ca/english/hs/elearn/worker/index.php>. This training video is approximately 20 minutes in length. The AODA Contractor/Vendor Compliance Statement

Form will be issued with the award letter to the successful contractor. If the Contractor fails to provide the AODA Contractor/Vendor Compliance Statement form, the Owner may at its sole option, terminate the contract.

Part 2 Governing Regulations

2.0 Permits, By-Laws

The Contractor agrees to abide by all laws, rules, regulations, by-laws and ordinances covering the class or character of the work to be executed including but not limited to Workplace Safety and Insurance, Unemployment Insurance, Fair Wage Program, as applicable and to pay all costs in connection the same.

2.1 Labour

The Contractor shall employ on the Work only persons qualified to perform the work required. The Contractor shall comply with the provisions of the Government Contracts Hours and Wages Act and the Employment Standards Act, as applicable. The Contractor shall ensure that all persons employed on the Work are paid not less than the current wage rate set forth in the Ministry of Labour Fair Wage Schedule, where applicable, and attached to the bid documents, and as it may be amended during the term of the Contract.

Part 3 Procedural Requirements

3.0 Commencement and Completion

The Work shall be commenced immediately after instructions are given to proceed by the Owner's representative and shall be completed within the time specified on the Bid Submission form.

3.1 Protection

The Contractor shall provide adequate protection to the public and property, the Work and other areas affected from any damages, theft or vandalism until the Work is accepted.

3.2 Clean Up

At the end of each day's work, the Contractor shall remove all debris, hazardous impediments, equipment and material which are not to be reused from the site.

3.3 Cutting and Patching

The Contractor shall not undertake any cutting, patching or the like, other than indicated in the Contract, without prior written approval of the Owner.

3.4 Loss of Damage to Material or Equipment

The Contractor shall be solely responsible for loss or damage to the Contractor's material or equipment and for any material delivered to the Contractor from whatever source to the site.

Part 4 Adherence to Drawings and Specifications

4.0 Materials

All materials, products and equipment supplied for the work shall be new, of the best quality and as far as possible – unless otherwise specified – be of Canadian origin and manufacture.

4.1 Changes in Work

The Owner may make changes with the Contract Price and the completion date being adjusted accordingly. No additional work shall be done nor shall other changes to the Contract be made without receiving prior written authority from the Owner.

4.2 Samples

The Contractor shall furnish for the approval of the Owner, such samples or materials, tests and designs as required from time to time. The work must be in accordance with the approved samples, tests and designs.

Part 5 Payment and Warranty

5.0 Payment

If practicable, progress payments may be arranged with the Owner. The 10% holdback required by the Construction Lien Act, 1983 will not be retained by the Owner for this Contract. The Construction Lien Act, 1983 applies to the performance of the Work and the Owner is subject to its provisions. In the discretion of the Owner, no payment otherwise due under the Contract shall be made to the Contractor until all claims under the Construction Lien Act, 1983 have been satisfactorily met to the extent the Owner may be liable.

5.1 No Additional Payment for Increased Costs

The amount payable to the Contractor under the Contract will not be increased or decreased by reason of any increase or decrease in the cost of the Work brought about by any increase or decrease in the cost of plant, equipment, labour, materials, or the wage rates set out and prescribed herein.

5.2 Correction of Faulty Work

The Contractor shall, for (2) years after the date of final completion of the work, or for the usual manufacturer's or producer's warranty period, whichever is the greater, at the cost of the Contractor, rectify defects in the Work caused by faulty workmanship or materials for which it shall have received notice from the Owner. This warranty does not override any warranty conditions specified in the Contract documents.

5.3 Acceptability of Work

All work performed by the Contractor shall be completed to the entire satisfaction of the Owner.

Part 6 Time

Time is of the essence.

1 INTENT

- 1.1 This section outlines the general requirements that shall be administered by the General Contractor. While the specification section establishes the requirements for each trade, the General Contractor shall directly supervise and administer all contract requirements to ensure the provision of materials, labour and equipment necessary to complete the work on time and to the quality specified.

1.2 Job Title:

- 1.2.1 The work under this contract applies to apartment building owned by Haldimand-Norfolk Housing Corporation and located at:

1. 400 Queen St., Dunnville
2. 440 Queen St., Dunnville
3. 503 Main St., Dunnville

1.3 Scope of Work:

- 1.3.1 **Work under this contract includes but is not limited to:**

1. Weekly Janitorial Services
2. Additional work in month of April
3. Additional work in month of October

1.3.2 Owner's Occupancy:

1. The project will be occupied by tenants throughout the duration of the Contract.
2. Access to units must be maintained at all times. Ensure an unobstructed path to existing stairwells and elevators and post warning signs at main entrance of the building and stairwells.

2 WORK SCHEDULE

- 2.1 Within thirty (30) working days of receipt of the Purchase Order, prepare and submit a detailed Work Schedule, clearly showing the anticipated progress stages, start and finish date of each construction phase and date of final completion of the work. (not applicable for this contract)

- 2.2 On approval of the Work Schedule by the Owner, proceed to ensure completion of work within the scheduled time.

- 2.3 Work shall be carried out between the hours of 09:00 hrs. and 17:00 hrs., local time, Monday through Friday only, except statutory holidays unless requested otherwise in writing. Not applicable to snow clearing services contract.

3 PROJECT MEETINGS

- 3.1 The Owner may call an Initial Project Meeting. The Owner's staff and their consultants will be invited.

4 TEMPORARY UTILITIES**4.2 Light and Power:**

1. When not available Provide Temporary Power during work to a maximum of 115 volts, 30 amps electrical, for temporary lighting and operating of power tools.
2. Where capacity is insufficient provide and pay for additional services.
3. Provide temporary wiring, fixtures, equipment panels, transformers, generators, etc. as necessary to complete the work.

