

TENDER SUBMISSION FORM

Project: Balcony Restoration at OCCC 566
Tender Closes: 11:00 am, Tuesday, July 30, 2024

Project No.: C3380

Pages: 1 of 1
Submit to: Paterson Group Inc.

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No Bid Security is required as part of the Tender Submission, but I/we understand that my/our Tender Submission may not be withdrawn after the tender closing. Furthermore, I/we understand that, if we are awarded the Contract and fail to undertake the Contract in any way, the Owner will take action in relation to damages suffered by the Owner.

While it is the Board's intent to award a contract promptly, the submitted tender prices shall remain valid for a period of 45 days following the tender closing date.

**THE LOWEST OR ANY OFFER WILL NOT NECESSARILY BE ACCEPTED. ANY DEVIATION FROM THE BID SECURITY STIPULATED ABOVE WILL RENDER THIS TENDER NULL AND VOID.**

I/We have received and allowed for Addenda numbered as follows \_\_\_\_\_, in preparing my/our tender prices for the Work of this Contract.

My/Our price (EXCLUDING HST) for performing the work as described in the Tender Documents, is as follows:

**TOTAL LUMP SUM TENDER PRICE: \$** \_\_\_\_\_  
(Total of all items in Schedule of Items & Prices)

\_\_\_\_\_ (in writing)

Anticipated Start Date: \_\_\_\_\_ Anticipated Completion Date: \_\_\_\_\_  
(Mock-Up) (Mock-Up)

**Indicate Below, the Unit Rate Prices for the Following Work (Excluding HST):**

1. Unit cost to replace damaged or decayed balcony floor joists: \$ \_\_\_\_\_ per floor joist
2. Unit cost to replace damaged or severely corroded floor joist hangers: \$ \_\_\_\_\_ per hanger
3. Hourly Rates for conducting miscellaneous repairs:  
Carpenter: \$ \_\_\_\_\_ per hour  
Labourer: \$ \_\_\_\_\_ per hour

