

**Sullivan Stone Condo**  
**Building Envelope Phase 2**  
**1000N Star Drive,**  
**Kimberley, BC**

**Project Number: 20-077**

**Issued for Tender**

**Consultant:**



**berry architecture**  
**+associates**

**131 7 Avenue South, Cranbrook, BC**  
**Phone #: 250-421-3555**

**Queries:** [tendering@berryarchitecture.ca](mailto:tendering@berryarchitecture.ca)

**Pre-Bid Meeting:** **September 9, 2021**  
**10:00:00 a.m.**  
**1000 N Star Drive, Kimberley, BC**

**Bid Closing Date** **October 15, 2021**  
**2:00:00 p.m. local time**  
[tendering@berryarchitecture.ca](mailto:tendering@berryarchitecture.ca)

**1. LIST OF SPECIFICATION SECTIONS**

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Division	Section Number	Section Name
<b>DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS</b>		
<b>Instructions for Procurement</b>	00 00 10	Table of Contents
	00 21 14	Instructions to Bidders
<b>Procurement Forms and Supplements</b>	00 41 14	Bid Form
<b>DIVISION 01 – GENERAL REQUIREMENTS</b>		
<b>General Requirements</b>	01 10 61	General Requirements
<b>DRAWINGS</b>		
	A0.0	Title Page
	A3.0	Balcony Demolition Plans
	A3.1	Balcony Modernization Plans
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**Part 1            General**

**1.1                INVITATION**

- .1    Bid Call:
  - .1    Ensure offers are signed under seal, executed, and dated and are received by the Owner's Representative as per the cover page details.
  - .2    Offers submitted after above time may be returned to Bidder unopened.
  - .3    Offers will be opened privately.
  - .4    Owner: Is the Condo Strata contact person:
    - Paula Bohan  
         Licensed Strata Manager  
         Royal Lepage East Kootenay Realty Ltd.
  - .5    All contact with the Strata is through Berry Architecture + Associates.

**1.2                SCOPE OF WORK**

- .1    The intent of this Bid call is to obtain an offer to perform Work to complete building envelope upgrades on four (4) Valley side buildings at Sullivan Stone Condos, in 1000N Star Drive, Kimberley, BC.
- .2    Contractor to provide separated costs as section 00 41 14 Bid form.

**1.3                SITE ASSESSMENT**

- .1    Site Examination:
  - .1    Prospective Bidders are invited to attend the pre-bid site as per the cover page details.
  - .2    The meeting is not mandatory to attend; however, attendance is encouraged.

**1.4                BID MODIFICATION**

- .1    Amendments to submitted Bids will be permitted if received in writing prior to the Bid closing time and if endorsed by same party or parties who signed and sealed the Bid.
- .2    Bid modifications shall be accepted by email in PDF format. Email Bid modifications to the Owner's representative, and c.c. the Consultant.
  - .1    Email Bid Modifications to this address: [tendering@berryarchitecture.ca](mailto:tendering@berryarchitecture.ca)
- .3    Bid modifications shall clearly indicate the change or changes to the Bid. Bid modifications which are not clear may be rejected at the Owner's discretion.

**1.5                CONTRACT/BID DOCUMENTS**

- .1    Agreement Form.
- .2    Definitions:
  - .1    Contract Document: defined in CCDC 2 (2008).
  - .2    Bid Document: Contract Documents supplemented with Instructions to Bidders, Bid Form.
  - .3    Bid, Offer, or Bidding: act of submitting an offer under seal.
  - .4    Bid Price: monetary sum identified in Bid Form as an offer to perform Work.

