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 DOOR SUPPLY SPECIFICATIONS

A. GENERAL CONDITIONS OF SUPPLY

1. The SUPPLIER shall supply all required steel window frames, steel jambs and doors complete with all required hardware including but not limited to locks, self-closers, stops, sweeps etc. for the underground parking areas and storage/mechanical room areas in accordance with the plans and to the satisfaction of the OWNER and the project Architect.

2. The SUPPLIER shall supply all required jambs and doors complete with all required hardware including but not limited to locks, self-closers, stops, sweeps etc. for the common areas in accordance with the plans and to the satisfaction of the OWNER and the project Architect.

3. The SUPPLIER shall supply all required pre-hung jambs and exterior doors complete with brick molding, locks, latches, weather stripping etc. for all suite entries and balconies in accordance with the Architectural plans, finish schedules and to the satisfaction of the OWNER and the project Architect.

4. The SUPPLIER shall supply all required pre-hung doors, bi-fold doors and bi-pass doors complete with all hardware, locks, latches, stops etc. for each of the 80 individual units and guest unit in accordance with the Architectural plans, finish schedules and to the satisfaction of the OWNER and the project Architect.

5. The SUPPLIER shall machine all steel door frames for electronic strikers as may be required.

6. The SUPPLIER is aware and has included all doors and glazing in accordance with the acoustic report and requirements.

7. The SUPPLIER shall supply all required mail boxes designed in banks to the satisfaction of the Architect and OWNER for all individual units with 1 additional box for strata council use.
8. The SUPPLIER shall site measure the rough opening for all doors to ensure allowance has been made for any necessary changes in door widths, swings and jamb sizes.

9. The SUPPLIER shall ensure that all locks are keyed alike for each suite.

10. The SUPPLIER shall ensure that all common area locks are keyed alike including storage areas, mechanical rooms, electrical rooms, elevator lobby and common areas and exterior common area doors.

11. The SUPPLIER is responsible to ensure that all doors, jambs and hardware meet all requirements of the BC Building Code and all regulations, by-laws and requirements of the City of Surrey.

12. The SUPPLIER shall take extreme care during the course of delivery of the Doors, not to damage any structure, curbs, sidewalks, hydrants, utility boxes, manhole covers, sewer connection/inspection pots or like items.

13. The SUPPLIER agrees that the Contract Prices include WCB assessments for all of the Supplier’s labour.

14. The SUPPLIER shall indemnify and save harmless the OWNER and the Construction Manager from and against all legal claims and actions or liens related to this contract, made by parties such as subcontractors, employees or suppliers of the SUPPLIER.

15. The SUPPLIER agrees to exercise care not to damage work or materials of the OWNER and other contractors or suppliers. All costs to replace or repair such damage will, at the discretion of the Construction Manager, be charged back to the SUPPLIER if responsible for such damages.

16. Time is considered to be of the essence and the SUPPLIER agrees not to cause delays to the OWNER’s schedule of construction.