SCOPE OF WORK
HVAC
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 HEATING & VENTILATION

A. To supply all labour, material, supervision, tools and equipment for a complete heating and ventilation system for all units including common areas, parkade, mechanical and electrical rooms, storage areas, etc., in accordance with the Architectural and Mechanical drawings, (latest revisions) and in accordance with all Provincial and Civic regulations and satisfactory to the OWNER.

B. The CONTRACTOR shall be responsible to ensure that any revisions and/or alternates to the contract plans and specifications proposed by the CONTRACTOR are submitted to, and approved by the OWNER’s mechanical consultant.

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 not necessarily be limited to the following:

1. Provide all layout for all aspects of the ventilation design and duct work installation;

2. Supply and install all specified roof top HVAC units;

3. Supply, install and hook-up all required bathroom fans as per mechanical specifications, mechanical design and to the satisfaction of the OWNER’s mechanical consultant;

4. Supply and install ventilation for all kitchen hood fans, (fans supplied by others) and hook up all ventilation duct work to the fans following fan installation;

5. Supply and install all required dryer vent ducting. Such ducting shall be roughed-in with due consideration to the appliance vent location of the OWNER supplied dryer;
6. Supply, install and activate, following electrical hook-up by others, all required parkade exhaust fans in accordance with mechanical drawings and specifications and to the satisfaction of the OWNER's mechanical consultant;

7. Supply to the project electrical contractor for installation and hook-up all required CO detectors for the underground parking as per Mechanical design and to the satisfaction of the OWNER's mechanical consultant;

8. Supply and install all fire dampers, louvers and grilles as per Mechanical design and to the satisfaction of the OWNER's mechanical consultant;

9. Supply and install combustion air supply for boilers as per Mechanical design and to the satisfaction of the OWNER's mechanical consultant;

10. The CONTRACTOR is responsible to provide sound/vibration suppressors for the roof-top units and insure there is no sound or vibration transferred to any units.

11. The CONTRACTOR must obtain permission from the site superintendent prior to cutting any structural members or joist work;

12. Supply, install and make necessary connections for all required gas lines for all equipment as per Mechanical design and to the satisfaction of the OWNER's mechanical consultant;

13. The CONTRACTOR shall be responsible for and must ensure that all equipment installed by the CONTRACTOR is inspected by the CONTRACTOR's engineer and all required reports and schedules are submitted in a timely manner to the OWNER.

14. This CONTRACTOR SHALL submit three sets of as-built drawings and manuals all to the approval of the OWNER prior to the release of the lien holdback;

15. The CONTRACTOR acknowledges that this scope of work has been prepared with intention that all aspects of a complete ventilation system, as required for the project and by the Architect, Mechanical Engineer and the City of Vancouver are included herein.