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It is hereby understood that the Work of this Contract shall be completed within the requested schedule unless an alternative schedule is clearly requested in my Tender Submission. Also, the optional lump sum and unit rate prices included are strictly optional, at the discretion of the Owner and the Engineer as applicable. Acceptance of my/our bid does not constitute acceptance of optional lump sum and/or unit priced submitted.
~~~~~

**COMPANY NAME:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **PROVINCE:** \_\_\_\_\_ **POSTAL CODE:** \_\_\_\_\_

**PHONE NO.:** \_\_\_\_\_ **FAX NO.:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**NAME OF REPRESENTATIVE:** \_\_\_\_\_ **TITLE:** \_\_\_\_\_  
(print)

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

# **SCHEDULE OF ITEMS AND PRICES**

**Project:** Balcony Restoration at OCCC 566  
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The list of lump sum prices forms part of the Tender Submission, with these prices given as a basis for estimating and tender comparison. The Lump Sums are to include all charges for equipment, labour, materials overhead, profit, taxes, and all other contractor's expenses required to complete the work outlined in the specifications, excluding the HST.

<u>Item Description</u>	<u>Lump Sum Price</u>
1. Mobilization, insurance, and other miscellaneous costs (Phase 1 & 2)	\$ _____
2. Scaffolding/stage/lift and all other equipment costs	\$ _____
3. Demolition, removal and disposal costs, including excavation and backfilling	\$ _____
4. All replacement wood lumber material and other material costs (i.e., material only costs for all wood deck boards, trimmer joist boards, wood stairs & wood privacy screens, fasteners, concrete, patio slabs, etc.)	\$ _____
5. All labour costs to assemble and install new deck boards, floor joist trimmer boards, stairs, handrails, guardrails and privacy screens etc.	\$ _____
6. Demobilization and clean up costs (Phase 1 & 2)	\$ _____
TOTAL LUMP SUM PRICE: (total amount of all Items above – enter this amount on Page 1)	\$ _____

SIGNATURE: _____

DATE: _____

Specifications

Balcony Restoration at

Ottawa-Carleton Condominium Corporation No. 566

Prepared for OCCC 566
% Jane Wilson, Property Manager
Condominium Management Group

July 11, 2024
Project No. C3380



1. INTRODUCTION / SCOPE OF WORK

1.1 Background

Ottawa-Carleton Condominium Corporation No. 566 consists of three blocks of stacked townhouse style units (total of 40 units) and is located at the south west corner of Briston Private in the Greenboro community of Ottawa, Ontario. The municipal address for each building is 166 to 188, 190 to 212 and 214 to 244 Briston Private. The existing rear unit ground, second and third floor wood balcony decks, stairs, handrails, and privacy screens are aging, exhibit decay and are at the end of their useful service life. As such, the Board of Directors for OCCC 566 has decided to hire a contractor to restore all balconies in a two-phase approach during 2024 and 2025 as follows:

Phase 1 (Late Summer or Fall, 2024):

At the first block of units (to be determined by the Board), the contractor will complete a mock-up replacement stair, ground, second and third floor balconies, and privacy screens at two (2) upper and two (2) lower level (side by side units). Once the mock-up has been reviewed and accepted by the corporation's Board of Directors, the contractor will continue to perform balcony restoration work at the remaining units contained within the block.

Phase 2 (Spring 2025):

Completion of balcony restoration work at all remaining two blocks of units. Work is to start in early May 2025 and all balcony restoration work is to be completed by July 31, 2025.

Note that if there is sufficient time and weather conditions permit during the fall of 2024, the Board may approve the contractor to commence work on Phase 2. However, work on Phase 1 must be 100% complete and prior to the contractor demobilizing from the site in advance of winter arriving, all work that is in progress at any Phase 2 balcony must be fully completed, so that all owners can resume full use of their balcony while work is suspended during the winter months.

1.2 Main Work

The scope of work for this project generally involves the following:

1. Complete removal and replacement of the following balcony elements, located at the rear elevation of each building:
 - .1 All existing wood deck boards at ground, second and third floor balconies.
 - .2 All existing wood trimmer floor joist boards around the perimeter of all ground, second and third floor balconies.
 - .3 All existing ground floor balcony wood stairs, including stringers and stair treads.
 - .4 All existing wood privacy screens between units at stairs and balconies including concrete pier post foundations at ground floor stair privacy screens.
2. Supply and installation of new compacted granular base and precast concrete patio stones at grade, beneath all new wood stairs leading to ground floor balconies.
3. In conjunction with this work, inspect the condition of all existing balcony structural wood framing for damage and/or decay, and replace any damaged or decayed structural framing elements with

new pressure treated wood lumber framing materials to match existing, on a unit rate or time and material basis, as outlined on the Tender Submission Form.

4. The existing stair handrails and balcony guardrails consist of prefinished metal products and are in good condition. As such, the existing metal stair handrails and balcony guardrails are to be removed and reinstated upon completion of the balcony restoration work. As part of this work, the contractor shall replace all existing guardrail screw bolt fasteners with new fasteners to match existing.
5. Account for occasional variations in site conditions and other specific requirements as outlined in these Specifications.
6. Maintain site in a clean and safe condition throughout the work and perform clean-up daily and at the end of the project.
7. Restore any damaged landscaping following completion of the work.

1.3 Unit Rate Work

1. Indicate unit cost rates for additional work items outlined in the Tender Submission Form.

1.4 Special Notes

2. These Specifications are property of Paterson Group Inc. and are only to be used with respect to the Work set forth in this specific project and when site review of the Work is performed by Paterson Group Inc. These Specifications are not to be used on any other project and are not to be copied or altered in any manner without the written authorization of Paterson Group Inc.

2. BIDDING AND CONTRACT AWARD

2.1 Key Dates

Job Showing Date	11:00 am, Tuesday, July 16, 2024
Deadline for Questions	11:00 am, Tuesday, July 23, 2024
Deadline for Issuing Addenda	11:00 am, Wednesday, July 24, 2024
Tender Closing Date	11:00 am, Tuesday, July 30, 2024

2.2 Bidding

1. A pre-tender job showing will be held on site at a time and date specified by the Consultant. Attendance at the job showing is mandatory, by company personnel at foreman or estimator level, at minimum.
2. Before submitting a tender, the bidder must carefully examine the site of the proposed work to determine quantities, evaluate all the existing conditions and limitations and include the amounts in the tender to cover the cost of all items required to be done to fulfil the contract. The bidder must also be confident that he can perform the work as specified.
3. The entire tendering process shall be handled by the Consultant (Paterson Group Inc.), except for the decision on Contract Award.

4. The Bidders must report any errors or omissions, or any noticeable discrepancy between site conditions and the specifications to the Consultant not less than five (5) full working days prior to tender closing. If the Bidder fails to report any discrepancies, errors or omissions to the Consultant, the Bidder will be deemed to have accepted all such specifications as being accurate and the Owner will not approve any extra charges subsequent to acceptance of the Tender.
5. Questions and other communications from the Bidders regarding these tender documents must be submitted to the Consultant no later than five (5) full working days prior to tender closing.