5 TEMPORARY FACILITIES AND CONTROLS**5.1 Not applicable to this work****6 WORK WITHIN SUITES**

- 6.1 Leave work site in broom clean conditions.

7 FIRE SAFETY REQUIREMENTS AS NECESSARY

- 7.2 Comply with the Ontario Fire Code, by:
- 7.3 Shutting off and capping abandoned service lines.
- 7.4 Maintaining and protecting continuing service lines.
- 7.5 Providing fire watches as required.
- 7.6 Management of combustible salvage, waste and rubbish.
- 7.7 Protecting persons and properties.
- 7.8 Maintaining operable fire protection equipment.
- 7.9 Maintaining free access route for fire-fighters, ambulance.
- 7.10 Providing temporary fire extinguishing equipment.
- 7.11 Maintaining existing and temporary fire exits.

8 CONTRACTOR'S USE OF SITE

- 8.1 As specified herein.

9 CUTTING, FITTING AND PATCHING

- 9.1 Cut and patch were required to match existing. Leave no evidence of construction other than new hardware.

10 LAYOUT OF WORK

- 10.1 As specified

11 CODES and STANDARDS

- 11.1 Execute work to meet or exceed:
1. Ontario Building Code, including all amendments up to project date.
 2. Ontario Fire Code, including all amendments up to project date.
 3. Occupational Health and Safety Act and regulations for Canadian Construction Projects, latest edition.
 4. Canadian Construction Safety Code.
 5. Rules and regulations or authorities having jurisdiction.
 6. Project specifications.
 7. Latest edition of all relevant codes, by-laws, regulation and standards.

- 11.2 Adhere to the most stringent requirement when above noted codes and standards conflict.

12 SHOP DRAWINGS, SAMPLES, PRODUCT DATA

- 12.1 As specified in specifications

13 INSPECTION AND TESTING When Required

- 13.1 Submit two (2) copies of inspection and test reports promptly to the Owner.
(Not Applicable)

14 THE OCCUPATIONAL HEALTH AND SAFETY ACT AND OTHERS

- 14.1 The contractor shall comply with all conditions and regulations of the Occupational Health and Safety Act, R.S.O. 1990, and regulations enacted there under for construction projects and amendments thereto; any other Federal or Provincial Statute or local by-law concerning safety, including but not limited to Ontario Building Code, the regulations of the Ontario Ministry of Labour, Ontario Hydro Safety Requirements, Workplace Safety and Insurance Board. Requirements shall be strictly enforced. In the event of conflict between and provisions of the above authorities the most stringent provisions will apply.

- 14.2 Safety Requirements

1. Provide all safety requirements and protection necessary or as required by local by-laws, governing authorities including but not limited to: guard rails, barriers, lights, and warning notices.
2. Take all precautions and provide all required protection to ensure the safety of the general public and the workers in accordance with latest edition of the Occupational Health and Safety Act and Regulations for Construction Projects.
3. Provide an adequate supply of required protective clothing and

equipment to workers, such as eye goggles, hard hats, and fall arrest equipment which shall be used at all times in accordance with Ontario Health and Safety Association regulations and Occupational Health and Safety Act, R.S.O. 1990, including amendments up to this project date.

4. Provide and maintain temporary ladders required to perform the work. Ladders shall be strongly constructed and shall comply with all

requirements of safety authorities having jurisdiction over the work. All ladders shall be secured and used only by methods approved by the Authorities.

14.3 W.H.M.I.S.

The contractor shall provide the owner with Material Safety Data Sheets for all W.H.M.I.S. products used for this contract. A copy of these MDS sheets must be available at the site at all times for the duration of the project.

15 ASBESTOS

- 15.1 Obtain from Owner an inspection report indicating whether or not any friable/non-friable material that is likely to be handled, dealt with, disturbed or removed contains asbestos.

- 15.2 If the friable/non-friable material contains asbestos, the report shall:

1. name the type of asbestos and shall contain drawings, plans and specifications, as appropriate, to show the location of the friable/non-friable material containing asbestos that will be handled, dealt with, disturbed or removed.

- 15.3 Comply with the requirements of Regulation Respecting Asbestos on Construction Projects and in Buildings and Repair Operations - made under the Occupational Health and safety Act, Ontario Regulation 278/05.

- 15.4 **There are NO known friable/non-friable materials containing asbestos in area of work.**

16 POLYCHLORINATED BIPHENYLS (PCBs)

- 16.1 Conform to the Environmental Protection Act and Regulations, Ontario Regulation 11/82 as amended.

- 16.2 There are no known lighting fixture ballasts or transformers containing PCBs in area of work.

17 WASTE MANAGEMENT

- 17.1 Remove and dispose of debris and waste from job site at the end of each work day.

18 CO-ORDINATION

- 18.1 Not applicable to this work

19 SALVAGE

- 19.1 Not applicable to this work.

20 AS BUILT DRAWINGS AND MANUALS (N/A)

As specified herein.

21 WARRANTIES

21.1 Expedite the preparation and submission of warranties, particularly extended period warranties, as specified.

21.2 Provide warranties fully executed and notarized.

22 CLEANING

22.1 Maintain a clean site and building.

***** END OF SECTION *****

1. Quotation Method

Contractor shall on the bid submission form provided, submit a total lump sum fixed price to carry out the work as specified. Appendix "F" shall be properly filled out and returned.

2. Prior to Tender Closing

Questions relating to the Specifications, tender documents and access to the projects shall be directed to the Owner's Representative:

Marc Puype, Director of Development & Technical Services
Haldimand-Norfolk Housing Corporation
Unit 2 - 25 Kent Street North, Simcoe
Telephone: (519) 426-7792 Ext. 117

2.1 After Tender Closing

Questions regarding the execution of this tender after award shall be directed to the Owner's Representative:

Tricia Feist, Property Manager
Haldimand-Norfolk Housing Corporation
Unit 2 - 25 Kent Street North, Simcoe
Telephone: (519) 426-7792 Ext. 123

3. General

The work under this contract comprises of furnishing of all labour, material, equipment and transportation necessary to provide janitorial - building cleaning - services of common areas according to the attached Short Form - General Conditions and as defined in the Scope of Work, to the satisfaction of the Chief Executive Officer or an authorized delegate.

