SCOPE OF WORK
CARPET AND LAMINATE HARWOOD FLOORING
KINGSWAY PROJECT

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, LICENCES, 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 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. The OWNER and the CONSTRUCTION MANAGER are to be named insured. Proof of such insurance must be submitted with the CONTRACTOR’s first progress draw invoice.

D. WORKSAFE B.C.

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 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. Cardboard to be crushed and placed in appropriate bin.

2. 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.

3. All work, including start-up of equipment, is to be performed during regular working hours as per the City of Surrey bylaws.

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 repair and/or replacement of any protected trees damaged by his own work forces.
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 CONTRACTOR shall be responsible to supply and maintain all required temporary lighting and/or extension cords required to perform his work. The OWNER shall provide an electrical service within 200 feet from the CONTRACTOR’s work area.

3. 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.

4. 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.

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

6. 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.

7. 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.

8. Cooperate with other trades to ensure a smooth and safe flow of work. Provide a plan detailing sequencing of work to the CONSTRUCTION MANAGER.

9. Provide a certified Trade Safety Coordinator as required by WCB and the City of Vancouver bylaws. Provide certification of qualification to the CONSTRUCTION MANAGER.

10. 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.

11. It is the intent of this contract 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;

12. 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.

13. The CONTRACTOR’s quotation document shall form part of this contract, (Appendix D). Should there be any conflict between the terms and conditions of this contract and the CONTRACTOR’s quotation, the contract terms and conditions shall apply.

2. LAMINATE HARDWOOD & CARPET

A. The CONTRACTOR shall supply all required expertise, labor, tools, equipment, materials, and services required to provide a complete hardwood and carpet installation for all residential units and common area stairs & hallways in accordance with the approved plans, specifications and interior finish schedules, Provincial and Municipal codes and regulations and satisfactory to the OWNER.

B. The work shall include, but shall not necessarily be limited to, the following:
1. The CONTRACTOR shall submit seam layouts of all carpeted areas, satisfactory of the OWNER, prior to commencing work. The Contractor shall not deviate from the approved seam layout.

2. The CONTRACTOR shall submit hardwood directional layouts of all hardwood areas, satisfactory of the OWNER, prior to commencing work. The Contractor shall not deviate from the approved hardwood directional layout.

3. It is acknowledged by the CONTRACTOR that the flooring subsurface for the project shall be concrete on the 1st floor, concrete stairs from the main floor to the parkade and framed stairs from the main floor to the residential units and Gypcrete or equal, on the 2nd to 4th floors.

4. The CONTRACTOR shall carefully inspect all floor surfaces for square, level and condition prior to installing and/or applying the contract materials to ensure the surfaces provided are sufficient and satisfactory to provide a high quality finished product free from defects. The CONTRACTOR is to immediately report any substandard surface to the site superintendent and not proceed until the defect is corrected in accordance with acceptable standards.

5. It is the intent of this contract that all carpet and laminate hardwood installations are completed in a neat and workmanlike manner to a high quality of installation with minimal number of carpet seams and hardwood joints.

6. A consistent dye lot should be supplied to the overall project. A record will be kept by this CONTRACTOR of which dye lots have been installed in each unit;

7. The CONTRACTOR is to sweep clean and cover all hardwood areas immediately after installation, with heavy building paper supplied by the OWNER.

8. The final colour scheme is to be as per the approved finish schedule for each individual unit. This colour scheme selection shall be provided to the CONTRACTOR for all units no later than 60 days prior to the scheduled flooring installation date.

9. All work shall be scheduled in accordance with general jobsite progress and/or as directed by Site Manager;

10. The CONTRACTOR shall supply and install matched shoe molding to all areas of laminate hardwood flooring;

11. The CONTRACTOR shall provide matched transition strips between various finished floor surfaces, including the ceramic levels and materials where required. The design, material and application of such transition strips are to be to the satisfaction of the Owner.

12. The CONTRACTOR shall take extreme care not to damage adjacent surfaces during the installation of carpet and hardwood. Costs of damage repair and/or replacement caused by the CONTRACTOR may, at the discretion of the OWNER, be charged back to the CONTRACTOR.

13. The CONTRACTOR shall install all Carpet and Hardwood in accordance with the BC Floor covering Association Standards;

14. The CONTRACTOR shall supply and install the following flooring:

   a. Common Area Stairs & Hallways:
      Carpet – Beaulieu Synergy – 77808
      Stair Nosing – 1 ½” x 1 ½” Brushed Chrome
      Tactile Warning Strip – black Vinyl

   b. Residential Suites:
      Carpet – Beaulieu Canico 1479 Avocado Oil 89810
Laminate Hardwood – Beaulieu Exentrik – Lolita Grey #1234
Carpet to be installed in bedrooms and bedroom hallways
Laminate Hardwood to be installed in living areas, kitchens, dining areas and storage rooms.

c. (Ceramic by others for floors in bathrooms, laundry closets, enclosed balconies & HWT closets)

15. The CONTRACTOR shall confirm the foregoing carpet and laminate hardwood specification with the site superintendent prior to ordering the materials.