6. In accordance with Section 30 of the Occupational Health and Safety Act (OHSA), the Owner is responsible for preparing a Designated Substance Report (DSR) to determine whether any designated substances are present at the project site and prepare a list of them to be passed along during the tendering process. Bidders also have a responsibility to ensure that all subcontractors receive a copy of that list. If asbestos, then Regulation 278/05 Designated Substances - Asbestos on Construction Projects and in Buildings and Repair Operations is applicable. This legislation dictates that the Owner's report must include a) confirmation of asbestos, b) condition of the material (friable/non-friable), and c) location of the asbestos. Furthermore, if any other designated substance is potentially present and can affect the project, Bidders and their subcontractors shall account for all such affects in their Bid Price, and upon contract award, the Contractor and all subcontractors must take all appropriate actions as laid out by applicable regulations; and the Contractor shall inform the Owner and Consultant of all such affects.
7. Quotations shall be submitted on the Tender Submission Form provided. While it is the Board's intent to award a contract promptly, quotations shall remain valid for 45 days following the date of tender submissions.
8. All portions of the Tender Submission Form and Schedule of items and Prices but be completed in full for the submitted bid to be considered.
9. Tender submissions shall be based on the work outlined in these specifications. Any change in the Work, for any reason, will be accounted for after Work commences, through a Change Order which will increase or reduce the scope and value of the work in an appropriate manner to account for the unforeseen conditions.
10. Bidders now have the option to deliver their tender submission in a sealed envelope or submit by e-mail. Regardless of the Bidders approach, product samples (when requested) must always be delivered in person.
11. If Bidders elect to deliver their tender submission in a sealed envelope, tender submissions must be received by Paterson Group Inc. at 9 Auriga, Ottawa, Ontario, K2E 7T9, no later than 11:00 A.M. on Tuesday, July 30, 2024. Tenders shall be marked "Sealed Tender – Balcony Restoration at OCCC 566 - Attention Chris Lyons".
12. If Bidders elect to submit their tender submission by e-mail, tender submissions must be addressed to Chris Lyons, at clyons@patersongroup.ca, and received no later than 11:00 A.M. on Tuesday, July 30, 2024. The subject line of the e-mail shall be "Electronic Tender – Balcony Restoration at OCCC 566". Furthermore, the following conditions shall apply:
 - .1 Bidders accept full responsibility for deciding to use electronic submission instead of a delivered sealed tender, including any technical failure of any kind, including computer/network malfunctions. However, to help ensure that all intended bids are received, the Owner and Consultant reserve the right to identify and correct email send errors, for the benefit of the owner, as long as the full integrity of the bid process is not

- compromised.
- .2 The total file size of electronic submissions shall be minimized sufficiently to be within server transfer limitations (approximately 10 MB), while also maintaining suitable resolution quality and legibility.
 - .3 All documents as part of the tender submission shall be submitted as an attachment in the e-mail, and not within the body of the e-mail. In addition, each e-mail attachment shall describe the document and include the Bidders company name (ie: "Tender Submission - ABC Contracting Ltd.")
 - .4 There shall be no virus' in the e-mail and/or documents. Furthermore, file attachments must be in "pdf" file format.
13. A submission presented after the specified time of closing will not be accepted.
- .1 The exception to the above is that, for whatever reason deemed reasonable by the Consultant, the Consultant may decide not to open the tenders received by the initial deadline and may then extend the deadline to allow for additional tender submissions
 - .2 Possible reasons for such an extension would include: (a) not receiving a sufficient number of tenders by the deadline, or (b) a request by a bidder who is on route with a tender but who is running late.
14. The tender price(s) shall include the costs of all bonding, labour, materials, equipment, tools, disposal fees, or any other costs associated with the completion of the project as specified herein.
15. Bidders must make provision in their bids to cover the full cost of Federal, Provincial and Municipal taxes, permits and fees with the exception that the **HST is to be excluded from the bid price.**
16. Submitted unit prices are not automatically accepted upon acceptance of the Bidder's Tender Submission, nor upon Contract Award, or signing of the CCDC contract. If required, such submitted prices will be reviewed and be further negotiated, as it is expected that unit prices will be scalable if quantities differ from expected.
17. No Bid Security is required for this project.
18. If there are any questions regarding these Specifications, please contact Chris Lyons of Paterson Group Inc., at 226-7381 ext. 306 or by email at clyons@patersongroup.ca.
19. The work shall be governed only by the Tender Documents, including any addenda, and no verbal statements of any type shall affect the contract, including any statement which might be made during the tendering stage.
20. It is the intent of the Consultant to release bid results promptly after tender closing, so that all bidders receive the results in a timely manner. However, depending on the situation:
- .1 The Consultant's recommendation may or may not be included with those results.
 - .2 The Owner reserves the right to withhold bid results until after a full review of bid submissions is performed, including any need to obtain any clarification and/or additional information from on or more bidders.

2.3 Contract Award

1. The successful Bidder will not be chosen based on costs alone, but also on the past experiences that the Board, the Property Manager and the Consultant have had with the Bidders. (In other words, “comfort margin” with the contractors will be a determining factor in awarding the Contract).
2. The successful bidder may not withdraw a submitted tender after the tender closing, decline to enter into a contract in accordance with the bid submitted, or otherwise fail to commence work in accordance with the submitted bid.
3. If the successful bidder does not comply with the submitted bid, in a manner described above or otherwise, the Owner may treat the Bidder’s right to contract as terminated and may take such further action as the Owner deems advisable to recover any damages suffered by the Owner.
4. The Owner is not obligated to award the contract to any bidder, if it is decided not to proceed with this work, and the Owner is not obligated to award the Contract to the lowest bidder.
5. The contract will be deemed to have been officially awarded when the Consultant notifies the successful bidder, by email, that the submitted bid has been formally accepted by the Owner.
6. After notification of contract award, the contract will be formally established through the preparation of a long form contract of a standard CCDC contract.

2.4 Submittals

1. After award and prior to commencement of the work, the Contractor shall submit a complete product/material summary document indicating which approved product types, model numbers etc. will be employed.

Submit a full compilation of current product safety data sheets (SDS) and tentative work schedule documentation.

3. PRODUCT REQUIREMENTS

3.1 Balcony Deck, Stair, Privacy Screen & Related Products

1. Applications for the approval of equivalent proposed products specified below must be submitted by the Bidder to the Consultant within three (3) business days of the job showing. Following submission, the Consultant will review and provide comments on the proposed products within two (2) business days. Each application must include product samples and full product information, including technical data sheets showing test results for the proposed alternate product. To be considered as an equivalent product, the product testing results must be deemed to be generally equivalent to the specified product.
 - .1 Where proposed products are not approved as “equivalent”, the Consultant will state the reasons for such decision, and will inform the affected bidder if such products can be included in a separate bid as “alternate” products.
2. For all building elements which are deteriorated and must be repaired to allow for the proper completion of the work, replacement materials shall be similar to existing and shall meet the approval of the Consultant.