4. Term of Contract

This contract shall run for a one-year period from January 1, 2026 to December 31, 2026. This contract may be cancelled by either party upon thirty (30) days written notice. This contract may be extended for the period January 1, 2027 to December 31, 2027, at the same rate, if agreeable to both parties.

5. Basis For Payment

The contractor shall invoice at the end of each calendar month on a basis of ten (10) equal payments commencing one month after contract starting date and two (2) equal payments in the months of April and October. Invoices shall be forwarded to the Chief Executive Officer, Matt Bowen, Haldimand-Norfolk Housing Corporation, Unit 2 - 25 Kent Street North, Simcoe, Ontario, N3Y 3S1 for verification. **Submit Janitorial Requirement check list completed and signed with invoice. Invoices will not be paid until completed and signed check list is received.**

6. Payment

Payments for invoices will be processed within 30 days after the last day of each month.

7. **Scope of Work**

All general cleaning work shall be completed on the day prior to the scheduled garbage pickup of every week, unless prior arrangements have been made with Owner's representative. **Contractor's performance will be evaluated on a constant basis to ensure adherence to the specifications. Evaluation form for this purpose has been enclosed for informational purposes.**

The contractor shall in the months of **April and October**, provide to the Property Manager, a schedule of dates, the additional duties are to be completed, for the purpose of tenant notification. **The additional "Spring" and "Fall" duties must be completed in April and October with no exceptions and adhere to the provided schedule. These duties must be assigned a cost on the bid form, Appendix F otherwise your bid will be deemed invalid.**

On each visit to buildings contractors must swipe provided access cards when entering and when leaving building for the last time after completion of duties.

Accompanied Janitorial Checklist shall be completed each week, and submitted with invoices.

8. **Weekly Duties**

On the scheduled general cleaning day, the contractor shall:

1. Complete **vacuum** of all carpets, runners, and carpet matting with a **motorized vacuum that has a beater bar attachment**. Remove any embedded soil from entrance carpet floor matting by shampooing with a neutral synthetic detergent and tepid water (1/2 cup per gallon of water). Hand brush method using a sponge or cloth to remove suds.
2. Dust all baseboards, ledges and sills, fire extinguishers and cabinets. Empty and clean all garbage pails and recycling containers in common areas.
3. **400 Queen Street Office:** Complete vacuum of all carpets, runners, and carpet matting with a vacuum that has a beater bar attachment. Remove any embedded soil from entrance carpet floor matting by shampooing with a neutral synthetic detergent and tepid water (1/2 cup per gallon of water). Hand brush method using a sponge or cloth to remove suds. Dust all baseboards, ledges and sills, desks, office equipment and office chairs. Empty and clean all garbage pails.
4. **Common Area Washrooms:** Completely descale and sanitize all public washroom bathroom fixtures. Empty public washroom garbage pails as required.
5. **Laundry Rooms:** Clean all laundry equipment, sweep floors and clean all dryer filters, and areas around and behind dryers, including exhaust hoses. Empty garbage pails as required. Vacuum dust from back of dryers.
6. Dust all corridors, radiators, light fixtures, pictures, window sills and common room furniture and remove all cobwebs in interior common areas.
7. Clean all common area interior glass on first, second and third floors common areas.
8. All hard surfaced floors in foyer, laundry room, washrooms, common room

kitchen, stairways, landings, garbage rooms, and elevator cabs (where applicable), must be thoroughly swept then wet mopped clean. **See Appendix A regarding approved products and methods.**

9. All stairway and corridor handrails to be washed with a mild detergent.
10. All garbage chutes, where applicable, to be cleaned and disinfected.
11. All common room furniture cushions to be vacuumed thoroughly. Any hard surfaces to be wiped down thoroughly including tables and chairs.
12. Take garbage bags out of cans and deposit them and the recycling containers at the curbside location for pickup. Place new bags in garbage cans. Disinfectant must be used in the garbage room and washrooms.
13. Clean all elevator car stainless steel wall and door surfaces. Use only non-abrasive cleaners that are formulated for use on stainless steel.
14. Vacuum clean all elevator landing and elevator car door sills.
15. Change the garbage bags in the dog receptacles that are located on the property each week.

8.1. Bi-weekly Duties

On the scheduled general cleaning day, the contractor shall:

1. Clean all common area exterior glass, ground floor only with an approved glass cleaner.

8.2 Monthly Duties

1. Clean all common room fridges (inside and out), Stoves (including ovens), and counter top areas.
2. Sweep and mop clean all mechanical and/or electrical rooms. Contact the Haldimand- Norfolk Housing Corporation for access to these areas.

9. Duties As Required

On an as needed and when required basis, the contractor shall complete the following:

1. Replace all interior/exterior common area light bulbs (LED, 40/60 watt incandescent/tube lighting) as necessary. **This excludes EXIT light fixtures. However, the contractor has a duty to report any Exit lights that are out immediately.** Exit light fixture bulbs must be replaced immediately to ensure compliance with Ontario Fire Code requirements. **This also includes ELEVATOR in-cab lighting.** If an elevator in-cab light bulb is burnt out, please contact the Property Manager **IMMEDIATELY** to seek an emergency work order to replace the bulb to ensure compliance with the Technical Standards and Safety Authority.
2. Pole lights and HID lamps are excluded from this contract.
3. Rinse garbage cans and recycling containers and wash with a disinfectant.

