

**SCOPE OF WORK
SECURITY, SURVEILLANCE AND ACCESS CONTROL
EMERALD HEIGHTS**

1.1 GENERAL

A. WORK

The term "Work" includes all labor, materials, equipment and services required of the CONTRACTOR, as shown, described or inferred in the Contract Documents.

The CONTRACTOR is only to use its own forces and/or OWNER/CONSTRUCTION MANAGER approved sub-trades to undertake the Work. The CONTRACTOR may not sub out further work without the prior written consent of the OWNER, such consent to be granted at the discretion of the OWNER.

B. WORK, LICENCES, PERMITS AND INSPECTIONS

The CONTRACTOR agrees to do all work in accordance with the plans, specifications, and performance standards and in accordance with good building practice, any and all civic, municipal, provincial and federal laws and codes pertaining thereto and to the satisfaction of the OWNER. The CONTRACTOR further agrees to obtain all licenses required in connection with his work and to inform the site superintendent of the date and time work will be ready for inspection as well as the nature of the inspection.

C. LIABILITY INSURANCE

The CONTRACTOR shall provide and maintain, at his expense, a minimum of \$2,000,000 general liability insurance against claims made for damages for personal injury or property damage by reason of anything done or not done by the CONTRACTOR, its employees or agents, in connection with the performance of this Agreement. Proof that the OWNER and the CONSTRUCTION MANAGER are named insured is required upon successful awarding of the contract.

D. WORKSAFE B.C.

Upon award of this contract, the CONTRACTOR shall provide certification of WorkSafe BC registration and good standing, and current letter of clearance. Provide WorkSafe BC letters of clearance on a monthly basis thereafter. At any time during the term of this Contract when requested by the OWNER, the CONTRACTOR shall provide such evidence of compliance by himself and any or all of his Sub-Contractors with all requirements with respect to payments and rules and regulations due under the Workers' Compensation Act. The CONTRACTOR shall conduct weekly safety meetings and supply appropriate paperwork to the Site Superintendent as required by WorkSafe B.C.

E. GENERAL SITE MAINTENANCE

1. The CONTRACTOR shall clean up, remove, and dispose of all debris associated with this work to the bin provided by OWNER. Maintain cleanliness of the property at all times.
2. All work, including start-up of equipment, is to be performed during regular working hours as per the City of Surrey bylaws.
3. It is the intent of this contract that all work performed by the CONTRACTOR is to be complete and functional in all respects meeting all applicable codes and requirements and to the final approval of local governing authorities having jurisdiction;
4. The CONTRACTOR is responsible for protecting the work of other trades from any damage caused by his own work forces;
5. The CONTRACTOR shall be responsible for the costs of repair and/or replacement of any protected trees damaged by his own work forces.
6. The CONTRACTOR shall be responsible for WHMIS compliance and enforcement as it relates to this scope of work.

F. GENERAL RESPONSIBILITIES

1. The CONTRACTOR is responsible to familiarize himself with the site and point out any potential problems before starting the job.
2. The awarding of this Contract shall be based on the assurance that adequate, qualified manpower will be provided to carry out this scope of work, and work will be commenced and completed as per the Project Schedule, as revised from time to time by the Construction Manager.
3. The CONTRACTOR shall provide all necessary equipment and flagging personnel required for off-loading handling and distribution of the CONTRACTOR's materials.
4. The CONTRACTOR shall provide additional labour, including safety personnel, for overtime and Saturday work as required from time to time to comply with Project Schedule at no additional cost to the OWNER.
5. The CONTRACTOR shall provide all necessary temporary facilities necessary to carry out this work. Obtain permission from the CONSTRUCTION MANAGER prior to locating any temporary facilities on site. Erection of any sign on the site by the CONTRACTOR or its Sub-Contractors is not allowed without permission from the OWNER and CONSTRUCTION MANAGER.
6. The CONTRACTOR shall cooperate with other trades to ensure a smooth and safe flow of work. Provide a plan detailing sequencing of work to the CONSTRUCTION MANAGER.
7. The CONTRACTOR shall provide a certified Trade Safety Coordinator as required by City of Surrey bylaws and provide certification of qualification to the Construction Manager.
8. The CONTRACTOR shall comply with all requirements for safety procedures, reports, and meetings in accordance with applicable regulations, bylaws, and safety programs.
9. The CONTRACTOR agrees that the OWNER is not responsible for fire, theft, loss and/or vandalism of any of the CONTRACTOR's tools, equipment, materials, supplies and/or work in progress.

1.2 SECURITY, SURVEILLANCE AND ACCESS CONTROL

- A. The Contractor shall supply all required expertise, labor, tools, equipment, materials, and services required to provide a complete security, surveillance and access control system installation in accordance with the CIS prepared plans, specifications and, Provincial and Municipal codes and regulations and satisfactory to the OWNER.
- B. The CONTRACTOR confirms that he is an expert in this field of work and is fully knowledgeable and experienced in all aspects of procedures, methods, regulations, codes and municipal requirements and the CONTRACTOR further acknowledges that the OWNER is relying on this expertise.
- C. The work shall include, but shall not necessarily be limited to, the following:
 1. The CONTRACTOR shall design, supply and install all security access and intrusion controls, door controllers, RF readers, electronic door strikes, entry-phones, security cameras, exit door motion controls, door contacts, fire/intrusion monitoring control panel, alarm communicator and control computer/monitor as required to provide a complete system in accordance with the project architectural and electrical plans. All equipment and installation labour is to be to the satisfaction of the OWNER.
 2. The CONTRACTOR shall supply and install all in-suite security rough-in including entry keypad, entry door contact and motion detector. Entry keypad rough-in is to accommodate hybrid RF LCD keypad to accommodate RF window and patio door openings.

3. The CONTRACTOR shall offer to the OWNER's purchasers the option of an alarm completion and/or monitoring service for a period of up to 90 days following completion and possession of any individual unit, for the prices quoted within the CONTRACTOR's quotation.
4. The CONTRACTOR agrees to work with the future strata corporation of the development to provide upgrades and/or additions.
5. The CONTRACTOR agrees to provide complete information and instruction documentation and to carry out an orientation and training seminar for a representative of the strata to ensure the strata has a working understanding of the equipment operations.