

TICE RIVER ESTATES INC. – Legacy - Stage 4 Phase 1A TOWNS/SEMIS/SINGLES

Dated: April 25, 2019
Expires: **Project Completion**
Contract #:
Contractor:

SCHEDULE "B" - SCOPE OF WORK - (1030) CONCRETE FOUNDATION

Without limiting the generality of this agreement this contractor is to "SUPPLY ALL" necessary labour, materials, **including supply of pump truck or conveyor (footings/walls)**, equipment, tools, transport, insurance's, (permits if required), etc. to carry out and complete the above works on the project. In accordance with plans and specification provided, municipal requirements, CMHC, and any other governing authority have jurisdiction, as and when required by Site Superintendent, and including but not limited to the following:

- 1) ~~Supply and~~ place 20 MPA (with 6" slump) concrete to strip footing (complete with key for walls), footing pads, etc. form- work by this contractor. Contract includes cleaning of loose material under footing and excavation of pier pads. Layout by this contractor from surveyors pins at grade, points to be transferred into excavations. Place rebar in footings and walls on engineered fill lots as per soils engineer's direction (supply of rebar by others).
- 2) ~~Supply form and~~ place 20 MPA (with 150mm slump) concrete to foundation walls, garage walls, etc. Reinforced wall sections as per plan by this contractor. The Contractor shall ensure the finished foundation wall is plumb, straight and square and provide bracing as required. The Contractor agrees to provide a minimum wall height of 8feet at the footings' highest point, which information shall be obtained from the Owner. Periodic tests confirming slump and compressive strength will be performed at the Owner's expense.
- 3) Anchor bolts and 2x5 lumber as required to form brick chase supplied by this contractor. (Supply nuts and washers to Owner).
- 4) Form all recesses, pockets and pilasters for beams bearing on outside walls, including veneers as indicated on plans and including cant strip for garage floor. Top rebate exterior face of wall to accept masonry veneer. Where a sunken floor occurs, the foundation wall is to have a reverse veneer as shown on the plans and/or as directed by the Owner. Form and box out all hydro thru wall holes as required for the hydro service and utilities. Install a reverse brick ledge around top of wall for cold cellars to allow form forming of porch slab
- 5) Install basement windows (supplied by others) as required. Set in place vents (provided by others) to cold cellars.
- 6) ~~Supply and apply one layer exterior asphaltic damp proofing to foundation walls below grade. Supply and install mastic to tie holes. Supply and install platon to exterior foundation walls. Complete fabric wrapped weeping tile system, with ¾" clear stone and min 6" coverage. Where required, install a T connection through the footings to the inside of the house at the sump pump location. This connection shall not be located in the garage. Install vertical weeping system for window wells as required, including ¾" stone.~~
- 7) Provide sleeves for openings as required by other trades, including sump pump sleeves and weeping tile sleeves and vents to cold cellars and removal of temporary forms.
- 8) Upon removal of forms, cut off all form ties, nails, etc., back full depth of 25mm from surface of concrete and make good with mortar mix or approved compounds. Remove the tie rods, plug holes inside and outside with corks and patch with mortar mix or approved compound.
- 9) Remove all pins and projections to concrete surfaces that are to be left exposed and fill all cavities.
- 10) A vibrator is to be used as required to avoid honeycombing and cold-joints.
- 11) All workmanship and materials are to be guaranteed against leakage and / or wall failure for a period of 24 months and/or Tarion warranty coverage.
- 12) Top of wall for brick veneer chase varies in height around perimeter of unit. Lengths and depths of dropped brick face to be confirmed by Site Superintendent prior to form-work setup. This contract includes up to 100sf of veneer
- 13) All form moves as required are included and no extra will be paid for lack of continuity.
- 14) Concrete floor, porches, sills are by others

- 15) ~~Supply and install of parking to exterior foundation walls above grade.~~ When forming multi unit foundation (town house blocks or semis) this contractor must ensure that any joints or seams in the walls that would occur between pours is sealed and joined as per OBC requirements
- 15b It is this contractors responsibility to follow all engineer details as required on each plan for each house type
- 16) All honeycomb, rod holes, snapties, and shrinkage cracks are guaranteed against leakage for a period of 24 months from the closing date. All warranties as per Tarion guidelines.
- 17) Winter heat shall apply only from November 1st to April 15th only. This contractor is responsible to cover and uncover all footings and walls as required to do their work to keep frost out during winter time construction . Frost protection material will be supplied by others
- 18) **Base condition/extended footings** – In order to minimize costs prior to commencing any base condition work, approval of the base design must be obtained from the Construction Manager. Extent of base condition, lengths and depths are to be verified with the Owner prior to backfilling otherwise payment will not be made.
- 19) It is the responsibility of the Contractor to obtain the location from the Owner of where concrete trucks shall enter to prevent damage to curbs or property.
- 20) The Owner intends to deliver a house of the highest standards facilitated by providing a clean house in which the Contractor may work. Work should not proceed and the Owner should be notified if the house is not delivered clean to the Contractor. While performing his work, the Contractor will maintain the house in broom swept condition, and garbage deposited at least once daily in one pile at the front and one pile at the rear of the unit, or in individual garbage bins when they are provided on the lot.
- 21) The rectification of any deficiencies noted on the Owner’s QA/PDI (Quality Assurance/Pre-Delivery Inspection) reports to the satisfaction of the Owner within one week of notification, and deficiencies noted on the Owner’s 30 day and 12-month reports, rectified within 10 working days. All warranties as per Tarion guidelines.
- 22) It is the responsibility of this Contractor to actively promote safety in the workplace. This is to be done by meeting with the Owner before construction begins and discussing procedures and expectations. It is then the responsibility of this Contractor to impress and enforce these expectations on all of his Contractors.

Contractor agrees also to adhere to the following additional rules and requirements:

- a) Contractor and Owner are to meet on site before any work commences to establish procedures by which this contractor is to ensure a safe working environment.
- b) All Vehicles are to travel only the designated construction route.
- c) All vehicles leaving this site are to stop and clean their vehicles in the designated area.
- d) Cross concrete at designated ramps only.
- e) No parking on driveways or graded yards.
- f) Consumption of alcohol , cannabis and/or illegal substances is forbidden on site.
- g) Adherence to local noise requirements.
- h) Do not set tools, materials, trash, etc., on countertops, ceramic, in tubs, or on hardwood.
- i) Portable toilets are provided in ample volume. Anyone caught not using the portable toilets will be removed from the site.
- j) If eating in a house under construction, all garbage will be removed and placed in appropriate containers.
- k) No smoking in the houses.
- l) Additional work is not to be performed for potential homebuyers. Work not approved will be removed and any expense incurred in returning the house to its original state will be charged to the Contractor.

NOTE:

- The Ontario Building Code and all other governing legislation over rides this scope of works, plans provided, purchasers extras/upgrades or any other specifications. Should there be any contravention in any of the aforementioned, the contractor shall immediately advise the owner in writing.
- Contractor agrees that all materials supplied within this contract, are at the sole risk of the contractor until installation is accepted by a signed completion certificate.
- Above specifications are acknowledged and are included in our quotation.

OWNER
TICE RIVER ESTATES INC.

CONTRACTOR

Per _____
Authorized Signing Officer

Per _____
Authorized Signing Officer

Dated : _____

Dated : _____