- .3 Availability:
  - .1 Bid Documents may be obtained online through [tendering@berryarchitecture.ca](mailto:tendering@berryarchitecture.ca) .
  - .2 Bid Documents are made available only for purpose of obtaining offers for this project. Their use does not confer license or grant for other purposes.
- .4 Queries/Addenda:
  - .1 Direct questions to the Consultant by e-mail to: [tendering@berryarchitecture.ca](mailto:tendering@berryarchitecture.ca).
  - .2 Addenda may be issued during Bidding period. Addenda will become part of Contract Documents. Include costs in Bid Price.
  - .3 Verbal answers are only binding when confirmed by written addenda.
- .4 Product/System Options:
  - .1 Where Bid Documents stipulate a particular product, substitutions will be considered up to 5 days before receipt of Bids.
  - .2 In submission of substitutions to products specified, Bidders are to include in their Bid, changes required in Work to accommodate such substitutions. Later claim by Bidder for addition to Contract Price a result of changes in Work necessitated by use of substitutions will not be considered.
  - .3 Ensure submission provides sufficient information to enable Consultant to determine acceptability of such products.
  - .4 Provide complete information on required revisions to other work to accommodate each substitution, dollar amount of additions to or reductions from Bid Price, including revisions to other work.
  - .5 Provide specified products unless substitutions are submitted as noted and subsequently accepted.
  - .6 Approval to submit substitutions prior to submission of Bids is required.

## 1.6 QUALIFICATIONS

- .1 Bidders must be capable, competent, and qualified to perform the work of the contract.
- .2 Subcontractors:
  - .1 Owner reserves right to reject proposed subcontractor for reasonable cause.

## 1.7 BID SUBMISSION

- 1. Electronic Bids on behalf of the Owner will be accepted until 14:00:00 p.m. local time on October 15, 2021 at [Tendering@berryarchitecture.ca](mailto:Tendering@berryarchitecture.ca)
- 2. Bid Ineligibility:
  - .1 Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may be rejected at Owner's discretion.
  - .2 Bids with Bid Forms or enclosures which are improperly prepared maybe rejected at Owner's discretion.
  - .3 Bids that fail to include security deposit, bonding or insurance requirements will be rejected.
- 3. Submissions:

- .1 Bidders are solely responsible for delivery of their Bids in manner and time prescribed.
- .2 Submit on Bid Forms provided, signed and with corporate seal together with required security in clearly identified with Bidder's name, project name and Owner's name on the email submission.
- .3 Improperly completed information, irregularities in Bid Bond, may be cause not to open Bid envelope and declare Bid unacceptable.

## 1.8 BID ENCLOSURES/REQUIREMENTS

- .1 Security Deposit:
  - .1 A Bid shall be accompanied by a security deposit in the form of a Bid Bond in amount the of 10% of the Bid price.
  - .2 A Bid Bond shall be in the form of a Bond from a Surety, licensed to practice Suretyship in the jurisdiction of the Work. No other forms of Bid Bond shall be accepted.
  - .3 Endorse the Bid Bond in name of the Owner as obligee, signed and sealed by principal Contractor and the Surety.
  - .4 A Bid Security provided in the form of a certified cheque is an acceptable submission.
- .2 Consent of Surety:
  - .1 With the Bid, submit a letter of Consent of Surety, from the Surety providing the Bid Bond, stating that it is willing to supply the Performance and Labour and Materials Payment Bond specified.
  - .2 Include the cost of the bonds in the Bid Price.
- .3 Performance Assurance:
  - .1 The accepted Bidder must provide Performance and Labour and Materials Payment Bonds as described in the General Requirements Section.
  - .2 Include cost of bonds in Bid Price.
- .4 Insurance:
  - .1 Provide a Certificate of Insurance proving that the Bidder has a valid insurance policy in place with the insurance required in accordance with Contract Documents.
  - .2 Owner to be named as "Additional Insured" on Certificate of Insurance of all Contractors including Subcontractors.
- .5 Bid Form Requirements:
  - .1 State in Bid Form, time required to complete Work. Completion date in Agreement must be completion time added to commencement date.
  - .2 Bidder, in submitting an offer, accepts time period stated in Contract documents for performing Work.
  - .3 Bidder, in submitting an offer, agrees to complete Work by date indicated in Contract Documents.
  - .4 Consideration will be given to time of completion when reviewing Bids submitted.