10. April Additional Duties

In addition to the weekly duties, the contractor is required to complete the following once in the month of **April**:

1. Wash all common wall and door surfaces, light switches, fire extinguishers, cabinets, fire alarm bells, hallway air diffuser grills, elevator exhaust fan grills, etc.

2. All entry matting to be vacuumed and steam cleaned, or power washed.
3. Strip and clean all vinyl, VCT and quarry tile flooring in all common areas including, but not limited to foyers, laundry rooms, common room kitchen, hallways, stairwells and landings, garbage rooms, etc. **See Appendix A regarding approved products and methods.**
4. Clean all grout joints on all quarry tile floors.
5. Seal and wax all vinyl, VCT and quarry tile flooring to the satisfaction of the Haldimand-Norfolk Housing Corporation.
6. Use a mild detergent on Luxury Vinyl Plank (LVP) flooring and rinse with water.
7. Clean exterior window glass in common areas on all levels above ground floor.
8. All light fixtures and globes to be washed inside and out in all common areas.

11. **October Additional Duties**

In addition to the weekly duties, the contractor is required to complete the following once in the month of **October**:

1. Wash all common wall and door surfaces, light switches, fire extinguishers, cabinets, fire alarm bells, hallway air diffuser grills, elevator exhaust fan grills, etc.
2. All entry matting to be vacuumed and steam cleaned, or power washed.
3. Strip and clean all vinyl, VCT and quarry tile flooring in all common areas including, but not limited to foyers, laundry rooms, common room kitchen, hallways, stairwells and landings, garbage rooms, etc. **See Appendix A regarding approved products and methods.**
4. Clean all grout joints on all quarry tile floors.
5. Seal and wax all vinyl, VCT and quarry tile flooring to the satisfaction of the Haldimand-Norfolk Housing Corporation.
6. Use a mild detergent on Luxury Vinyl Plank (LVP) flooring and rinse with water.
7. Clean exterior window glass in common areas on all levels above ground floor.
8. All light fixtures and globes to be washed inside and out in all common areas.
9. Sweep and mop clean all mechanical and/or electrical rooms. Contact the Haldimand-Norfolk Housing Corporation for access to these areas.

APPENDIX A	PROCEDURES FOR RUBBER FLOORING & HARD FLOOR SURFACES
1. LUXURY VINYL PLANK FLOORING or LINOLEUM	• Remove surface dust and soil by sweeping or vacuuming. • Damp mop using a neutral PH cleaner with disinfectant.
2. ALL OTHER FLOORING (Linoleum, VCT/Quarry Tile)	On the textured tile floors, establish a routine cleaning cycle of cleaning and disinfecting. Use a neutral Ph Low Foam Floor Cleaner. Regular Weekly Cleaning 1. Remove surface dust and soil particles by sweeping or vacuuming, clean with a damp mop, <u>using a neutral PH Low Foam Floor Neutral Cleaner</u>. 122ml (4.5 oz) per 4 litres (1 gallon) of warm water. For Heavily Soiled Area 1. Remove service dust and soil particles by vacuuming or sweeping. 2. Scrub the floor with a <u>neutral PH Low Foam Floor Neutral Cleaner</u> (225 ml (8 ounces) per 4 liters (1 gallon) of warm water) using a 175 to 350 R.P.M. Buffing machine equipped with a red polishing pad or soft nylon brush.

	3. Use a wet vacuum or mop to absorb the residue and water. Restoring the look options (April & October Duties): 1. Remove existing wax finish using a striping agent as per the manufacturer's directions. 2. Apply the new wax finish as per the product recommendations.
3. RUBBER (SMOOTH & BUBBLE) FLOORING (hallways, stairwells, service rooms etc., where applicable)	• Remove surface dust and soil by sweeping or vacuuming. • Damp mop using a neutral PH cleaner with disinfectant. • Restoration Options (April & October Duties): • ONLY USE THE NEUTRAL PH LOW FOAM CLEANER SUCH AS WOOD WYANT PATHFINDER CLEANER, DO NOT STRIP OR WAX • Once cleaned, apply a high gloss floor finish such as "Reflections" by Easyway per manufactures directions.

13. Materials & Supplies

1. HNHC will supply any light bulbs (with the exception of Elevator light bulbs) and ceiling tiles required to fulfill duties of this contract. Contact Property Manager Assistant to place an order.
2. The contractor will supply all cleaners, microfiber cloths, mops, brooms etc., disinfectants, hand towels, toilet paper, hand soap, hand sanitizer and garbage bags needed to fulfill the duties of this contract. *** See Section 14 for **Material Specifications** ***
3. The contractor will use a system of microfiber cloths for cleaning that are colour coded for the area of use. Blue – glass, Green – common touch areas, Yellow – washrooms (not including the toilet), Pink/Red – toilets. Microfiber cloths may be either washable or disposable.
4. Contractor will use microfiber mop head for use in the washrooms **ONLY**. A separate mop and bucket to be used for all other areas in the building.
5. It's recommended the contractor use a microfiber mop head to wipe down common area walls to remove dust, etc. when completing the April and October duties.

14. Material Specification

1. Garbage Bags – Contractor Grade, 35 x 50.
2. Clear Recycling Bags – Contractor Grade, 35 x 50.
3. Smoke Receptacle Liners – i.e. U-Line, 10 pack is \$44.00 (last approx. 2 years).
4. Dog Waste Receptacle Liners –i.e. U-Line, 200 for \$139.00 (last approx. 2 years).

5. Kraft Towels to fit dispensers.
6. Soap Refill to fit dispensers.
7. Standard toilet paper roll to fit dispensers.
8. Microfiber cloths – blue, green, yellow and pink/red.
9. All other noted cleaning supplies above.

15. Supervision

1. The contractor is expected to provide adequate on-site supervision to ensure that all requirements of this specification are achieved.

