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 DRYWALL

A. The CONTRACTOR shall supply all labour, materials, supervision and equipment for the installation and finish of all drywall with textured ceilings as per Architectural drawings.

B. The CONTRACTOR shall carry out all 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.

C. 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.

D. Work shall include, but shall not necessarily be limited to, the following:

1. The complete drywall finish to a level four standard, ready for interior finishing and paint as per plans and specifications provided by OWNER, including all required fire stopping and related caulking, all to the satisfaction of the Architect the CONSTRUCTION MANAGER;

2. The CONTRACTOR shall liaise with the painting contractor to ensure that units are ready for painting in a timely manner and to minimize drywall patching by the CONTRACTOR after wall priming;

3. The CONTRACTOR acknowledges that all party ceilings shall include 2 layers Type X drywall c/w resilient channel and will have assembly as per plans.

4. The CONTRACTOR acknowledges that party walls shall have 1 layer of 5/8” Type X drywall applied to each side.

5. To complete all party walls and ceilings including required fire-stopping as per Architectural drawings, detailed assemblies or as may be required by the City of Vancouver inspectors;
6. The CONTRACTOR shall supply and apply Dens-Shield, or similar approved product, tile backing board for all tub and shower areas;

7. All units and common areas must be scraped (drywall mud) and swept immediately after the area is sanded out. The drywall areas of the building are to ready for painting without further cleaning;

8. Fire-stop and complete all drop ceilings and boxes as required in all kitchens, bathrooms and laundry as required;

9. All ceilings to be (Spantex type) textured finish to be determined on site;

10. All windows, archways, bifolds openings to have finished beaded drywall returns;

11. The CONTRACTOR shall supply drywall as required to the OWNER’s framing contractor for fire stop during the framing process.

12. Clean up of all drywall scraps immediately following the boarding of units and common areas;

13. Removal and disposal of all drywall scraps and related materials at the Contractor’s expense including dumping fees;

14. Any damage caused by the CONTRACTOR’s delivery truck or related forklift work is subject to backcharges – no exception;

15. Supply and install Work Safe BC approved scaffolding and planks as required;

16. The CONTRACTOR to allow for minor drywall touch-ups caused by trade damage.

17. The CONTRACTOR acknowledges that this scope of work has been prepared with intention that all requirements for the complete drywall for the project are included as required by the Architect and the City of Vancouver.