- .6 Bid Signing:
  - .1 Bid Form to be signed under seal by Bidder.
  - .2 Sole Proprietorship: Bids shall not be accepted from "Sole Proprietors".
  - .3 Partnership: signature of all partners in presence of witness who shall also sign. Insert word 'Partner' under each signature. Affix seal to each signature.
  - .4 Limited Company: signature of duly authorized signing officer(s) in normal signatures. Insert officer's capacity in which signing officer acts, under each signature. Affix corporate seal. If Bid is signed by officials other than President and Secretary of company, or President-Secretary-Treasurer of company, copy of by-law resolution of Board of Directors authorizing them to do so must also be submitted with Bid in Bid envelope.
  - .5 Incorporated Company: signature of duly authorized signing officer(s) in normal signatures. Insert officer's capacity in which signing officer acts, under each signature. Affix corporate seal. If Bid is signed by officials other than President and Secretary of company, or President-Secretary-Treasurer of company, copy of by-law resolution of Board of Directors authorizing them to do so must also be submitted with Bid in Bid envelope.
  - .6 Joint Venture: each party of joint venture must execute Bid under respective seals in manner appropriate to such party as described above, similar to requirements of Partnership.

**1.9 OFFER ACCEPTANCE/ REJECTION**

- .1 Duration of Offer:
  - .1 Bids to remain open to acceptance, and irrevocable for 60 days after Bid closing date.
- .2 Acceptance of Offer:
  - .1 The Owner reserves the right to accept any Bid or reject all Bids.
  - .2 After acceptance by the Owner, written Bid acceptance shall be issued to the retained Bidder.

**END OF SECTION**

TO: Paula Bohan  
Licensed Strata Manager  
Royal LePage East Kootenay Realty Ltd.

PROJECT: **Sullivan Stone Condo – Building Envelope Phase 2**

This Bid is submitted by:

Full Legal Name of Entity: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Representative making this submission: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

This Bid is submitted to:

1. We, the undersigned, have examined the Bid Documents, Specifications, and Drawings, including all addendums up to and including Addendum No. \_\_\_\_\_, and we do hereby offer to provide all equipment, materials, labour, supervision and project management to perform the construction of the **project** in its entirety, in accordance with the Bid Documents, Specifications, and Drawings, for the Stipulated Prices indicated in this Bid Form.
2. We do hereby declare that we are competent and qualified to perform all of the Work of the Contract in accordance with the Bid Documents, Specifications, and Drawings.
3. We do hereby declare that this bid is based upon and includes performance of all of the Work of the Contract in complete accordance with the Bid Documents, Specifications, and Drawings without exception.
4. We do hereby declare that this bid price includes all of our costs and obligations stemming from the complete performance of all of the Work of the Contract, in accordance with the Bid Documents, Specifications, and Drawings
5. We acknowledge and agree that the Owner is not obligated to accept this or any bid, nor to accept the lowest priced bid, but may accept any bid or reject all bids at its sole discretion.
6. This Bid shall be open to acceptance by the Owner for a period of sixty (60) days from the time and date of the bid closing.
7. If this Bid is accepted, then we shall enter into a CCDC 2 Contract with the Owner for the performance of the Work in accordance with the Bid Documents, Specifications, and Drawings.
8. If this Bid is accepted, then we accept the role of Prime Contractor for the Work Site for the purposes of the WorkSafe BC.