3. Where replacement of existing damaged or deteriorated structural lumber framing is required, replacement materials shall consist of pressure treated lumber materials and shall be of the same type and size as existing and shall meet with the Consultant's approval, prior to installation.
4. All new lumber materials required to replace existing ground, second and third floor level balcony deck boards and to construct new stairs, handrails, balcony guardrails and privacy screens shall consist of MicroPro Sienna® pressure treated wood products. All replacement lumber is to match existing construction and as outlined in these specifications and the drawings.
 - .1 For tongue and groove boards used in constructing wood privacy screens, replace with cedar tongue and groove board products, if pressure treated products are not available.
5. Cut ends of all pressure treated wood products shall be treated with a preservative to match the colour of the wood, in accordance with the treated wood product manufacturer's recommendations.
6. Use of damaged lumber or lumber marred with paint from bundle markings is prohibited, except if such markings are completely hidden upon completion of the work.
7. Hidden nail fasteners shall be corrosion resistant nails compatible with the pressure treated lumber suitable for exterior balcony lumber framing construction, and of the appropriate length for the lumber to be nailed into place.
8. Screws, bolts, washers and nuts shall be non-corrosive, hot-dipped galvanized, sized to suit application and as outlined in the drawings.
9. Replace all existing screw bolts used to secure metal stair handrails and balcony guardrails to the balcony structures with new bolts that match the existing size and type and shall be non-corrosive (i.e., hot-dipped galvanized or stainless steel).
10. Deck screws and other exposed wood screws shall be sized to suit application and shall be non-corrosive, colour matched to the wood substrate.
11. Use Simpson Strong-Tie® 12 guage galvanized metal TA Staircase Angle for securing stair treads to stair stringers.
12. Use Simpson Strong-Tie® 18 guage galvanized metal Adjustable Stringer Connector for securing stair stringers to ground floor deck structural floor framing.
13. Use Sonotube® concrete forms for all required concrete foundation pier footings. Sizes as outlined in the drawings.
14. Concrete for concrete foundation piers: cast-in-place concrete to be minimum 25 MPa, 28 day compressive strength and conforming to CAN/CSA-A23.1 - latest edition.
15. Reinforcing steel, if required, shall be as outlined in the drawings.
16. Backfill around the excavated perimeter of Sonotubes® forms shall consist of clean, washed, coarse sand, free from clay, silt, shale and organic matter. Alternatively, natural soil may be used for backfilling provided that a 6 mil polyethylene slip sheet is installed around the entire exterior perimeter of the sonotube forms.

17. Below grade granular base material beneath patio stones at the base of new ground floor stairs shall consist of compacted clear granular A compacted crushed stone, stone dust and sand, as outlined in the drawings.
18. New patio stones for installation at the base of the privacy yard stairs shall consist of standard precast concrete patio stone slabs, 24" x 24" in size.
19. Fill for grading work shall be topsoil, except where material excavated on site is approved by the Consultant for use in grading work.
20. Topsoil shall be friable loam capable of supporting good plant life, free from roots, vegetation, debris, stones or weeds.
21. Grass seed to be high quality seed to result in similar turf, not typical grass seed.

4. INSTALLATION REQUIREMENTS

4.1 Construction Mock-Up

1. Prior to commencing full scale balcony restoration work on site, the contractor shall first complete a construction mock-up at two sample lower level and upper level units (side by side units), whereby two ground floor stairs, ground, second and third floor balconies and privacy screens can be replaced so that the Board, Property Manager and Consultant can review and approve the completed work, prior to the contractor commencing work at other units. The construction mock-up location shall be selected by the Board.
2. All construction mock-up work shall be undertaken in strict accordance with these Specifications and instructions issued on site by the Consultant. All costs associated with the completion of the mock-up shall be included in the Lump Sum Tender Price.
3. After completion of the mock-up and Board review, if required, the Contractor shall make any requested revisions to the mock-up design, as directed by the Consultant. Any changes in the design for the mock-up shall be performed by the contractor on a time and material basis.
 - .1 Balcony restoration work cannot proceed at other units until approval and acceptance of the mock-up is authorized by the condominium Board, including any adjustments to construction which may be required during the mock-up and review process.
4. The completed mock-up, once finalized, approved, and accepted, will remain as part of the work and shall become the minimum acceptable standard of finish quality and workmanship for the remainder of the project.

4.2 General Procedures, Demolition, Inspection & Repairs

1. The Contractor shall be responsible for arranging and paying for all underground site service locates prior to conducting any excavation work, sequencing all work to ensure proper completion of the work, while also maintaining full protection against leaks and harm to the public throughout the work.
2. Exercise care during demolition work to ensure that all adjacent building elements are protected and not damaged. The Contractor shall be responsible for repairing all damage to adjacent building elements that become damaged as a result of careless removal and/or storage of existing or demolished materials.

3. Prior to commencement of the work on site, carefully inspect, photograph and document building elements in proximity of the area of work and existing building materials to be removed and reinstated as part of the work and report all existing damages to the Consultant and Property Manager. Failure by the Contractor to report existing damages will result in the Contractor assuming liability for such damages and costs associated with their repair and/or replacement.
 - .1 The owner of each unit shall be responsible for temporary disconnect, removal and reinstatement of any mechanical air conditioning equipment.
 - .2 The owner of each unit shall also be responsible for the removal, storage and reinstatement of any modified common elements that will interfere with the contractor completing the balcony restoration work including but not limited to items such as rear yard patios, landscaping, storage sheds, personal belongings, furniture, bbq's etc.
4. Remove and dispose of all materials designated for demolition in full accordance with all applicable laws and regulations.
5. Prior to commencing any demolition work, install a temporary mechanism to secure the balcony doors in a closed and locked position throughout the work, so that residents of the unit cannot access the deck or balcony. The temporary closing mechanism should not cause any damage to the door or building elements when installed.
6. Where required, carefully remove and store aside for re-installation in a safe and secure location, existing eavestroughs, downspouts and related hardware. Ensure that all elements are labelled and stored in an organized manner, so that those elements are reinstated at the exact same locations in which they were removed.
7. Carefully remove and store inside an enclosed/locked steel container or other protected space, existing metal stair handrails and metal balcony railings and any related hardware, as required to perform the balcony restoration work. Ensure that all elements that are removed and stored for reinstallation are labelled and tagged by unit number and stored in an organized manner so that those elements are reinstated at the exact same unit and location in which they were removed. During removal and reinstallation, ensure that existing metal railings and related hardware are handled and stored carefully to avoid damage or losing parts.
 - .1 Reinstall existing stair handrails and balcony guardrails in exact same unit and location where they were removed, immediately following completion of the balcony restoration work.
