

**SCOPE OF WORK  
ROOFING & WATERPROOFING  
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 ROOFING**

- A. To supply all labour, materials, supervision and equipment for the roofing application as per the Architectural drawings for the project with revisions to the "print date" of February 8<sup>th</sup>, 2012.
- B. All work shall be in accordance with the requirements, direction and specifications of the OWNER's building envelope consultant, Aqua Coast Engineering. It is the CONTRACTOR's responsibility to familiarize himself with this consultant's specifications and requirements.
- C. All work shall be performed in accordance with contract documents, specifications and drawings, and all relevant codes, regulations and requirements as deemed necessary by the City of Vancouver and the Province of British Columbia.
- D. 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.
- E. Work shall include, but shall not necessarily be limited to, the following:
  1. The CONTRACTOR shall supply and install a torch-on 2 ply torch-on roofing system over the wood roof decking. All material and application is to be to the satisfaction of the OWNER's building envelope consultants.
  2. The CONTRACTOR shall supply and install all required roof vents as per Architectural details latest revisions, all holes to be located and cut by others;

3. The CONTRACTOR shall supply and install all required metal flashings to all perimeter edges, up-stands, and all other roof locations as may be required.
4. The CONTRACTOR shall supply and install 26 gauge pre-painted metal flashings as required including all roof cap and cornice flashings;
5. The CONTRACTOR shall supply regular clean up and place all roof related debris in an on-site container;
6. The roof system as identified in the scope will carry a five year RDR labour guarantee and a manufacturers' 10 year warranty
7. The CONTRACTOR shall verify nailing/spacing of roof sheathing or strapping, and shall report deficiencies to site manager.
8. The CONTRACTOR shall load all material onto roofs in such a pattern that will ensure uniform distribution of weight on the roof framing;
9. The CONTRACTOR shall install all roofing in accordance with all building codes and manufacturer's recommended specifications.
10. The CONTRACTOR shall provide for the future building strata, a 5 year company guarantee and a 10 year membrane manufacturer's warranty upon completion of the work.
11. The CONTRACTOR shall provide a telephone number and contact for 24 hour emergency service. If, after consulting with the homeowner, it is identified as an emergency situation, then service shall be provided within 6 hours anytime of the day or night.

### **1.3 WATERPROOFING**

- A. To supply all labour, materials, supervision and equipment for the suspended slab waterproofing application as per Architectural drawings.
- B. All work shall be in accordance with the requirements, direction and specifications of the OWNER's building envelope consultant, Aqua Coast Engineering. It is the CONTRACTOR's responsibility to familiarize himself with this consultant's specifications and requirements.
- C. All work shall be performed in accordance with contract documents, specifications and drawings, and all relevant codes, regulations and requirements as deemed necessary by the City of Vancouver and the Province of British Columbia.
- D. 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.
- E. The work shall include, but shall not necessarily be limited to, the following:
  1. The CONTRACTOR shall supply and install a two-ply SBS torch-on waterproof membrane or equal, to the suspended slab. All material and application is to be to the satisfaction of the OWNER's building envelope consultants.
  2. The CONTRACTOR shall apply the waterproofing membrane up all suspended slab concrete change in elevation steps, concrete up-stands, planters, etc. and/or frame walls as may be required.
  3. The CONTRACTOR shall apply the waterproofing membrane 12 inches over the suspended slab perimeter edge and shall lap the exterior foundation wall damp proofing/waterproofing membrane.

4. The CONTRACTOR shall supply and install all required miscellaneous metal counter flashings to terminate the waterproofing membrane on concrete walls, stair shaft walls, etc.
5. The CONTRACTOR shall install the waterproofing membrane in accordance with all building codes and manufacturer's recommended specifications.
6. The CONTRACTOR shall provide for the future building strata, a 5 year company guarantee and a 10 year membrane manufacturer's warranty upon completion of the work.
7. The CONTRACTOR shall provide a telephone number and contact for 24 hour emergency service. If, after consulting with the homeowner, it is identified as an emergency situation, then service shall be provided within 24 hours.