9. We agree to accept the costs of any injury or damage to any persons or property resulting from actions, errors, or omissions of our company, our employees or subcontractors during the performance of the Work of the Contract.
10. We agree to comply with all applicable laws, bylaws, codes, and regulations of the authorities having jurisdiction during the performance of the Work of the Contract.
11. We have attached a list of all subcontractors whom we may involve in the project.
  - .1 We agree that we shall not enter into a contract agreement for the performance of any part of the Work this Contract with any individual or entity who is not named on this Bid Form, without prior written consent of the Owner.
  - .2 We agree that the Owner may, at its sole discretion, reject any proposed subcontractor.
  - .3 We agree that no relationship or agreement shall exist between the Owner and any subcontractor. We agree that no subcontractor shall have any recourse to the Owner, nor shall the Owner have any obligation to any subcontractor.
  - .4 We agree that we shall be solely liable to the Owner for complete fulfilment of all of the obligations of the Contract, regardless of any agreement which we may enter in to with any subcontractor.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seal



**STIPULATED PRICE FOR FOUR (4) VALLEYSIDE BUILDINGS - Option 1 Wood Railing**

Price for complete performance of the Work of the Contract in accordance with the Bid Documents, Specifications, and Drawings

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

\_\_\_\_\_  
(Total in Words)

**STIPULATED PRICE FOR FOUR (4) VALLEYSIDE BUILDINGS - Option 2 Aluminum Railing**

Price for complete performance of the Work of the Contract in accordance with the Bid Documents, Specifications, and Drawings

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

\_\_\_\_\_  
(Total in Words)

**SEPARATED PRICES**

**1. PAINTING NORTH, SOUTH & WEST ELEVATIONS OF ALL FOUR (4) VALLEYSIDE BUILDINGS**

NOTE: North and South elevations painting to include Keynotes # D19, 20 and 21.  
West elevations painting to include Keynotes # D19, 21 and 22.  
East elevations painting to be included in Stipulated Price above.

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

**2. PARGING OF CEMENT ON NORTH AND SOUTH ELEVATIONS OF ALL EIGHT (8) BUILDINGS.**

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

**3. COMPLETION OF ONLY ONE (1) VALLEYSIDE BUILDING - Option 1 Wood Railing**

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

**SEPARATED PRICES (CONTINUED)**

**4. COMPLETION OF ONLY ONE (1) VALLEYSIDE BUILDING - Option 1 Aluminum Railing**

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

**5. PAINTING NORTH, SOUTH & WEST ELEVATIONS FOR ONLY ONE (1) VALLEYSIDE BUILDING**

NOTE: North and South elevation painting to include Keynotes # D19, 20 and 21.  
West elevation painting to include Keynotes # D19, 21 and 22.  
East elevation painting to be included in Stipulated Price above.

\$ \_\_\_\_\_  
Not Including GST  
(Total in Figures)

**HOURLY RATES**

In the event that chargeable time work is authorized by the Owner, the following rates shall apply. Provide pricing for each trade involved in the project.

Supervisor	\$ _____ per hour
Qualified Tradesperson: _____	\$ _____ per hour
Qualified Tradesperson: _____	\$ _____ per hour
Qualified Tradesperson: _____	\$ _____ per hour
Qualified Tradesperson: _____	\$ _____ per hour
Labourer	\$ _____ per hour

**PROJECT SCHEDULE**

We propose to conduct the work in the following schedule.

Start Date in Spring 2022	_____
Duration to complete four (4) Buildings	_____ weeks
Duration to complete one (1) Building	_____ weeks

**SUBCONTRACTORS**

We propose to involve the following subcontractors in the project.

Full Legal Name and Address of Entity and Trade

1.

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2.

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3.

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4.

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5.

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**END OF SECTION**

**Part 1            General**

**1.1                PROJECT INFORMATION**

- .1            The name of the project is:  
   Sullivan Stone Condo – Building Envelope Phase 2
- .2            The location of the work site is:  
   1000N Star Dr, Kimberley, BC, V1A 2Y9

**1.2                PARTIES**

- .1            Condo Strata contact person:  
   •        Paula Bohan  
                  Licensed Strata Manager  
                  Royal Lepage East Kootenay Realty Ltd.
- .2            The Consultant is:  
   Berry Architecture + Associates  
   Carlos Gamez Ruiz  
   Email: [carlosg@berryarchitecture.ca](mailto:carlosg@berryarchitecture.ca)

**1.3                BIDDING REQUIREMENTS**

- .1            Refer to Section 00 21 14 Instructions to Bidders.