 - .2 All existing stair and balcony guard rail securement bolts shall be replaced with new screw anchor bolts and shall match the existing size and type and shall be non-corrosive.
8. Carefully remove and reinstall upon completion and/or in conjunction with the new work, any existing metal flashings, soffits, sheathing paper, vinyl siding and trim over the exterior walls along the base of second and third floor balconies as required, to replace the existing balcony decks, as outlined in the drawings.
9. If required to accommodate the balcony restoration work, carefully remove and reinstall the existing prefinished metal panel soffit drainage pan and drainage trough located beneath the second and third floor balconies.
10. Carefully cut out and remove all existing caulking, as required, to remove and replace existing ground, second and third floor balcony wood elements.

11. Carefully remove and dispose of existing wood stairs, ground, second and third floor balcony deck boards and perimeter floor joist trimmer boards, and privacy screens located between all stairs and balconies.
12. Carefully remove and dispose of any precast concrete patio stones and below grade concrete foundation piers at the base of the stairs and privacy screens, as required, to complete the restoration work outlined in these specifications and the drawing details.
13. All demolished materials shall be removed from the site daily, unless temporarily stored in a protected and secure location, such as a steel waste container or lockable steel fence storage enclosure, as approved by the Property Manager.
14. Carefully inspect the existing wood balcony structural floor framing, perimeter metal flashings and all other related elements to remain, for any damage or decay. Immediately report any deficiencies to the Consultant, prior to proceeding with any new work, so that directions can be provided to the Contractor by the Consultant for any required restoration repair and/or replacement work.
 - .1 At all second and third floor balconies, carefully remove and dispose of any accumulated waste and/or debris on the upper surface of the metal soffit drain pan within balcony floor joist cavities.
15. Conduct restoration repairs and/or required replacement of damaged or deteriorated balcony structural elements as instructed on site by the Consultant, based on a time and material basis or unit rates outlined in the Tender Submission Form. The contractor shall maintain a detailed log of all repairs performed at each location so that this information can be cross referenced by the Consultant when the Contractor submits invoicing for any additional work.
16. Proceeding with the installation of any new materials as part of the Work constitutes that the Contractor has deemed the substrate conditions acceptable for installation of new materials. As such, the Contractor will be fully responsible for any remedial work required as a result of installing new materials over unsatisfactory substrate conditions.

4.3 New Balcony Deck Boards and Perimeter Floor Joist Trimmer Boards

1. Supply and install new floor joist trimmer boards around the exterior perimeter of all ground, second and third floor balconies.
 - .1 Remove and reinstate any existing metal plates installed between the perimeter trimmer board and existing wood post as required to complete the work.
2. Install new solid wood blocking between floor joists, as required to ensure floor joists are straight and plumb.
3. Remove and replace any deteriorated caulking at joints between the exterior siding and metal wall flashing, as required and as instructed on site by the Consultant.
4. Install new wood deck boards perpendicular to balcony floor joist framing and secure at each floor joist/sleeper board using two screw fasteners, with fasteners installed in straight and consistent rows. Space wood deck boards 1/8" apart and use full length deck boards.

4.4 New Privacy Screens

1. Fabricate new balcony wood privacy screens to match existing privacy screen design and construction at all ground, second and third floor balconies.
2. Position new privacy screen in same location as previous screen and secure to existing structure in the same manner as existing screens, using non-corrosive lag screws and wood screws of appropriate size, to match existing installation, unless directed otherwise by the Consultant.
3. Ensure that new privacy screens are installed level, plumb and true.
4. At ground floor level privacy screens located between stairs, excavate, form and pour new cast-in-place concrete pier post foundations, as outlined in the drawings
 - .1 Install sonotube forms into excavations, prior to placing concrete, as outlined in the drawings and as instructed on site by the Consultant.
 - .2 Minimum depth for concrete pier post footings shall be 1500 mm (60") below grade.
 - .3 Backfill around sonotube forms with clean material, compacting material in 6" lifts.

4.5 New Wood Frame Stairs

1. At the base of all stair stringers, excavate below grade for new foundation support piers as outlined in the drawings and as outlined in item 4.4.4 above.
2. Fabricate and secure new wood framed stair stringers to existing ground floor balcony wood framing, as outlined in the drawings and using Simpson Strong-Tie® stringer connectors, in strict accordance with the manufacturer's installation instructions.
3. Secure the base of the stair stringers to existing concrete pier foundations, as outlined in the drawings.
4. Install new wood deck board stair treads and secure to stair stringers using Simpson Strong-Tie® TA Staircase Angle bracket connectors, in strict accordance with the manufacturer's installation instructions.
5. Stair tread width and riser height must be consistent throughout the overall rise and run of the stair.
6. All new stairs shall match existing stairs and shall be constructed in accordance with the current Ontario Building Code requirements.
7. At the base of the stair stringers, excavate and remove topsoil below grade to a depth of at least 250 mm below grade and install compacted crushed stone and stone dust levelling bed, as outlined in the drawings. Install two (2) new patio stones over stone dust bed, ensuring patio stones are level and positioned according to the drawings, such that the base of the new stair stringers are positioned level with the top surface of the new patio stones. Secure each stringer to the concrete foundation pier, as outlined in the drawings, using a 76 mm x 76 mm galvanized framing angle and two (2) ¼" dia. Tapcon fasteners, or as directed on site by the Consultant.

4.6 Demobilization and Clean-Up

1. Prior to demobilisation from the site, conduct a thorough clean-up of the site to remove all stored materials, construction debris and construction waste.
2. Restore any damaged landscaping or grass damaged during the course of the work. Damaged grass shall be repaired by installing new topsoil, properly compacted and graded and application of high quality grass seed. The contractor shall include for a thorough watering of the newly grass seeded areas.

4.7 Variations From Typical Conditions

1. The Drawings, Details and Specifications outline the majority of typical conditions that exist throughout the complex, however, there are likely some conditions that do not fit the exact descriptions outlined in the Specifications or in the Drawings.
2. Any variations from typical conditions not outlined in the drawings and that are unique to the project, should be brought to the immediate attention of the Consultant for clarification and further instructions.
3. For the purpose of construction, unique situations shall be assumed as being completed in a manner similar to specified situations, but with minor variations performed to meet the intent of these Specifications and the included Drawings.

4.8 Coordination of Work

1. All work shall be coordinated to ensure that all specified work functions as designed, such that there is proper shedding of water runoff in all locations.
2. To achieve the desired results, the Contractor must install new building materials in proper sequence and in a shedding manner.
3. Work on site can be stopped by the Consultant if any elements are being installed in a reverse sequence that might adversely affect the quality of the final product, whether the work is being done in reverse due to coordination issues, a lack of products and materials, or for any other reason.

END OF SPECIFICATION

APPENDIX A
Drawings A0 to A4



Date	Description	Rev.
2024-07-11	ISSUED FOR TENDER	1

Client:
CONDOMINIUM MANAGEMENT GROUP

Consultant:

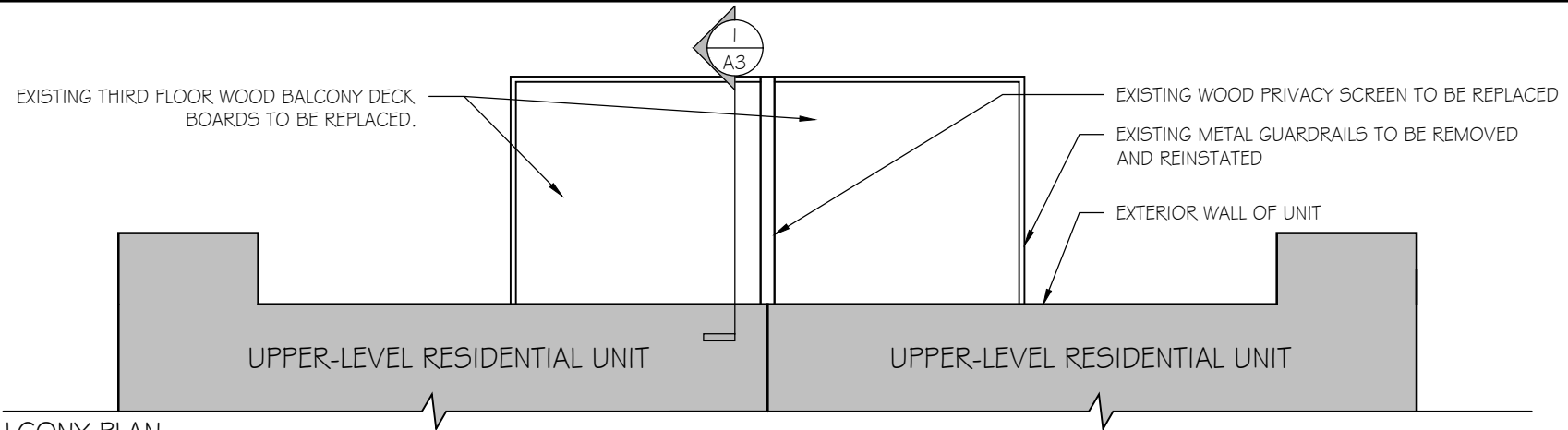