***** END OF SECTION *****

Please initial this checklist as tasks are completed. Please note that all bi-monthly tasks listed in the tender must be completed in Weeks 2 & 4.

Please note that your work will be inspected by staff on a regular basis. Computer records will be checked to verify time in/time out.

Per the tender, on each visit to building, contractors must swipe provided access cards when entering... Date/Time In	Week 1 Date: Time:	Week 2 Date: Time:	Week 3 Date: Time:	Week 4 Date: Time:	Week 5 Date: Time:
Building -- Cleaning requirements per the tender					
Dust all baseboards, ledges and sills, fire extinguishers and bulletin boards.					
Dust all hallways, baseboard heaters, light fixtures and pictures, removing all cobwebs.					
Clean all common area interior glass with an approved glass cleaner.					
Wash all stairway and hallway handrails with a mild detergent.					
Vacuum all carpets and runners with a vacuum that has a beater bar attachment.					
Sweep all tile floors, entryways, stairways, landings and hallways.					
Wash all tile floors, entryways, stairways, landings and hallways.					
Change the garbage bags in the dog receptacles that are located on the property each week.					
Bi-Weekly - Clean all common area exterior glass, ground floor only with an approved glass cleaner. Sweep and mop clean all mechanical and/or electrical rooms. Contact the Haldimand- Norfolk Housing Corporation for access to these areas.					
As Required - Replace all interior & exterior common area bulbs as necessary (120 Volt bulbs only), including EXIT light fixtures; excludes exterior pole lamps.					
Garbage Rooms -- Cleaning requirements per the tender					
Remove all garbage bags and recycling bags; place at the curbside location for pickup. Place new bags in garbage cans.					
Thoroughly sweep; then wet mop floors.					
Clean and disinfect garbage chutes, where applicable.					
As Required - Rinse garbage cans and recycling containers with a disinfectant.					
Public Washrooms -- Cleaning requirements per the tender					
Rescale and sanitize all fixtures.					
Empty garbage pails.					
Thoroughly sweep; then wet mop floors.					
Janitorial Requirements Checklist					

Page 2 of 2					
Laundry Room -- Cleaning requirements per the tender					
Clean all laundry equipment, including washers and dryers, laundry tub and taps.					
Clean all dryer filters and areas around and behind dryers, including exhaust hoses.					
Empty garbage pails.					
Thoroughly sweep; then wet mop floors.					
Clean window with an approved glass cleaner.					
Common Room -- Cleaning requirements per the tender					
Dust all baseboard heaters, window sills, pictures, furniture and walls, removing all cobwebs and dust.					
Empty garbage pails.					
Vacuum carpets with a vacuum that has a beater bar attachment.					
Thoroughly sweep; then wet mop floors.					
Clean windows with an approved glass cleaner.					
Clean common room fridge, stove and countertops.					
Elevator -- Cleaning requirements per the tender					
Clean all elevator car stainless steel wall and door surfaces. Use non-abrasive cleaners that are formulated for use on stainless steel.					
Vacuum elevator door tracks.					
Sweep and wash floors.					
Per the tender, on each visit to building, contractors must swipe provided access cards when leaving...	Time:	Time:	Time:	Time:	Time:
Time Out					
# of staff on-site					

Contractor Name:		Date:	
Signature:		Company:	
Comments:			
Please attach this checklist to your monthly invoice.			

Janitorial Requirements Checklist - Additional Work in April Building _____

Please notify Maintenance Services with schedule for this work (a copy of this form can also be used for this purpose), for inspection purposes. Tenants will receive notices advising them that this extra work will be done in the month of April, as per the Residential Tenancies Act.

April Cleaning Requirements as per the Tender (these duties must be completed in April with no exceptions)		✓ when complete and indicate week#
Wash all common area walls		
Wash all common area door surfaces (all apartment doors, service doors etc.)		
Wash all common area light switches, fire extinguishers, cabinets, fire alarms, hallway air diffuser grills, elevator exhaust fan grills, etc.		
Steam clean and or power wash all entry mats; lay back when dry.		
All vinyl and quarry tile flooring in all common areas, including, foyer, rooms, common room kitchen, hallways, stairwells and landings, garbage rooms etc.	Strip and clean (WITH THE EXCEPTION OF THE RUBBER BUBBLE FLOORING – DO NOT STRIP OR WAX)	
	Clean all grout joints on all quarry tile floors.	
	Seal and wax all vinyl and quarry tile flooring to the satisfaction of the housing corporation. (WITH THE EXCEPTION OF THE RUBBER BUBBLE FLOORING – DO NOT STRIP OR WAX)	
Clean exterior window glass in common areas on all levels above ground floor.		
All light fixtures and globes to be washed inside and out in all common areas.		
Sweep clean all mechanical and/or electrical rooms. Staff will provide access if needed.		
# of staff on-site		

Comments:

Please attach this checklist along with checklist for regular monthly duties to your April invoice.