**1.4                SCHEDULE**

- .1            See Section 00 41 14 Bid Form.

**1.5                CONTRACT SECURITY**

- .1            Upon acceptance of the Bid, and prior to the Owner's entering into a contract agreement, the retained Bidder shall submit contract security in the form of two project specific bonds to the Owner from a Surety provider authorized to provide surety in the jurisdiction of the work. Those two bonds shall be as follows:  
   1.    A Performance Bond for 50% of the Bid Price.  
   2.    A Labour and Material Payment Bond for 50% of the Bid Price.
- .2            No other form of contract security shall be accepted.

**1.6                INSURANCE REQUIREMENTS**

- .1            At the time of bid submission, and for the duration of the project, the contractor shall have in force a general liability insurance policy with a limit of minimum FIVE MILLION CANADIAN DOLLARS, provided by a credible insurance provider.

## **1.6 WORKERS COMPENSATION BOARD ACCOUNT**

- .1 At the time of bid submission, and for the duration of the project, the contractor shall have an account in good standing with the Workers Compensation Board of BC.
- .2 A Clearance Letter from the WCB shall be submitted prior to the Owner's entering into a contract agreement, and upon request for the duration of the project.

## **1.7 FORM OF CONTRACT**

- .1 The form of contract shall be Canadian Construction Documents Committee CCDC 2 (2008) Stipulated Price Contract.

## **1.8 DOCUMENT PRECEDENCE**

- .1 The precedence of documents shall be as follows:
  - .1 Contract Agreement
  - .2 Addenda (if any)
  - .3 Specifications
  - .4 Drawings

## **1.9 INDEMNIFICATION**

- .1 The Contractor agrees to release from liability and hold harmless the Owner and the Owner's representatives and employees for any loss or damage, injury or death they may sustain or cause as a result of the Contractor's bid submission or the Contractor's entering into the contract agreement, or by the Contractor's conducting of the work of the contract.
- .2 The Contractor's involvement in the project is not confidential. By submitting a Bid, the Bidder accepts that involvement in the project shall be public knowledge, and may be publicized by any party at any time for any reason.

## **Part 2 SAFETY**

### **2.1 WORKSAFE BC**

- .1 The Bidder shall be in good standings with WorkSafe BC.

### **2.2 PRIME CONTRACTOR**

- .1 By submitting a Bid, the Bidder agrees to accept the role of Prime Contractor for the Work Site. By entering into a contract agreement, the party entered into a contract agreement with the Owner does accept the role of Prime Contractor for the Work Site for the purposes of the Occupational Health and Safety Act. Upon request, the Contractor shall submit formal acceptance of that role in writing.
- .2 The Work Site shall be defined as the area of work shown on the drawings which are within the Prime Contractor's control and affected by the Work.
- .3 The Prime Contractor shall be solely responsible for defining, identifying, limiting access to or otherwise controlling the Work Site.

- .4 The Prime Contractor shall be solely responsible for the safety of all persons on the Work Site.
- .5 The Prime Contractor shall dictate the rules and policies with regard to safety on the Work Site.
- .6 All persons on the Work Site shall report to and comply with the requirements of the Prime Contractor.
- .7 The Prime Contractor shall be solely responsible for enforcing the requirements of the Occupational Health and Safety Act on the Work Site.

### **2.3 WORKER QUALIFICATIONS**

- .1 A portion of workers shall have valid a first aid training certificates from a qualified training provider, in accordance with the minimum portion of workers required by the BC Occupational Health & Safety Act, and shall produce their certificates upon demand.

## **Part 3 ADMINISTRATIVE REQUIREMENTS**

### **3.1 PERMITS**

- .1 The contractor shall apply for and obtain any permits required from the authority having jurisdiction. The cost of any required permits shall be included in the contract price.

### **3.2 HOURS OF WORK**

- .1 The hours of work shall be at the discretion of the Owner, and in accordance with the local bylaws.