 154 Colonnade Road South
 Ottawa, Ontario K2E 7J5
 Tel: (613) 226-7381 Fax: (613) 226-6344

Project:
BALCONY RESTORATION AT OCCC 566
 BRISTON PRIVATE, OTTAWA, ONTARIO

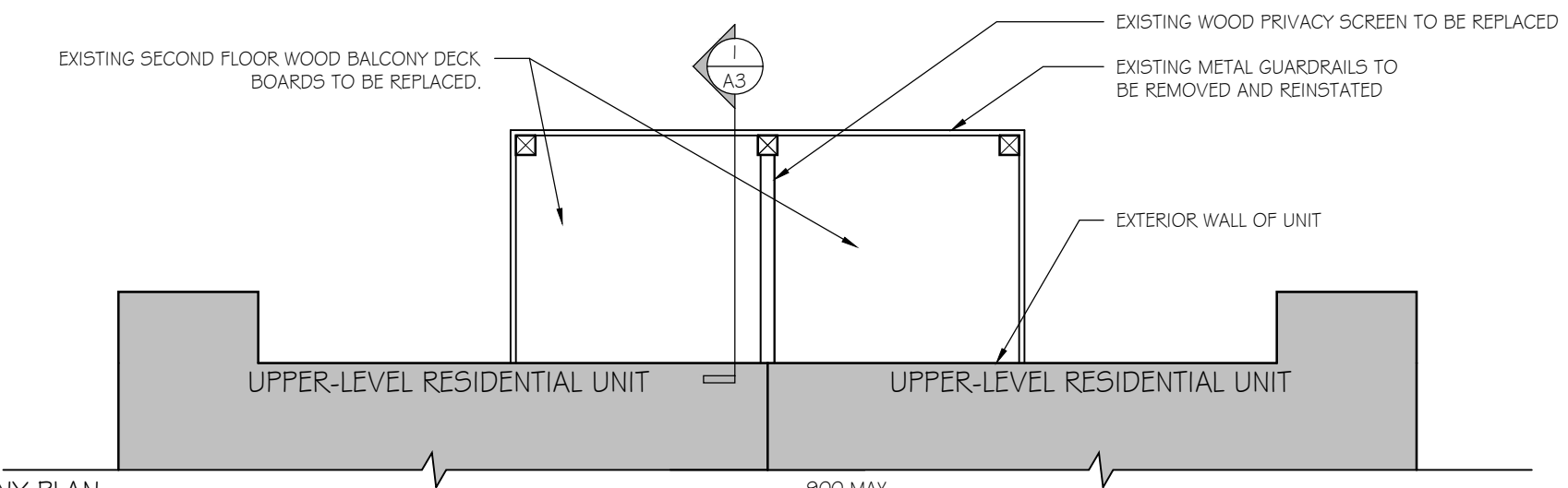
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SITE PLAN AT OCCC 566

Scale: N.T.S.	Seal:
Date: 04/07/2024	
Drawn by: S.V.G.	
Checked by: C.L.	
Project No.: C3380	

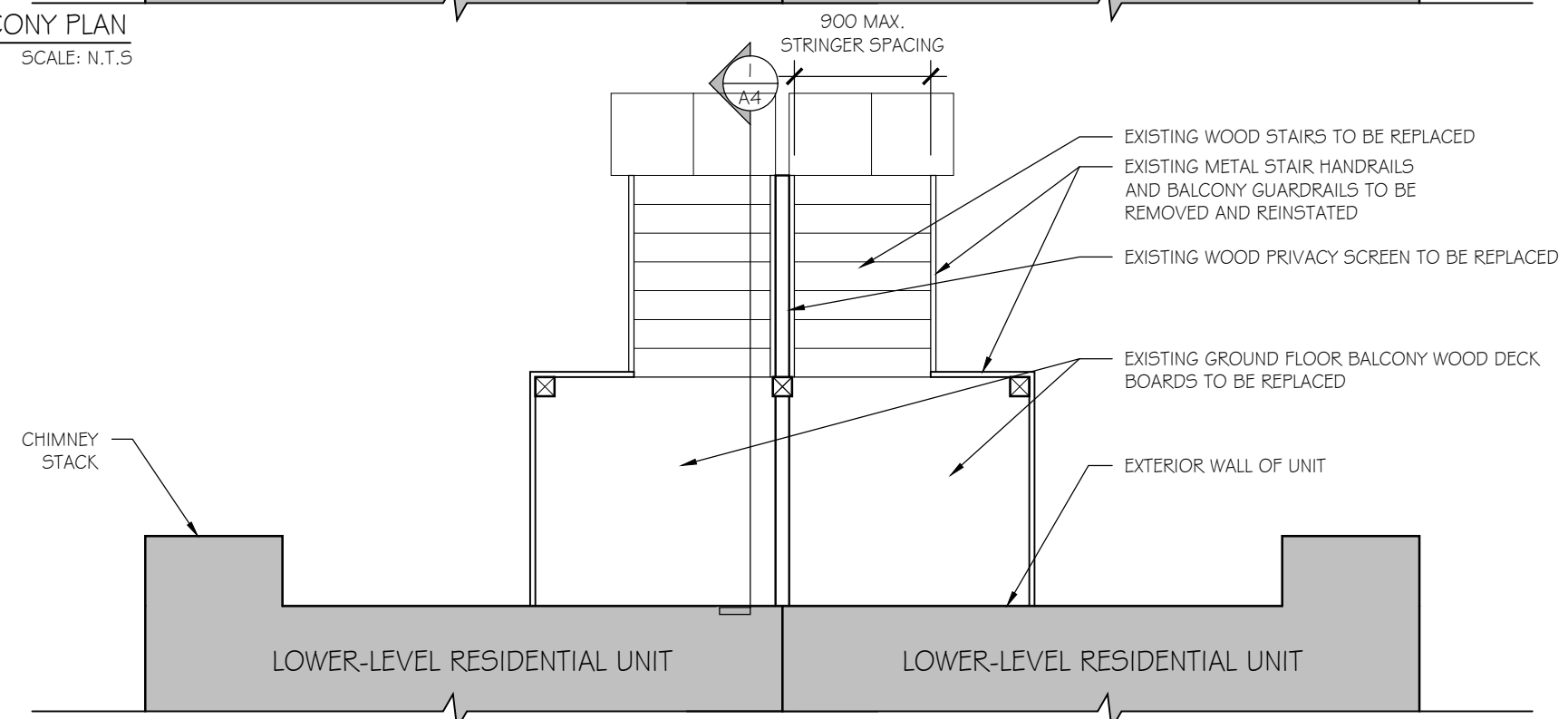
Drawing No.: **A0**



1
A1
TYPICAL THIRD FLOOR BALCONY PLAN
SCALE: N.T.S



2
A1
TYPICAL SECOND BALCONY PLAN
SCALE: N.T.S



3
A1
TYPICAL GROUND FLOOR BALCONY PLAN
SCALE: N.T.S

Date	Description	Rev.
2024-07-11	ISSUED FOR TENDER	1

Client:
CONDOMINIUM MANAGEMENT GROUP

Consultant:

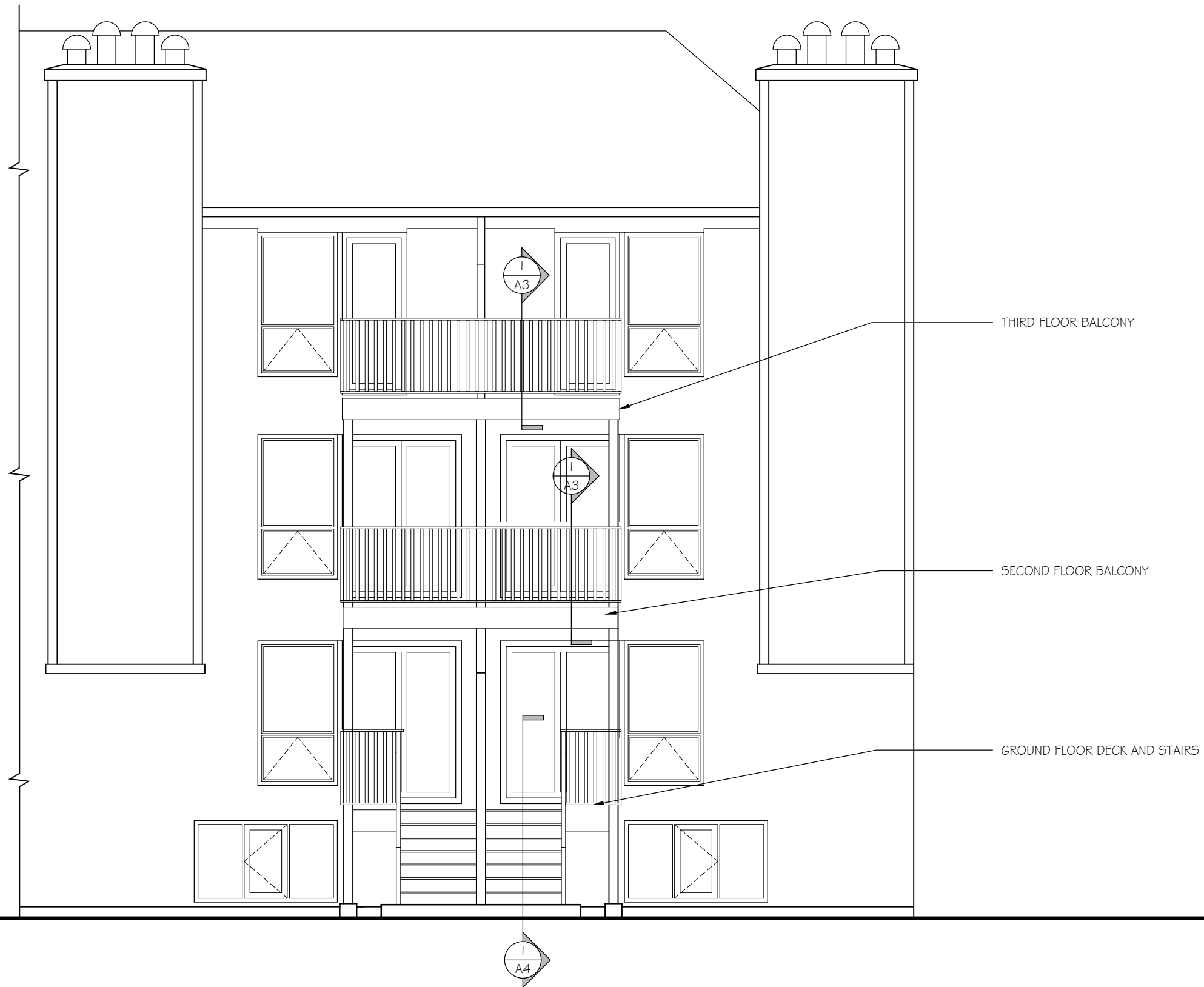
 154 Colonnade Road South
 Ottawa, Ontario K2E 7J5
 Tel: (613) 226-7381 Fax: (613) 226-6344

Project:
BALCONY RESTORATION AT OCCC 566
BRISTON PRIVATE, OTTAWA, ONTARIO

Drawing:
TYPICAL BALCONY FLOOR PLANS

Scale: N.T.S
 Date: 04/07/2024
 Drawn by: S.V.G.
 Checked by: C.L.
 Project No.: C3380

Drawing No.: **A1**



2024-07-11	ISSUED FOR TENDER	1
Date	Description	Rev.

Client:
**CONDOMINIUM
MANAGEMENT
GROUP**

Consultant:

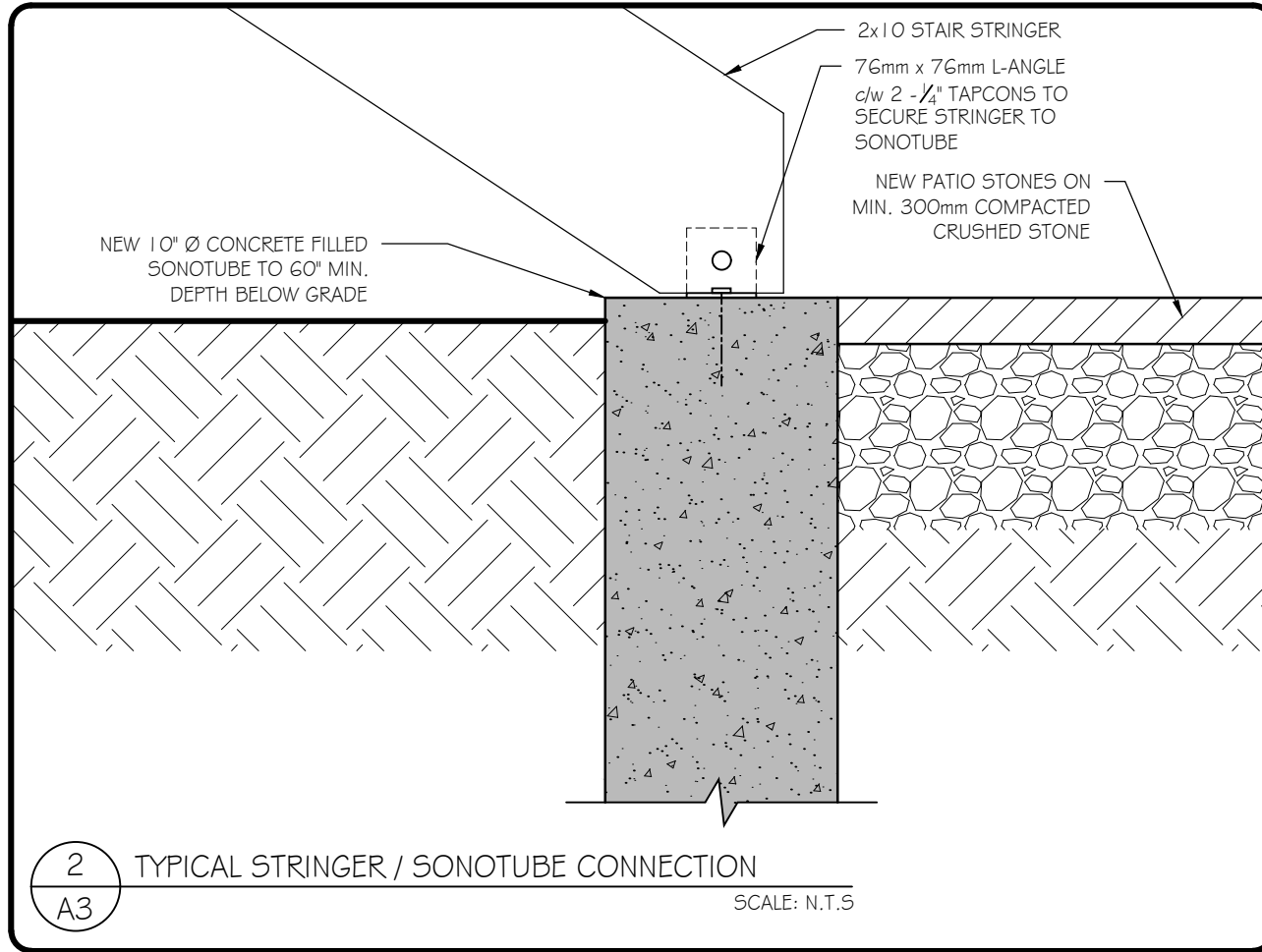
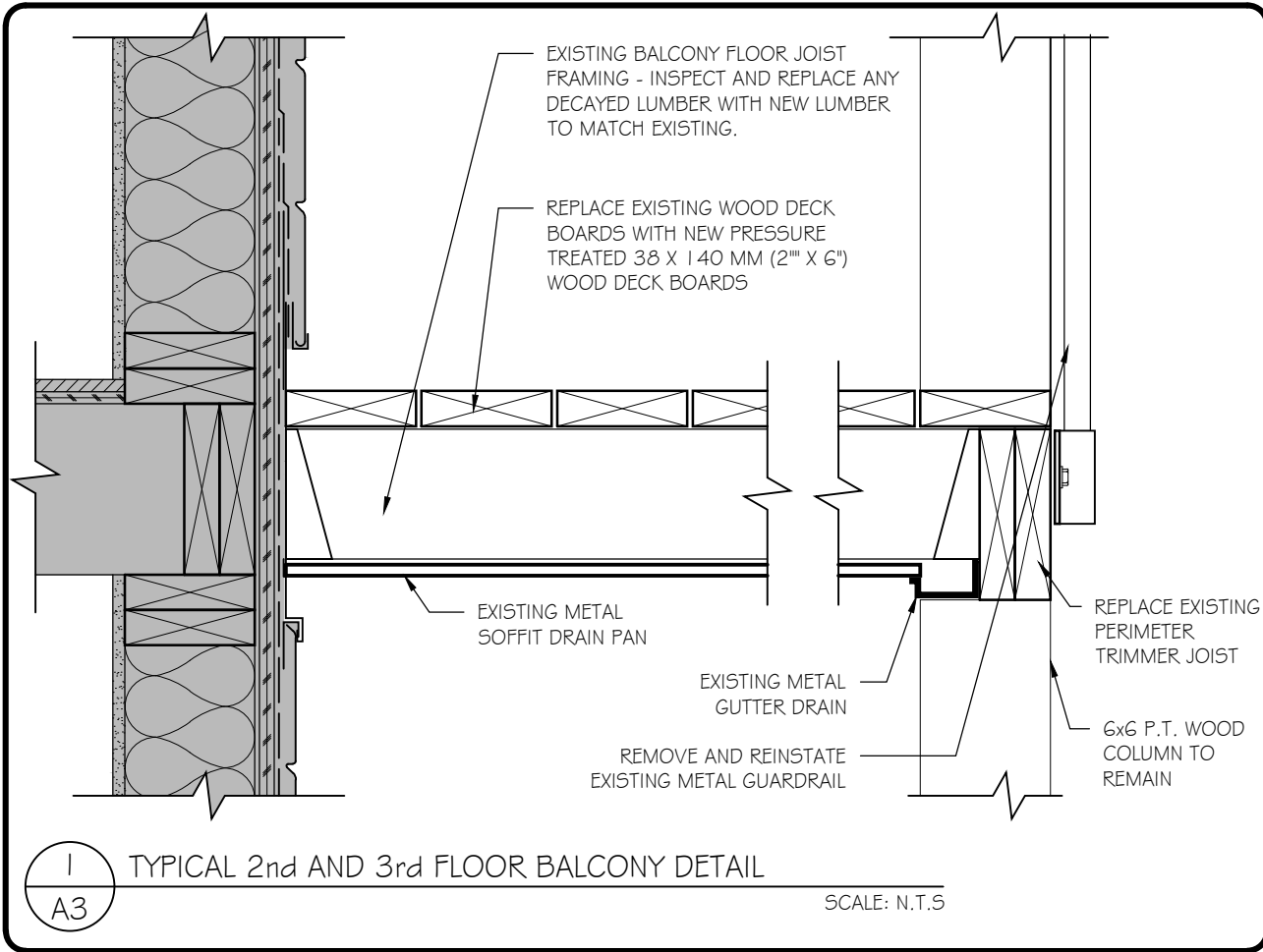
**PATERSON
GROUP**
154 Colonnade Road South
Ottawa, Ontario K2E 7J5
Tel: (613) 226-7381 Fax: (613) 226-6344

Project:
**BALCONY RESTORATION
AT OCCC 566**
BRISTON PRIVATE,
OTTAWA, ONTARIO

Drawing:
**TYPICAL REAR BUILDING
ELEVATION**

Scale: N.T.S.	Seal:
Date: 04/07/2024	
Drawn by: S.V.G.	
Checked by: C.L.	
Project No.: C3380	

Drawing No.: **A2**



2024-07-11	ISSUED FOR TENDER	1
Date	Description	Rev.

Client:
CONDOMINIUM MANAGEMENT GROUP

Consultant:

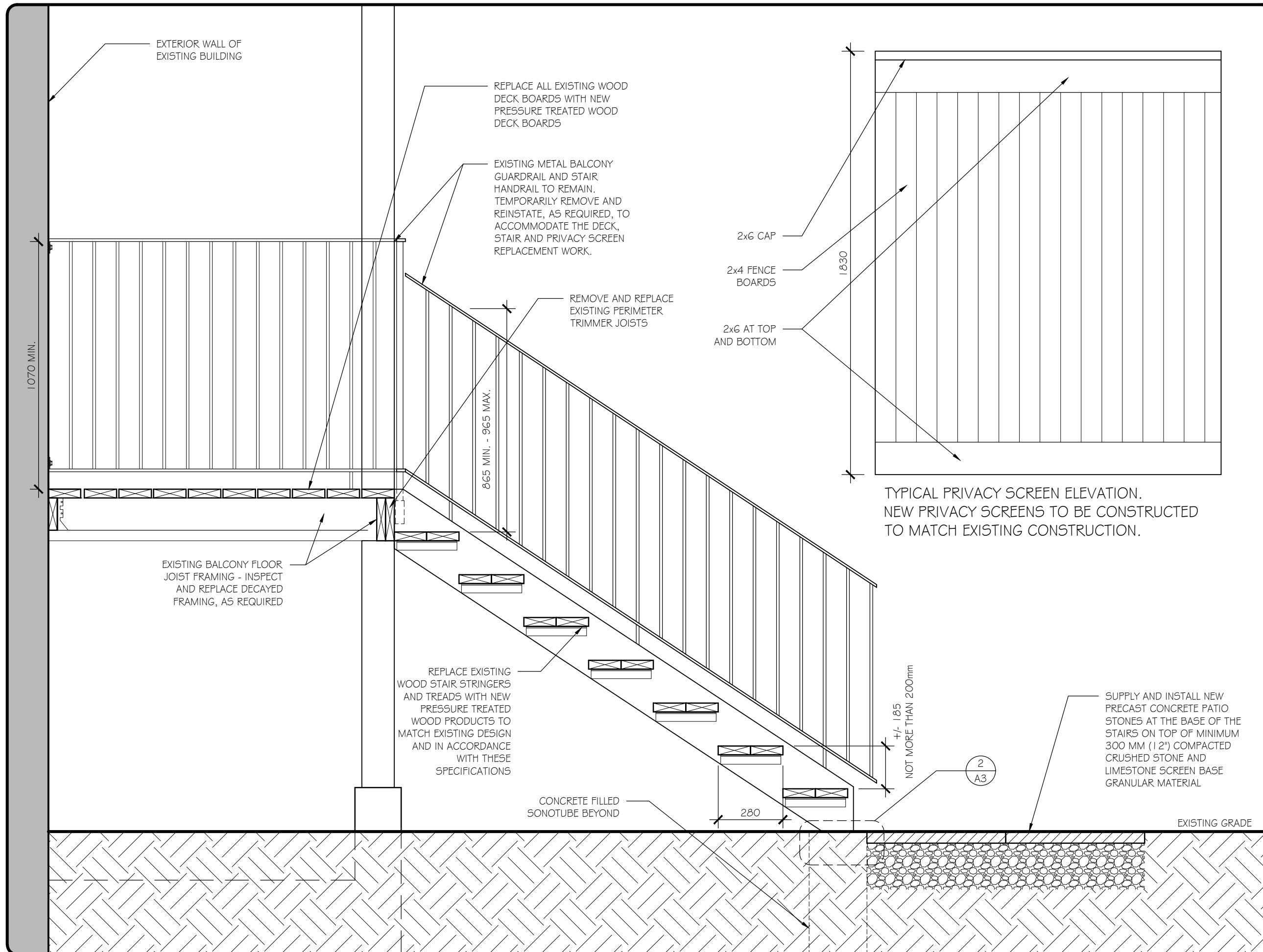
 154 Colonnade Road South
 Ottawa, Ontario K2E 7J5
 Tel: (613) 226-7381 Fax: (613) 226-6344

Project:
BALCONY RESTORATION AT OCCC 566
BRISTON PRIVATE, OTTAWA, ONTARIO

Drawing:
TYPICAL BALCONY SECTION DETAILS

Scale: N.T.S	Seal:
Date: 04/07/2024	
Drawn by: S.V.G.	
Checked by: C.L.	
Project No.: C3380	
Drawing No.:	

Drawing No.: **A3**



Date	Description	Rev.
2024-07-11	ISSUED FOR TENDER	1

Client:
CONDOMINIUM MANAGEMENT GROUP

Consultant:

PATERSON GROUP
 154 Colonnade Road South
 Ottawa, Ontario K2E 7J5
 Tel: (613) 226-7381 Fax: (613) 226-6344

Project:
BALCONY RESTORATION AT OCC 566
 BRISTON PRIVATE,
 OTTAWA, ONTARIO

Drawing:
TYPICAL STAIR SECTION AND PRIVACY SCREEN ELEVATION AT OCC 566

Scale: N.T.S.
 Date: 04/07/2024
 Drawn by: S.V.G.
 Checked by: C.L.
 Project No.: C3380


Drawing No.: **A4**

Supplementary General Conditions of the Stipulated Price Contract

**Balcony Restoration at
Ottawa-Carleton Condominium Corporation No. 566**

Prepared for Jane Wilson, Property Manager
Condominium Management Group

Project No. C3380



SECTION A - GENERAL REQUIREMENTS

A.1 Identification of Parties and Their Responsibilities

1. The "Owner" is Ottawa-Carleton Condominium Corporation No. 566 (OCCC 566) which shall be represented by the Board, Property Manager, and the Consultant. Each of these parties shall have specific duties, as outlined below.
2. The "Board" is the Board of Directors for the condominium corporation
 - .1 During the tendering stage, the Board will obtain the Consultant's advice regarding contract award but will make the final decision regarding who is the successful bidder.
 - .2 During the Work, the Board will make all pertinent, non-technical decisions regarding the operations of the roof replacement contract, such as desired schedule, whether or not work can occur on weekends, etc. In addition, while the Consultant will handle all technical aspects of the contract, the Board has the final decision regarding changes to the Contract.
3. The "Property Manager" handles all daily management duties with respect to the corporation, such as the location of garbage bin (if used) and storage locations, the general notice to owners when the work is about to commence, and processing invoices for payment by the Board.
4. The "Consultant" is Paterson Group Inc.
 - .1 During tendering, the Consultant will conduct the Job Showing, answer questions posed by bidders, issue addenda as required, receive and open the bids, review the tenders submitted and provide a recommendation to the Board for contract award.
 - .2 During the Work, the Consultant will handle all technical and contractual elements of the roofing replacement contract and will perform periodical site review for quality control purposes.
5. The "Contractor" is the successful bidder that enters into a Contract with the Owner.

A.2 Work Progress and Use of Site

1. Within two weeks after Contract award, the Contractor shall supply the Consultant, in writing, a tentative construction schedule, outlining the date and time when the work will start and complete, for review and approval by the Owner & Property Manager.
2. Within two weeks after Contract award, the Contractor shall supply the Consultant, for approval, a full product binder to include technical data sheets of all materials to be used on the project.
3. The Contractor shall attain Substantial Performance of the Work by July 31, 2025.

4. A preconstruction meeting shall be held prior to the first day of work with the Property Manager, Board and Consultant, at which time the Consultant will review the extent of the work with the Contractor and determine responsibilities, schedules and sequence of activities for the construction mock-up and for the remainder of the work to be completed for the project.
5. The Property Manager will provide a general notice to Unit Owners regarding the Contractor's planned schedule, but the contractor is responsible for confirming the final schedule of the work at each unit at least two (2) weeks in advance, so that individual Unit Owners can have advance notice of work commencing at their unit so that balconies and yards are cleared of all personal belongings. In addition, the contractor must provide at least one month advance notice of work starting at units with central air conditioning systems installed on their balcony, to provide the unit owner with sufficient time to make arrangements with their mechanical service contractor for temporary disconnect of their air conditioning system, if required.
6. The Work shall commence as soon as possible after contract award, taking full account of the delivery time required for the balcony replacement/restoration products.
7. Prior to full project start-up, a construction mock-up shall be completed whereby stairs, balconies, guard rails and privacy screens will be replaced at four units, (two side by side lower and upper level units), for review and approval by the Board, Property Manager and Consultant.
8. Upon full project start-up, work shall proceed in a continuous and efficient manner to ensure that good progress is maintained throughout the project.
9. The Contractor shall completely finish all balcony restoration work at one block of units before commencing work on the next block of units. The exception is that when one block is nearly complete, part of the work force may move ahead to the next block to commence set-up and demolition work while the other part of the crew is finishing the previous block. In other words, a demolition and/or preparation crew can work ahead of the balcony restoration crew, provided that these crews are well co-ordinated and the site is maintained in a clean, safe and organized manner during the work.
10. The Contractor will co-operate with the Owner and Consultant and arrange for all work to be expedited with the minimum of inconvenience to all parties, and report in writing any difficulties encountered in expediting the work.
11. Contract management will be coordinated by the Consultant.
12. Work is permitted **ONLY** between the hours of 8:00 A.M. and 6:00 P.M., Monday through Friday. No weekend or holiday work is permitted unless prior approval is obtained from the Consultant 48 hours in advance of the planned weekend or holiday work.
13. Electric power will be available for use by the Contractor. Where the Contractor elects to make use of such facilities, any additional connections required shall be in accordance with all governing regulations and ordinances. At the completion of the work, all temporary connections and equipment shall be removed and services and finishes shall be made good by the Contractor, to the complete satisfaction of the Owner.
 - .1 Power supply may involve extension cords extending to exterior electrical outlets from the unit in which they are working on.