Janitorial Requirements Checklist - Additional Work in October Building _____

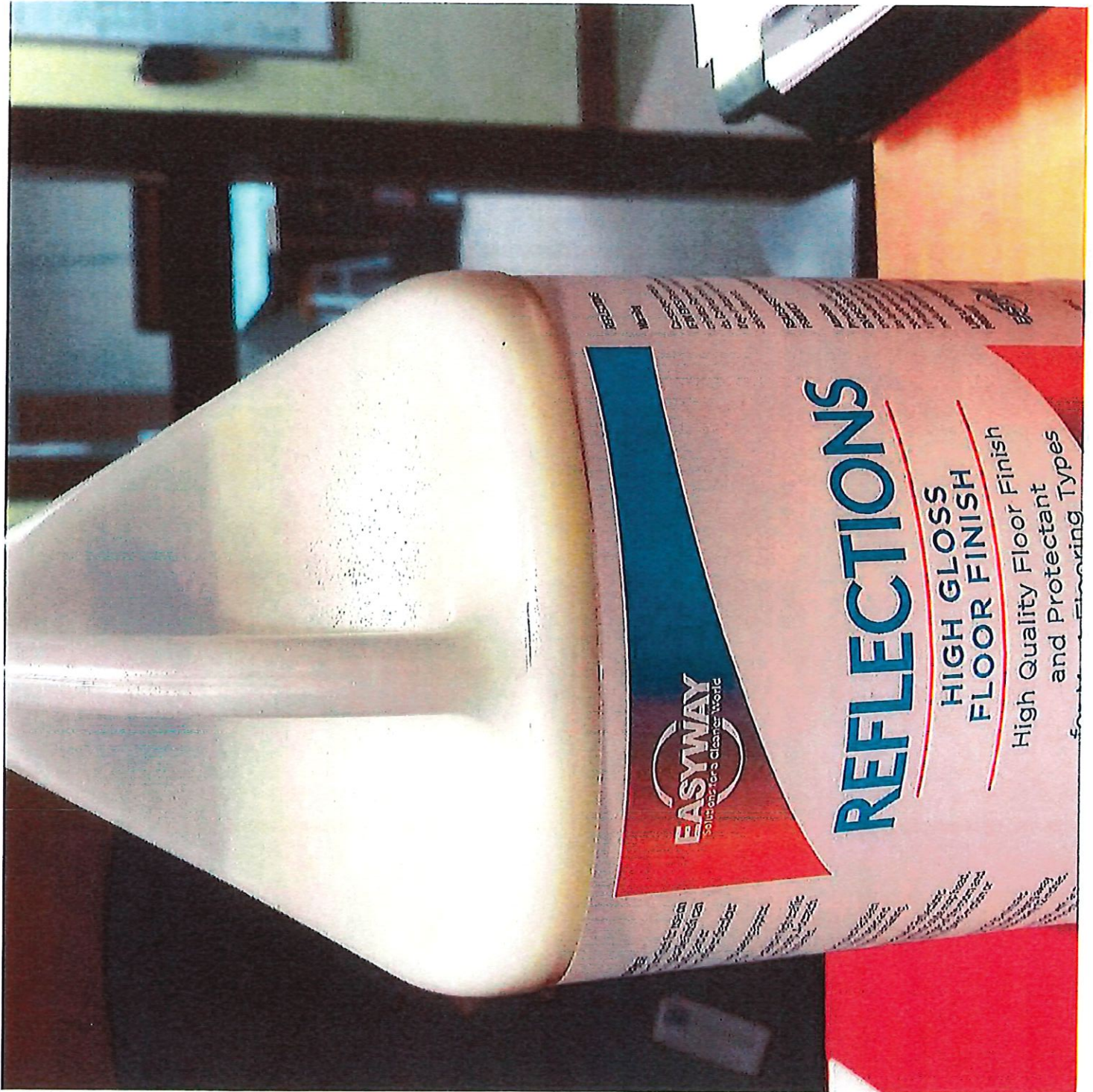
Please notify Maintenance Services with schedule for this work (a copy of this form can also be used for this purpose), for inspection purposes. Tenants will receive notices advising them that this extra work will be done in the month of October, as per the Residential Tenancies Act.

October Cleaning Requirements as per the Tender (these duties must be completed in October with no exceptions)		✓ when complete and indicate week#
Wash all common area walls		
Wash all common area door surfaces (all apartment doors, service doors etc.)		
Wash all common area light switches, fire extinguishers, cabinets, fire alarms, hallway air diffuser grills, elevator exhaust fan grills, etc.		
Steam clean and or power wash all entry mats; lay back when dry.		
All vinyl and quarry tile flooring in all common areas, including, foyer, rooms, common room kitchen, hallways, stairwells and landings, garbage rooms etc.	Strip and clean (WITH THE EXCEPTION OF THE RUBBER BUBBLE FLOORING – DO NOT STRIP OR WAX)	
	Clean all grout joints on all quarry tile floors.	
	Seal and wax all vinyl and quarry tile flooring to the satisfaction of the housing corporation. (WITH THE EXCEPTION OF THE RUBBER BUBBLE FLOORING – DO NOT STRIP OR WAX)	
Clean exterior window glass in common areas on all levels above ground floor.		
All light fixtures and globes to be washed inside and out in all common areas.		
Sweep clean all mechanical and/or electrical rooms. Staff will provide access if needed.		
# of staff on-site		
Comments: Please attach this checklist along with checklist for regular monthly duties to your October invoice.		



* Example of Neutral PH Low Foam
Floor Cleaner *

* Cleaner for "Extra Duties" (spring/fall) use this cleaner *



Home (<https://catalog.easyway.ca/>) ▶ Chemicals (<https://catalog.easyway.ca/Category/JMTCHE/Chemicals/>)
 ▶ Floor Finishes (<https://catalog.easyway.ca/Items/JMTFSH/Chemicals/Floor-Finishes/>)

Easy Way Reflections High Gloss Floor Finish - 3.78 L



[Click to Enlarge](#)

Item # 1600107101

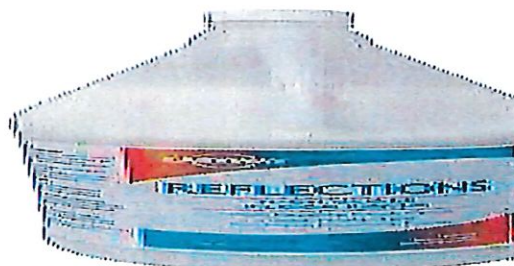
- A quality, long wearing floor finish with a glass-like finish that is easy to maintain and will not yellow or discolour over time.