### **3.3 INVOICING**

- .1 The contractor may submit invoices not more than once per calendar month.
- .2 The amount of any invoice shall not exceed the value of materials installed and construction completed on the date of the invoice.

- .3 The Consultant shall evaluate the invoice in consideration of work completed, and make recommendation to the Owner on whether or not to accept the invoice. Payment shall not be authorized in excess of the value of work completed on the date of invoice.
- .4 All invoices shall be accompanied by a Clearance Letter from the WCB.
- .5 The second and all subsequent invoices shall be accompanied by a Statutory Declaration certified by a Commissioner for Oaths.

### **3.4 LIEN HOLD BACK**

- .1 Ten per cent (10%) Builders Lien Holdback shall be deducted from each progress invoice.
- .2 The contractor may declare in writing that Substantial Performance has been achieved when all items on the balconies and the walls have been installed to all the areas included in the Scope of Work. The Owner shall then have five business days to dispute that declaration.
- .3 Forty five (45) days after the date of receipt of the written declaration of Substantial Performance, and if the declaration of Substantial Performance is not disputed, the contractor may submit an invoice for the amount of the Builders Lien Holdback withheld to that date.

### **3.5 PAYMENT**

- .1 Accepted invoices shall be payable thirty (30) days after receipt.

## **Part 4 EXTRAS**

### **4.1 UNFORESEEN CONDITIONS**

- .1 The contractor shall notify the Owner's Representative and the Consultant immediately upon discovery of any unforeseen condition.

### **4.2 CONTRACTOR PROPOSED CHANGES**

- .1 The contractor shall notify the Owner's Representative and the Consultant if he wishes to propose a change to the design of any detail.

### **4.3 CONTEMPLATED CHANGE NOTICES**

- .1 If changes to the scope of work are proposed or found to be necessary, then the Consultant shall issue a Contemplated Change Notice to the Contractor.
- .2 The Contractor shall promptly submit a written price quotation in response to a Contemplated Change Notice.

### **4.4 CHANGE ORDERS**

- .1 If the Contractor's quote in response to a Contemplated Change Notice is accepted by the Owner, then the Consultant shall issue a Change Order to the Contractor.
- .2 No changes to the Contract Price, the Scope of Work, nor the Schedule, shall be considered to be valid unless authorized by a Change Order.

#### **4.5 TIME AND MATERIALS WORK**

- .1 In the event that extra work is required on a time and materials basis, then the Contractor shall submit in writing to the Owner's Representative and the Consultant the reason why it is necessary.
- .2 Charges for time and materials work shall not be accepted without prior written authorization from the Owner's Representative.
- .3 If chargeable time work is authorized, then the Contractor shall submit a record of the chargeable hours worked at the end of each day on which they are worked.
  - .1 The rates for chargeable time shall be in accordance with the rates submitted on the Bid Form. Overhead and profit shall be included in the hourly rates. There shall be no mark up on time charged at hourly rates.
- .4 If the installation of chargeable extra material is authorized, then the Contractor shall promptly submit a detailed accounting of the quantity of all extra material installed.
  - .1 The base cost for the extra materials shall be indicated. The base cost shall not exceed the price for which the same materials may be purchased at a retail store.
  - .2 The mark up for combined overhead and profit on the base cost of authorized extra materials shall be ten percent (10%).

#### **Part 5 USE OF THE PREMISES**

##### **5.1 WORKER CONDUCT**

- .1 Workers are strictly forbidden from attending the property while under the influence of alcohol, cannabis, or other intoxicating drugs. Possession, use, or consumption of alcohol, cannabis, or other intoxicating drugs on the property is strictly forbidden.
- .2 Smoking and vaping are not permitted on the property. Workers wishing to smoke or vape must do so off of the property.
- .3 Workers shall be required to refrain from using loud and profane language.
- .4 Workers shall be fully clothed. Shirts are mandatory. Short sleeved shirts are permitted. Sleeveless shirts are not permitted.
- .5 Clothing bearing offensive images or text are not permitted on the property. At the discretion of the Owner's Representative, workers shall, upon request, remove objectionable clothing.
- .6 Workers shall comply with the above rules without question or argument. Any violation of the above rules may result in the person being asked to leave the property, and may result in the police being called.



