

**SCOPE OF WORK
ELECTRICAL
KINGSWAY PROJECT**

1.1 GENERAL

A. WORK

The term "Work" includes all labor, materials, equipment and services required of the CONTRACTOR, as shown, described or inferred in the Contract Documents.

The CONTRACTOR is only to use its own forces and/or OWNER/CONSTRUCTION MANAGER approved sub-trades to undertake the Work. The CONTRACTOR may not sub out further work without the prior written consent of the OWNER, such consent to be granted at the discretion of the OWNER.

B. WORK, LICENSES, PERMITS AND INSPECTIONS

The CONTRACTOR agrees to do all work in accordance with the plans, specifications, and performance standards and in accordance with good building practice, any and all civic, municipal, provincial and federal laws and codes pertaining thereto and to the satisfaction of the OWNER. The CONTRACTOR further agrees to obtain all licenses required in connection with his work and to inform the site superintendent of the date and time work will be ready for inspection as well as the nature of the inspection.

C. LIABILITY INSURANCE

The CONTRACTOR shall provide and maintain, at his expense, a minimum of \$2,000,000 general liability insurance against claims made for damages for personal injury or property damage by reason of anything done or not done by the CONTRACTOR, its employees or agents, in connection with the performance of this Agreement. Proof that the OWNER and the CONSTRUCTION MANAGER are named insured is required upon successful awarding of the contract.

D. WORKSAFE B.C.

Upon award of this contract, the CONTRACTOR shall provide certification of WorkSafe BC registration and good standing, and current letter of clearance. Provide WorkSafe BC letters of clearance on a monthly basis thereafter. At any time during the term of this Contract when requested by the OWNER, the CONTRACTOR shall provide such evidence of compliance by himself and any or all of his Sub-Contractors with all requirements with respect to payments and rules and regulations due under the Workers' Compensation Act. The CONTRACTOR shall conduct weekly safety meetings and supply appropriate paperwork to the Site Superintendent as required by WorkSafe B.C.

E. HEALTH & SAFETY PLAN

The CONTRACTOR acknowledges that he has read the Chysik Project Management Health and Safety Plan Manual and agrees with the content and the intent of the manual. In the interest of the health and safety of the site workers, the CONTRACTOR further agrees to comply with all aspects of the Chysik Project Management Health and Safety Manual as well as all Workers Compensation Act and WorkSafe BC regulations and requirements.

F. GENERAL SITE MAINTENANCE

1. The CONTRACTOR shall clean up, remove, and dispose of all debris associated with this work to the bin provided by OWNER. Maintain cleanliness of the property at all times.
2. All work, including start-up of equipment, is to be performed during regular working hours as per the City of Vancouver bylaws.
3. It is the intent of this contract that all work performed by the CONTRACTOR is to be complete and functional in all respects meeting all applicable codes and requirements and to the final approval of local governing authorities having jurisdiction;
4. The CONTRACTOR is responsible for protecting the work of other trades from any damage caused by his own work forces;

5. The CONTRACTOR shall be responsible for WHMIS compliance and enforcement as it relates to this scope of work.

G. GENERAL RESPONSIBILITIES

- A. The CONTRACTOR is responsible to familiarize himself with the site and point out any potential problems before starting the job.
- B. The awarding of this Contract shall be based on the assurance that adequate, qualified manpower will be provided to carry out this scope of work, and work will be commenced and completed as per the Project Schedule, as revised from time to time by the Construction Manager.
- C. The CONTRACTOR shall provide additional labour, including safety personnel, for overtime and Saturday work as required from time to time to comply with Project Schedule at no additional cost to the OWNER.
- D. The CONTRACTOR shall cooperate with other trades to ensure a smooth and safe flow of work. Provide a plan detailing sequencing of work to the CONSTRUCTION MANAGER.
- E. The CONTRACTOR shall provide a certified Trade Safety Coordinator as required by City of Vancouver bylaws and provide certification of qualification to the Construction Manager.
- F. The CONTRACTOR shall comply with all requirements for safety procedures, reports, and meetings in accordance with applicable regulations, bylaws, and safety programs.
- G. The CONTRACTOR agrees that the OWNER is not responsible for fire, theft, loss and/or vandalism of any of the CONTRACTOR's tools, equipment, materials, supplies and/or work in progress.

1.2 ELECTRICAL

- A. The CONTRACTOR shall supply all labour, material, supervision and equipment for the complete electrical system for the Kingsway Project based on the architectural, electrical, structural and mechanical plans, latest revisions in accordance with all Provincial and Civic regulations and satisfactory to the OWNER.
- B. The CONTRACTOR confirms that he is an expert in this field of work and is fully knowledgeable and experienced in all aspects of procedures, methods, regulations, codes and municipal requirements and the CONTRACTOR further acknowledges that the OWNER is relying on this expertise.
- C. The work shall include, but shall not necessarily be limited to, the following:

Supply and install:

1. All required labour and equipment for a unit sub-station and all hydro primary cables;
2. All service conduits, including cable, telephone and security, c/w pull strings;
3. All distribution including specified main service, including meter centers, panels, disconnect switches, breakers and fuses;
4. Feeders to unit panels and electrical rooms sized per the electrical specification and codes;
5. Branch circuit breakers as specified;
6. All distribution equipment as specified;
7. Outlets wired to CEC with the minimum sized wire as specified;
8. All electrical baseboard heaters c/w wall thermostats as per specifications and plans;

9. Labour only to install all common area and suite light fixtures supplied by the OWNER;
10. Standard emergency lighting and LED exit signs;
11. Standard fluorescent strip lighting for underground parking;
12. All wiring and hook up of landscape lighting;
13. Standard riser conduits c/w pull strings for telephone, cable, enterphone and security;
14. All wiring for telephone including backbone and multimedia wiring as per plans
15. All electrical boxes in party walls and ceilings to be in accordance with the electrical code.
16. All suite cablevision boxes as per plans and or layout provided by site superintendent;
17. Complete fire alarm system including alarm verification, including unit buzzers in all bedrooms and dens as per plans. Connection of monitoring panel;
18. Smoke detectors in all units and in common areas in accordance to plan and code requirements;
19. Wiring and connection to all mechanical, (plumbing and HVAC) required for the project as per mechanical plans;
20. All wiring and hook-up for elevator as required by the elevator contractor;
21. Seismic Engineering Certificates for all electrical equipment supplied by the CONTRACTOR;
22. Provide all heat trace electrical runs and connections to, as per plans and design and as may be required. All heat trace systems and connection points including sprinkler tampers and connection points must be laid out by the sprinkler and plumbing contractors and reviewed with the electrical contractor prior to installation in the suspended slab, only minimal surface conduit work will be accepted;
23. Temporary power for the project including:
 - a. 200 Amp temporary construction service;
 - b. Wiring for crane;
 - c. Satellite temporary service panels as may be required during course of construction.
 - d. Site office power hook-up
 - e. One hot construction outlet in each suite and each area of common corridor. (These outlets are to be replaced at time of electrical finish.)