3.78 L, ea

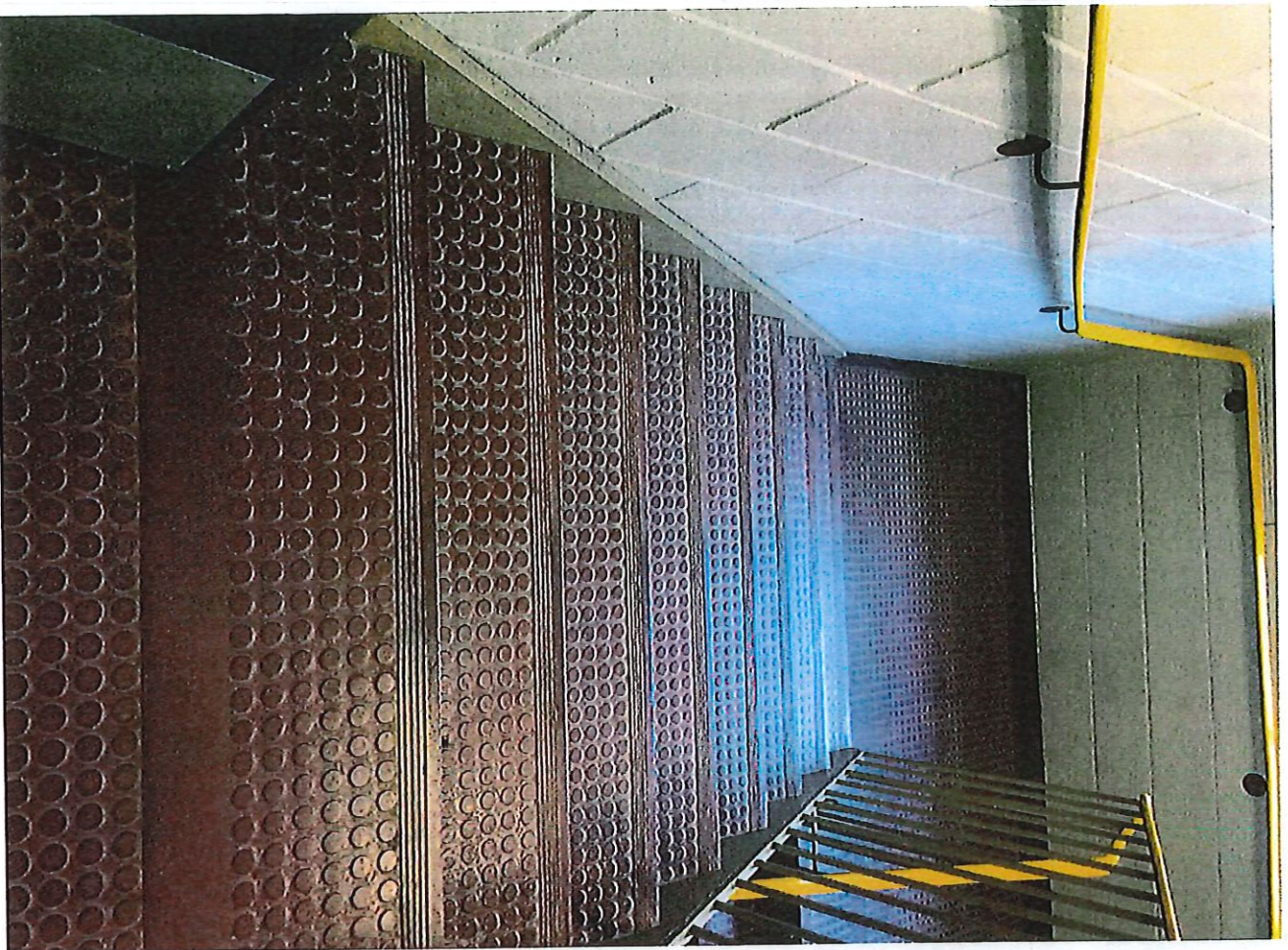
MANUFACTURERS ITEM #1600107101

Quickly levels, covering 500-600 square feet per litre, and can be re-coated in high traffic areas without stripping. Economical, it can be spray buffed again and again to achieve that desired "wet look" gloss. Excellent for use on: most flooring types, including all resilient floors, terrazzo, concrete, etc.

Recently Viewed Items



(/p/1600107200/Easy-Way-Reflections-High-Gloss-Floor-Finish-3-78-L/1600107101/Easy-Way-Reflections-High-Gloss-Floor-Finish-3-78-L/)



Rubber Bubble Flooring (do NOT strip/wax)



AmericanBiltrite
Flooring

**ABDEFENDER®, ABMARATHON®, ABPURE® & MARATHON®
RUBBER STAIR TREADS
MAINTENANCE INSTRUCTIONS**

GENERAL REMARKS

1. Read all instructions carefully and make sure the adhesive has fully cured before starting. (Refer to the Installation Instructions).
2. Take all safety precautions such as posting "Caution" and "Wet/Slippery" floor signs before starting any maintenance procedures.
3. Keep your floors clean at all times. A contaminated surface with a liquid (water, oil, grease, etc...) or a solid (sand, salt, etc...) will render the floor slippery and hazardous to walk on.
4. Do not, at any time during the initial maintenance or thereafter, flood the stair treads with water or cleaning solutions.
5. Wait at least 3 days after installation before starting maintenance procedures.
6. Maintenance products:
 - a. Regular neutral cleaner/degreaser (7 to 7.5 pH before dilution);
 - b. Low foam neutral cleaner for auto scrubber (7 to 8 pH before dilution);
 - c. Alkaline stripper for wax removal (12 pH before dilution);
 - d. Acrylic sealer (around 9 pH before dilution);
 - e. Acrylic floor finish (between 7 and 9 pH before dilution);
 - f. Neutral spray buff floor finish (7 to 7.5 pH before dilution).
7. Follow the instructions on the label of the above products.
8. These care recommendations are provided as information only. We do not assume responsibility for actual work performed. The warranty extends only to the quality and performance of ABDEFENDER, ABMARATHON, ABPURE and Marathon rubber treads.

