

**SCOPE OF WORK
PLUMBING
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.

1.2 PLUMBING

- A. The CONTRACTOR is to provide all supervision, labour, equipment, supplies and materials to provide a complete plumbing system for the project as per the Architectural and Mechanical plans, (latest revisions).
- 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. All work to be carried out in accordance with all good building practice and as per all municipal, provincial and federal codes, regulations and by-laws;
 2. The CONTRACTOR is to do all necessary cutting for vents, etc., and install all necessary backing to complete his work;
 3. Whenever possible drainpipes shall be kept tight to one side of the joist space to allow room for heat and light fixtures, etc.
 4. If structural framing members are in the way of P-traps or any other plumbing stack do not proceed until the site superintendent is notified and allows for provisions to proceed.
 5. All holes through framing members are to be drilled; any unnecessary holes in floor to be patched;
 6. Lead flashing to be supplied to the Site Superintendent.
 7. Vent pipes to be installed tight to roof joists.
 8. The CONTRACTOR is responsible for calling all plumbing inspections.

9. The CONTRACTOR shall supply and install all access panels including to water line shut-offs.
10. The CONTRACTOR shall supply and install all required catch basins, oil interceptors (wash sump) storm and sani pump sumps for complete underground parking storm/sani system.
11. The CONTRACTOR shall supply and install all underground storm and sanitary piping as per Mechanical “for construction” drawings (latest revision), digging by others.
12. The CONTRACTOR shall supply and install all required interior drain tile and rain water leader collector systems.
13. The CONTRACTOR shall supply and install the storm and sanitary mains to 3’ outside of the building.
14. The CONTRACTOR shall supply and install cold water main as per Mechanical drawings (latest revision), to 3 feet outside the building – connection by others.
15. The CONTRACTOR shall supply and install all required pumps, including any required and/or specified storm pump packages.
16. The CONTRACTOR shall supply and install all required roof drains, deck drains, area drains and planter drains all as per Mechanical “issued for construction” drawings (latest revision).
17. The CONTRACTOR shall supply and install all frost free hose bibs as shown on drawings or as may be required by code.
18. The CONTRACTOR shall supply and install all required heat tracing as may be required for water lines, (excluding sprinkler lines) as may be required. Such heat tracing is to be complete with all connection boxes etc. ready for hook-up by the OWNER’s electrical contractor.
19. The CONTRACTOR shall supply and install the following ;
 - water closets rough-in and finishes
 - basins rough-in and finishes
 - bath tubs rough-in and finishes
 - shower bases rough-in and finishes
 - kitchen sinks rough-in and finishes
 - dishwasher connections
 - auto washers rough-in complete with mini outlet boxes
 - garburators ½ hp.
 - fridge water supply and hookup in each unit to fridge location

20. The CONTRACTOR shall supply the following, (or equal), fixtures:

Toilets – American Standard dual flush elongated #2476216 c/w Tank #4035216
 Main Bath Basin – American Standard Studio Carre with centre hole #426000020 under mount
 Pedestal Bsins – 2218, 2222, & 2228 Alder & units 201 to 206 powder rooms – allow for similar quality
 Ensuite Basin – American Standard Studio above counter single hole #0621001 23 1/8 x 18 1/2
 Bath Faucets – Hansgrove Talis Single hole model 32040001 – chrome
 Bath Tubs – Glass World Cowichan 5’ x 30” x 22”
 Bath/Shower combo faucet – Hansgrove Talis Chrome Finish
 Shower Pans – Glass World Acrylic
 Shower faucet – Hansgrove Talis chrome finish
 Kitchen Sink – Sonetto Sinkware #560-U Under mount – for studio units use single sink of similar specification
 Kitchen Faucet – Chrome Concerto C/W pullout spray #32665000 Starlight – chrome
 Roof top sink – allow for same as studio kitchens

Note – all substitution “or equal” fixtures subject to the approval of the OWNER