**5.3 PROTECTION OF PROPERTY**

- .1 Protect property, including but not limited to sidewalks and curbs, landscaping, windows, and building exterior finishes, from damage during the performance of the work.
- .2 Repair any damages caused as a result of the performance of the work to the acceptance of the Owner's Representative.

**5.4 PARKING**

- .1 Parking on site will only be permitted while in active use for unloading or loading or for vehicle mounted equipment only while in operation. Obtain permission from the Owner's Representative for all parking on the property.
- .2 Worker's personal vehicles may not be parked on the property. They shall park on the public roads in accordance with the posted bylaw signage.

**5.5 SANITARY FACILITY**

- .1 Contractor to provide and maintain portable toilets and provide hot and cold running water, soap and paper towel for all workers.
- .2 Washroom to be cleaned once weekly at minimum.
- .3 Separate toilets for female workers to be provided and kept locked.
- .4 Toilets to be set up away from entrances or operable windows of all dwelling units to prevent odours from reaching residents or guests.

**5.6 SECURITY**

- .1 The Contractor shall be solely responsible for securing all object on the Work Site from blowing in wind. At all times, the Contractor shall prevent all objects on the Work Site from moving out of control due to wind.
- .2 The Contractor shall be solely responsible for the security of the Work Site while it is under his control, and for the security of his property. The contractor leaves his property on the Owner's property at his own peril, including but not limited to vehicles, tools, equipment, and construction materials.
- .3 The Contractor accepts that the Owner shall not be liable for any loss of or damage to the Contractor's property from any cause, including but not limited to theft, vandalism, fire, lightning, or weather event.

**5.7 COVID-19**

- .1 The Contractor to follow WorkSafe BC regulations.
- .2 The Contractor to also follow CCA Guidelines regarding COVID-19 as a minimum, if company policy is stricter than the CCA Guidelines, follow company policies.

**Part 6 CONSTRUCTION REQUIREMENTS**

**6.1 EQUIPMENT**

- .1 The Contractor shall supply all required ladders, hoists, tools, power cords, generators, and equipment to perform and execute the work of the contract.

**6.2 ELECTRICITY**

- .1 Use of the Owner's electricity shall be at the sole discretion of the Owner. Obtain permission from the Owner prior to using the Owner's electricity.
- .2 Further direction will be provided by an addendum.

**6.3 WASTE MANAGEMENT**

- .1 The Contractor shall remove all demolished materials, packaging, and other waste from the site and dispose of in accordance with the requirements of the authority having jurisdiction.
- .2 The cost of all waste disposal shall be included in the Bid Price.
- .3 Damage to asphalt and grassed areas by the Contractor to be repaired by the Contractor.

**6.4 QUALITY CONTROL**

- .1 The Consultant shall conduct periodic visual reviews of the work. Correct any deficiencies identified by the Consultant.
- .2 The Contractor shall be solely responsible for ensuring that the finished construction conforms to the specifications, drawings, and the referenced standards.
- .3 Construction which does not conform to the specifications, drawings, and the referenced standards shall be deemed to be deficient. Deficient construction shall be promptly corrected by the Contractor. No claims for extras shall be considered for correction of deficient work. Payment shall not be authorized for deficient construction.

**6.5 PROGRESS CLEANING**

- .1 Contain waste and debris.
- .2 Maintain the work site in a neat and tidy condition acceptable to the Owner.

**6.6 FINAL CLEANING**

- .1 Remove all equipment, waste, and debris from the site.
- .2 Clean any surfaces or property which were marred during the performance of the work.
- .3 Leave the site in a condition acceptable to the Owner, and repair any damage to the site that was created by the Contractor.

**END OF SECTION**