INITIAL MAINTENANCE

1. All ABDEFENDER, ABMARATHON, ABPURE and Marathon rubber treads have a protective coating to guard against dirt and marks during shipping and installation that must be removed.
2. Use a broom or vacuum to remove dust and dirt.
3. To remove the coating, use a mixture of regular neutral cleaner/degreaser (Type "Taski Profi neutral cleaner" or equivalent) and water as per manufacturer's recommendations. Spread the solution evenly on the treads using a mop or sponge. Do not, at any time during the initial maintenance or thereafter, flood the stairs with water or cleaning solutions. Do not allow the solution to dry on the stairs; wait 5 to 10 minutes before starting to clean.
4. Wet vacuum or mop up the residue.
5. Rinse with cold water. Wet vacuum or mop up to remove the water.
6. Let the treads dry completely. Tip – a good indicator that the protective coating has been removed is when the tread creates a squeaking sound when a finger is lightly pushed over the surface.
7. Put two cross coats of an acrylic sealer/conditioner (type "Taski Carefree Matte" or equivalent). Let the treads dry between coats.



AmericanBiltrite
Flooring

ABDEFENDER®, ABMARATHON®, ABPURE® & MARATHON® RUBBER STAIR TREADS MAINTENANCE INSTRUCTIONS

REGULAR MAINTENANCE

1. Sweep or vacuum daily to remove dust and dirt.
2. If necessary, clean with a wet mop using a regular neutral cleaner/degreaser (follow instructions on label). Do not use powder or high-sudsing detergent. Use a wet vacuum or a mop to remove the residue and allow them to dry.
3. Allow the treads to dry completely.
4. Restore the finish with an acrylic floor finish.
5. Periodic cleaning: If the stairs must be thoroughly cleaned, follow the recommendations given in the Initial Maintenance section.

GENERAL PRECAUTIONS

1. Direct sunlight: Flooring constantly exposed to direct sunlight at temperatures over 38°C (100°F) may result in alteration of dimension, indentation and possible color fading. Protect with drapes or blinds drawn over windows during peak sunlight hours.
2. Stains: Certain materials will stain any resilient flooring. They include lipstick, solvent-type fluid and paste waxes, fresh asphalt paving, rubber matting, rug padding and paint pigmentation used on exterior concrete steps and porches. Dark-colored asphalt tile located adjacent to or near the flooring may cause tracking of color onto it. American Biltrite flooring must be adequately protected from contact with such materials since in many cases the stains are difficult or impossible to remove.
3. The extremely high forces exerted by stiletto or high-heeled traffic (dynamic loads of 1,000 psi or more) may visibly damage ABDEFENDER, ABMARATHON, ABPURE and Marathon stair treads. American Biltrite will not accept claims for damage caused by stiletto or high-heeled traffic.

Please note that the technical web site documents prevail.



Maintenance chart

Charte d'entretien

Cuadro de mantenimiento



Do
Faire
Realizar



Don't
Ne pas faire
No realizar

Initial maintenance Entretien Initial Mantenimiento Inicial	ABMarathon Marathon	ABPURE Nfuse	Texas Granite Electrotile	LVT (Mirra, Sonata and Sonata Elements, Natura, TecCare, UltraCeramic Contract)
	-Neutral cleaner/degreaser -Nettoyeur neutre/dégraissant -Limpiador/desengrasante neutro	-Neutral cleaner/degreaser -Nettoyeur neutre/dégraissant -Limpiador/desengrasante neutro	-Neutral cleaner/degreaser -Nettoyeur neutre/dégraissant -Limpiador/desengrasante neutro	-Neutral cleaner/degreaser -Nettoyeur neutre/dégraissant -Limpiador/desengrasante neutro
If Heavily Soiled Si fortement souillé Si está muy sucio 175-350 rpm	1. 2.	1. 2.		1. 2.
	-2 coats of acrylic sealer/finish -2 couches de scellant/fini acrylique -2 capas de sellador/acabado acrílico			

1. Flat surface / Surface unie / Superficie plana
2. Raised pattern / Surface texturée / Patrón en relieve

Regular maintenance Entretien régulier Mantenimiento regular	ABMarathon Marathon	ABPURE Nfuse	Texas Granite Electrotile	LVT (Mirra, Sonata and Sonata Elements, Natura, TecCare, UltraCeramic Contract)
	-Neutral cleaner -Nettoyant neutre -Limpiador neutro	-Neutral cleaner -Nettoyant neutre -Limpiador neutro	-Neutral cleaner -Nettoyant neutre -Limpiador neutro	-Neutral cleaner -Nettoyant neutre -Limpiador neutro

Periodic maintenance Entretien périodique Mantenimiento periódico	ABMarathon Marathon	ABPURE Nfuse		Texas Granite Electrotile*	LVT (Mirra, Sonata and Sonata Elements, Natura, TecCare, UltraCeramic Contract)
	Spray buffing Polissage par vaporisation Pulido por aspersión  175-350 rpm			Dry buffing Polissage à sec Pulido en seco  Ergo disc 1200	

*Electrotile: any floor finish will interfere with ESD properties / tout fini de plancher interférera avec les propriétés électrostatiques (ESD) / cualquier acabado para pisos interferirá con las propiedades de descarga electrostática (ESD)

Floor maintenance pads Disques pour entretien de couvre-plancher Almohadillas para mantenimiento de pisos	ABMarathon Marathon	ABPURE Nfuse	Texas Granite Electrotile	LVT (Mirra, Sonata and Sonata Elements, Natura, TecCare, UltraCeramic Contract)
 175-350 rpm				
				
				
				
				