

**SCOPE OF WORK  
PAINTING  
KINGSWAY 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, 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. 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.

#### 1.2 INTERIOR AND EXTERIOR PAINTING

- A. The CONTRACTOR is to provide all supervision, labour, equipment, tools, supplies and materials to provide the complete interior and exterior painting for the project as per the Architectural drawings
- 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. Touch-up paint shall be supplied by the CONTRACTOR for each suite (one small can each of flat latex and semi-gloss latex), provide to developer on completion of the Project;
  2. The CONTRACTOR shall supply quality General Paint or equal for the Project. The CONTRACTOR must obtain approval from the OWNER for the approval of "equal" quality products.
  3. All nail holes shall be filled and sanded flush by the CONTRACTOR. Any nails above the finished surface shall be reported to the site manager, or set by the CONTRACTOR;
  4. Caulking shall be carried out by the CONTRACTOR to seal joints in baseboard, casing, windowsills, expansion joints and any cracks in wall to ceiling areas;
  5. All woodwork shall be sanded by the CONTRACTOR as required prior to and between coats of paint;
  6. All interior woodwork shall be primed and finished by the CONTRACTOR with two coats semi-gloss finish;
  7. All walls shall be sanded between coats by the CONTRACTOR to produce a smooth final coat of paint;

8. The CONTRACTOR shall inspect all surfaces prior to applying paint to ensure that the surface is suitable for painting. Any sub-standard surfaces are to be reported to the site superintendent prior to commencing work.
9. The application of paint to any surface by the CONTRACTOR is confirmation by the CONTRACTOR that the surface provided is sufficient and satisfactory to result in a high quality finish;
10. All walls to receive one coat latex primer and two coats premium quality latex;
11. All Hardi board panels and siding to receive two finish coats of Exterior Acrylic Latex;
12. All pre-fabricated cornice areas to receive two finish coats of Exterior Acrylic Latex;
13. All bare exterior wood is to be primed by the CONTRACTOR using one coat exterior ALKYD PRIMER;
14. All exterior wood trim shall be caulked as required by the CONTRACTOR, and finished with two coats of stain;
15. Interior and exterior doors shall be sealed on four edges and both sides. All doors to be painted with ACRYLIC LATEX, semi-gloss finish;
16. All underground parking walls and columns will receive two coats of (white) latex paint. All parkade stair nosings shall be painted where and if required by the Architect. All required parkade lines and numbers will be placed by a line painting sub-contractor at the cost to the CONTRACTOR as specified;
17. The CONTRACTOR is responsible to protect other finish products in the interior and exterior of the building while performing his work. Drop sheets shall be used over cabinets, tile and carpets. Door hardware shall be either masked, or removed and subsequently reinstalled by the CONTRACTOR;
18. After the first coat of paint the drywall shall be inspected and repaired as necessary by the drywall contractor prior to the application of the second coat of paint;
19. Minor drywall and wood surface imperfections shall be filled and repaired by the CONTRACTOR prior to touch up;
20. Touch ups shall be completed so as not to be readily visible. It is understood that this may require two coats of paint;
21. The CONTRACTOR shall remove and reinstall electrical switch and outlet plates in areas of finish and/or touch-up painting;
22. The CONTRACTOR shall provide a one year warranty for labour and materials for all interiors of individual units and a two year warranty for labour and materials of all common areas and the exterior of the project. The warranty period shall commence following occupancy of individual units and the Warranty Insurance Company's warranty commencement date for common areas.