OR

- .2 Electric power shall be obtained through the parking lot electrical post outlets.
14. There will be no on-site sanitary services provided by the corporation for use by the Contractor.
15. Limit areas for work and storage as directed on site by the PM and/or the Consultant.
16. Comfort/washing stations, garbage bins etc. shall all be located where they will pose the minimum amount of interference to pedestrian and vehicular traffic, and which will minimize the risk to occupants from falling debris, as directed by the Property Manager.
17. Workers shall park only in designated areas, as directed by the Property Manager.
18. All costs associated for the provision, set-up and operation of storage containers, protective shoring, barricades, scaffold, and/or lift equipment or any other required items to complete the work as outlined in the specifications, shall be the responsibility of the Contractor and shall be included in the Lump Sum Tender Price.

A.3 Security and Insurance

1. No Performance Bond or Labour and Materials Bond will be required for this project.
2. The Contractor must keep in force for the duration of the Contract, Public Liability and Property Damage Insurance in an amount not less than \$5,000,000.00.
 - .1 Without limiting the foregoing, such Insurance Coverage must include Comprehensive General Liability; Contractual Liability; Personal Injury; and Contingent Liability with respect to Sub-contractors.
 - .2 The general liability insurance shall be in the joint names of the Contractor, the Owner, the Property Manager and the Consultant.
 - .3 Submit proof of same in the form of an Insurance Certificate, within two weeks of contract award.
 - .4 Such Insurance Certificate must contain a firm undertaking to give the Owner thirty (30) days notice prior to any cancellation.
3. If the Contractor fails to meet these requirements within the time stipulated by the award letter, the Owner retains the right to terminate the Contract.

A.4 Sub-Contractors

1. If applicable, the Contractor will provide to the Owner a complete and firm list of names and addresses of Sub-contractors whom he will use for the Work of this Contract.
2. The Contractor will:
 - .1 Require his Sub-contractors to perform their Work in accordance with the terms and conditions of the Contract;
 - .2 be as fully responsible to the Owner for acts and omissions of his Sub-contractors and of persons directly or indirectly employed by them as for acts and omissions of persons directly employed by him. The Contractor therefore agrees that he will incorporate all the terms and conditions of the Contract Documents into all Sub-contract Agreements.

3. Nothing contained in the Contract Documents will create a contractual relationship between a Sub-contractor and the Owner.

A.5 Quality Control

1. The Contractor will employ only experienced persons who are fully qualified to perform the work required.
2. The Contractor will perform the work in the most efficient manner, in accordance with the Consultant's directions and to the satisfaction of the Consultant and Owner.
3. The Contractor will repair, replace or otherwise make good all unacceptable work, to the satisfaction of the Consultant.
4. The Contractor is to employ a site foreman who shall remain present on site at all times during the execution of the work and who shall be thoroughly familiar with the proper materials and methods of construction and who shall direct all work performed. (i.e. The Contractor shall employ a competent foreman who remains on site and in charge to oversee all the work, through to its completion.)
5. The Contractor shall give timely notice to the Consultant and City of Ottawa Building Inspectors, as required, for the inspection of work, if the work is designated for inspections or approvals by the Consultant or Building Inspector from the City of Ottawa.
6. The Contractor shall provide sufficient, safe and proper facilities at all times, for review of the Work by the Consultant or by other authorized agencies.
7. If the Contractor covers or permits to be covered work that has been designated for inspections or approval before such is made, the Contractor, at his/her cost, shall uncover such work in order to complete inspections or testing, and then make good such work.
8. Notify the Consultant of unexpected conditions encountered during the work, immediately upon discovery.
9. Maintain at the job site one copy of each of the following:
 - .1 Specifications, Drawings and Details
 - .2 Addenda
 - .3 Change Orders or other modifications to Contract.
 - .4 Manufacturer's installation application and safety instructions for all materials.
 - .5 Shop Drawings
10. Provide all requested material and proprietary products as outlined within the scope of work document. No alternatives will be tolerated without prior consent and appropriate approval from the Consultant.
11. Submit copies of manufacturer's product data sheets, shop drawings and or installation instructions for all products to be used, prior to commencement of work on site.

A.6 Laws and Regulations

1. The Contractor will submit evidence of compliance with all of the requirements of the Workers' Compensation Act of Ontario, R.S.O. 1980, Chapter 539 as amended, including payments due thereunder.
2. The Contractor shall produce a current Workplace Safety and Insurance Board Certificate of Clearance Form(s) **for all contractors conducting work on site**. WSIB clearance certificates must be submitted to the Consultant within seven (7) working days of receipt of "letter of intent to award" and another prior to final payment under the Contract.
 - .1 When completing the WSIB clearance certificate form, the "Principal" shall be the Owner (not the Consultant).
3. The by-laws, ordinances and legal requirements, rules, regulations, codes and orders of the municipality where the building is situated will apply to the Work.
4. The Contractor will give all required notices and comply with all laws, ordinances, rules, regulations, codes and orders of all authorities having jurisdiction relating to the Work, to the preservation of the public health and construction safety which are or come to be in force during the performance of the Work.
5. If the Contractor fails to notify the Owner in writing and performs any work knowing it to be contrary to any laws, by-laws, ordinances, rules, regulations, codes and orders of any authority having jurisdiction, he will be responsible for and will correct any violations therefor and will bear all costs, expenses and damages attributable to the Contractor's failure to comply with the provisions of such laws, by-laws, ordinances, rules, regulations, codes and orders.
6. The Contractor will obtain all licences, certificates, and pay for fees required for the performance of the Work, with the exception of a Building Permit, which will be obtained by the Consultant on behalf of the Owner.
7. The Contractor will not be responsible for verifying that the Contract Documents are in compliance with the applicable laws, ordinances, rules, regulations and cases relating to the Work. If the Contract Documents are at variance therewith, or changes which require modification to the Contract Documents are made to any of the laws, ordinances, rules, regulations, and codes by the authorities having jurisdiction subsequent to the date of tender submission, any resulting change in the cost shall constitute a corresponding change in the Contract Price. The Contractor must notify the Owner in writing requesting direction immediately on any such variance or change that is observed by him/her.
8. The Contractor will comply with the provisions of all applicable employment standards and safety oriented Acts and Regulations. Furthermore, the Contractor holds sole responsibility for ensuring full compliance with such safety Regulations and Acts, including any required notifications to safety enforcement agencies and related safety inspections.
9. Comply with legislated health and safety guidelines, rules and regulations during execution of the work.

A.7 Protection – General

1. Provide adequate protection to public and property and take appropriate actions to avoid injuries and/or property damage of any kind and maintain the building watertight, until the Owner accepts the work.
2. The Contractor will repair, replace or otherwise make good all unacceptable work, to the satisfaction of the Consultant.
