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.

E. HEALTH AND SAFETY PLAN

The Supplier acknowledges the contents of the Chysik Project Management Health and Safety Plan as posted on the CPM Website, Emerald Heights Project, and agrees to comply with all requirements therein as well as all Worker’s Compensation Act and WorkSafe BC regulations and requirements.

E. 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 Surrey 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 the costs of repair and/or replacement of any protected trees damaged by his own work forces.
6. The CONTRACTOR shall be responsible for WHMIS compliance and enforcement as it relates to this scope of work.

F. 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 all necessary equipment and flagging personnel required for off-loading handling and distribution of the CONTRACTOR’s materials.

4. 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.

5. The CONTRACTOR shall provide all necessary temporary facilities necessary to carry out this work. Obtain permission from the CONSTRUCTION MANAGER prior to locating any temporary facilities on site. Erection of any sign on the site by the CONTRACTOR or its Sub-Contractors is not allowed without permission from the OWNER and CONSTRUCTION MANAGER.

6. 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.

7. The CONTRACTOR shall provide a certified Trade Safety Coordinator as required by City of Surrey bylaws and provide certification of qualification to the Construction Manager.

8. The CONTRACTOR shall comply with all requirements for safety procedures, reports, and meetings in accordance with applicable regulations, bylaws, and safety programs.

9. 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 MASONRY

A. The CONTRACTOR shall supply all specified concrete blocks, and brick complete with all necessary reinforcing steel, angle irons, ties, lintels, grout, flashings, accessories and all expertise, supervision, labour, layout, equipment, tools, scaffold and miscellaneous items required for a complete masonry job in accordance with plans and specifications and to the satisfaction of the Architect, Structural Engineer and the OWNER.

B. 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 Surrey and the Province of British Columbia.

C. The CONTRACTOR’s quotation shall form part of this contract, (Appendix D) as a reference only. Should there be any conflict between the specifications of this contract and the CONTRACTOR’s quotation, the contract specifications and conditions shall apply.

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 CONTRACTOR is aware that all brick at balcony openings at all levels shall have a brick return.

F. The Scope of Work must include but shall not be limited to the following:
GENERAL INCLUSIONS

1. All concrete block work for elevator shaft, elevator machine room and firewall.
2. All required masonry engineering.
3. The supply and installation of all steel lintels, ties, fasteners, blocks, mortar, reinforcing steel and block fill.
4. All layout work, false-work and bulkheads.
5. All required scaffolding.
6. All unloading and positioning of all masonry and supplies to and on the site.
7. All brick facing to be, priced for IXL Chocolate Brown Graintex, for facings, columns and posts.
8. All pre-cast caps for brick pillars.
10. Cleaning and washing of all masonry.
12. Blocking in of elevator door frames following installation by elevator contractor.

MATERIAL SPECIFICATIONS

1. Materials
   a. Cement to conform to the requirements of CAN3-A5-M77
   b. Masonry cement to conform to the requirements of CAN3-A5-M77
   c. Aggregate to conform to the requirements of CSA A82, 56-M76
   d. Hydrated lime to conform to the requirements of CSA A82, 43
   e. Water to be fresh, potable and free of all deleterious materials, acids and alkalis.

2. Mortar Mix
   a. Mortar aggregate to conform to CSA A82, 56-M1976 type N job prepared mix. Use all mortar within two hours of preparation when temperature exceeds 26 degrees Celsius. Re-temper of mortar allowed only once.

LABOUR

1. Inspection
   a. Inspect work of previous trades prior to the commencement of work to verify that all such work is complete and satisfactory to proceed with the masonry installation.
   b. Commencement of work implies acceptance of conditions as being satisfactory to proceed with the masonry installation.
   c. Set out masonry work to dimensions indicated on architectural plans. Verify repeatedly during masonry application to insure all work is plumb and level.
   d. Ensure that no continuous vertical joints are produced at corners or wall intersections.