SCOPE OF WORK
INTERIOR FINISHING
ALDER STREET PROJECT

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, LICENSES, 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. HEALTH & SAFETY PLAN

The CONTRACTOR acknowledges that he has read the Chysik Project Management Health and Safety Plan Manual and agrees with the content and the intent of the manual. In the interest of the health and safety of the site workers, the CONTRACTOR further agrees to comply with all aspects of the Chysik Project Management Health and Safety Manual as well as all Workers Compensation Act and WorkSafe BC regulations and requirements.

F. 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 Vancouver 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 WHMIS compliance and enforcement as it relates to this scope of work.

G. 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 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.

4. 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.

5. The CONTRACTOR shall provide a certified Trade Safety Coordinator as required by City of Vancouver bylaws and provide certification of qualification to the Construction Manager.

6. The CONTRACTOR shall comply with all requirements for safety procedures, reports, and meetings in accordance with applicable regulations, bylaws, and safety programs.

7. 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.

H. INTERIOR FINISHING DETAILS

1. The contractor shall supply all required expertise, labor, tools, equipment, power nails, staples, filler, sandpaper and all miscellaneous items required for a complete interior finishing job for each unit, amenity building and common areas in accordance with the approved plans and specifications, to a high standard of quality, satisfactory to the Owner, including the following:

2. 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.

3. The CONTRACTOR shall carry out all finishing to the specifications of and to the standard of quality of the Emerald Heights presentation centre display suite.

4. The CONTRACTOR shall carefully inspect all conditions including openings and surface finishes prior to commencing the interior finishing work. Any conditions that would prevent a high quality finished product must be reported to the site superintendent prior to commencing work.

5. The work shall include, but shall not necessarily be limited to, the following:

    a. Install all MDF molding over drywall expansion joints

    b. Install all steel doors c/w hardware in the parkade area, storage rooms, mechanical room, electrical room, bike room and other common areas

    c. Install all common area frames and doors, locks, panic hardware, self-closers, stops etc. for all areas as required

    d. Install MDF wall caps c/w casings under, where applicable in accordance with plans

    e. Install all exterior doors excluding store front units

f. Install all interior passage doors including common areas

g. Install 1 x 2 MDF half jambs and casings for all bifold door openings

h. Install all passage and pocket door casings

i. Install all pocket door frames

j. Install all finger joint window sills – Mercroft design

k. Install MDF baseboards in all areas including closets and common areas

l. Install all plumbing access cleanout covers, supplied by others

m. Install all interior and exterior locks and latches excluding store front units

n. Install all doorstops

o. Reinstall all bifold and passage doors following completion of painting and finished flooring

p. Fill and sand, ready for paint, all nail/staple holes in all woodwork.

q. Sand to remove all irregular joints and machine marks

r. All work is to be left free from defects and/or blemishes.

s. Reinstall all miscellaneous items such as appliance kick plates, trims etc.

t. Prior to demobilizing from each and every unit, carry out a final adjustment on all doors, locks, windows and patio doors to insure a high standard of quality and that the unit is ready for occupancy.

6. Finishing materials supplied by the CONTRACTOR shall include:

a. Window & Door casings – #492 U/L ½" x 2 ½" MDF
b. Door Headers – ¾" x 3 ½" x 6" MDF
c.. Baseboards – #623 MDF 12MM x 3 ¼" MDF