3. Execute work to minimize interference to building occupants and personal effects. Provide and maintain all necessary and proper temporary shoring, protection and warning signs at all areas which may be dangerous to the public, for any foreseeable causes.
4. Protect existing buildings, landscaping structures and materials from damages during the course of the work. Reinstall, in good order, any building or landscaping element that becomes damaged during the work. Damaged plants must be replaced at no additional costs to the Owner, unless such damage is minor or if the damage involves unavoidable damage to plants (due to proximity to work area and cannot be temporarily removed to accommodate the work) owned by the unit owners (as determined by the Consultant & Property Manager).
5. Protect and be responsible for all new finished and unfinished work which is exposed and susceptible to vandalism or theft.
6. At the end of each day's work, or when stoppage occurs due to inclement weather, provide adequate protection for completed work and materials out of storage and provide adequate protection to prevent water infiltration into the building interior.
7. The Contractor shall assume all liability for and be responsible for loss of or damage to his/her materials or equipment and for any materials delivered to him/her from whatever source to the site of the work.

A.8 Fire Protection

1. The Contractor will take all necessary precautions to prevent the possibility of fire when performing any operations with an open flame, combustible adhesive and/or flammable solvents.
2. The Contractor will at all times supply a portable fire extinguisher when performing any operations with an open flame, combustible adhesives and/or flammable solvents.
3. The Contractor will ensure that all rags and waste containing oil, grease or other flammable materials will be removed at the end of each working day.
4. At the end of each work day, the Contractor will conduct a 2-hour minimum fire watch over the entire work area.

A.9 Site Safety

1. The Contractor shall follow all applicable safety rules, regulations and laws; including fall arrest regulations.
2. All workers present on site must have valid certificates of the completion of fall arrest training.
3. The Contractor shall inform the provincial ministry of labour and/or health and safety of the project

and site, to allow for inspections, since this aspect of the work is not governed by the Consultant or the Owner.

4. The Contractor shall have a Site Safety Plan in place, prior to commencing work on site.

A.10 Clean-up

1. The Contractor shall remove all debris and hazardous impediments from work areas and the project at the end of each day's work, unless otherwise approved by the Consultant.
2. The Contractor shall remove all equipment and material which is not to be re-used for the work from the Project at the end of each day's work, unless otherwise approved by the Consultant.
3. Leave areas of work broom clean at the end of each working day. During the work, ensure that all nails, metal trimmings and construction debris are promptly picked up.

A.11 Miscellaneous Requirements

1. Except where otherwise stated in these Specifications, normal CCDC rules apply to this Contract.

SECTION B - PAYMENT AND WARRANTY

B.1 Payments

1. The Contractor shall submit invoices at month's end for the portion of materials delivered to site and work performed as of the billing date.
2. Alternatively, if the Contractor's normal practice is to invoice monthly, the Contractor may invoice for the portion of materials delivered to site and for the value of work performed as of the billing date.
3. At least one (1) week prior to work starting on site, the Contractor must inform the Consultant of their intended method of invoicing.
4. With each payment application, the Contractor shall submit to the Consultant for review and approval, a schedule of values for the work to be completed which shall be based on the schedule of items and prices in the contract.
5. Only one (1) invoice shall be submitted for each progress claim.
6. The progress claim invoice must summarize the amount of any sub-invoices and/or breakdown of values for work completed and materials delivered to the site for that billing period.
7. The progress claim invoice must clearly show the 10% holdback deducted from the invoice amount.

8. Invoices are to be reviewed by the Consultant prior to payment by the Owner. Therefore, all invoices shall be addressed to the Owner the Property Manager, and submitted to Paterson Group Inc.
9. Within five (5) business days, the Consultant will either notify the Property Manager of the Consultant's approval of the invoice, or the Consultant will notify both the Property Manager and the Contractor that the invoice is not approved, as well as the reasons for refusing to approve the invoice. (The Owner has final invoice approval, regardless of the Consultant's approval or refusal to approve the invoice.)
10. Payment shall be made to the Contractor within thirty (30) days of the date that the application for payment is received by the Consultant. If payment is not made by the specified time, the Contractor may charge interest on any unpaid amounts in accordance with the standard CCDC terms.
11. For the purpose of the Construction Lien Act, the Payment Certifier will be the Consultant, who shall certify payments, determine and certify Substantial Performance of the Work, and determine and certify Final Completion.
12. The Owner will make payments to the Contractor as follows:
 - .1 90% of the invoiced amount submitted by the Contractor to the Owner, through the Consultant, prior to substantial performance of the work and services performed to the satisfaction of the Payment Certifier.
 - .2 10% of the amounts invoiced prior to substantial performance and held back pursuant to the Construction Lien Act, with a reasonable time after the expiration of the applicable lien period following the date of publication of the Certificate of Substantial Performance (in a construction trade newspaper in the Province of Ontario) if there are no claims outstanding pursuant to the Construction Lien Act, and the work and services performed are to the satisfaction of the Payment Certifier.
 - .2.1 "Publish", in accordance with lien legislation applicable to the Place of the Work, a copy of the certificate of Substantial Performance of the Work in a construction trade newspaper in the Province of Ontario. Upon publication, the Contractor shall provide the Consultant with a certificate of publication from the construction trade newspaper.
 - .2.2 Note that the Contractor must complete and submit a Statutory Declaration - CCDC Form 9A or similar, before the 10% holdback will be released.

B.2 Change Orders

1. The Contractor shall present to the Consultant, any adjustments to the Contract Price as follows:
 - .1 For work performed by the Contractor's own forces, a maximum charge rate of 15% for Overhead and Profit shall be allowed.
 - .2 Subcontractors shall submit any adjustments to their accounts to the Contractor using a maximum charge rate of 10% for Overhead and Profit.

- .3 The Contractor shall be allowed a maximum charge rate of 10% total, for Overhead and Profit on any adjustments to accounts submitted to them by the Subcontractor.
- .4 A maximum charge rate of 5% shall be allowed for an administration fee involving credits issued by the Contractor and Subcontractor.
- .5 The percentages in subsections B.2.1.1 to B.2.1.3 above shall apply to the sub-total only and shall not be compounded (i.e. overhead amount shall not be included in the profit calculation).

B.3 Warranty

1. The Contractor will warrant the labour and material for a period of five (5) years from the date of completion to the satisfaction of the Owner.
2. The warranty on replacement workmanship shall extend to the same 5-year period, except that repairs carried out during the last two years of the warranty period shall be warranted for two (2) years from the date of acceptance of the replacement parts and/or workmanship.
3. Upon completion of the work, the Contractor shall supply from the manufacturer(s), properly completed written warranties for all products supplied for the Work upon fulfilment of the contract. The Contractor will provide warranties to the Consultant for review and acceptance, and the Consultant will provide those warranties to the Owner.
4. During the labour warranty period, the Contractor shall act on the Owner's behalf in ensuring the manufacturer fulfills its warranty on the materials supplied.

END OF SUPPLEMENTARY GENERAL CONDITIONS OF THE STIPULATED PRICE CONTRACT