

**BUILDING ENVELOPE  
MAINTENANCE PROJECT – 2019**

STRATA PLAN LMS 280 – CHATEAU COMOX  
1272 COMOX STREET  
VANCOUVER, B.C.

BID FORM

OUR FILE No. S18-558

SECTION 00 41 00

PAGE 1 of 2

**BID**

**PROJECT:** Building Envelope Maintenance Project – 2019  
Strata Plan LMS 280 – Chateau Comox  
1272 Comox Street, Vancouver, B.C.

**SUBMITTED TO:** Mark W. Emanuel, P.Eng., Principal  
c/o Spratt Emanuel Engineering Ltd.  
2348 Yukon Street  
Vancouver, B.C., V5Y 3T6

We, Black Brothers Painting & Restorations Inc  
(Company Name)  
of 3823 West 3rd Ave  
(Business Address)  
Vancouver B.C. V6R 1M5

having examined the Bid Documents as listed in the Document Index, and Addenda, and having visited the Project Site, hereby offer to enter into a Contract to perform the Work required by the Bid Documents for the stipulated price of

Two three eight eight four zero Dollars (\$ 238,840)

in Canadian funds excluding the goods and services tax (GST), plus GST in the amount of

eleven nine four two Dollars (\$ 11,942)

in Canadian funds for a total bid price including GST of


two five zero seven eight two Dollars (\$ 250,782)

in Canadian funds which includes any specified cash and contingency allowances and the application taxes in force at this date except as may be otherwise provided in the Bid Documents.

**Appendices to Bid:**

The information on Subcontractors, Unit Prices, Alternate Prices and Separate Prices as called for in the Bid Documents is provided in the attached Appendices and forms an integral part of this bid.

OPENED 4:15pm FEB 22, 2019

  
00 41 00 - 1

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PAGE 2 of 2

**Declarations:**

We hereby declare that:

- a) we agree to perform the Work in compliance with the required completion schedule stated in the Bid Documents, or if no schedule is stated, to attain Substantial Performance of the Work within 7 weeks from the commencement date;
- b) no person, firm or corporation other than the undersigned has any interest in this Bid or in the proposed Contract for which this Bid is made;
- c) this Bid is open to acceptance and is irrevocable for a period of sixty (60) days from the date of bid closing;
- d) the Owner may reject any and all bids.
- e) in completing this bid, the Contractor has reviewed and incorporated Addendums No. 1 into this contract.

**Signatures:**

Signed, sealed and submitted for and on behalf of:

Company: Black Brothers Painting & Restorations Inc  
(Name)  
3823 West 3rd Ave  
(Address)  
Vancouver BC V6R1M5  
(City, Province & Postal Code)

Signature:

Seal:

(Please Print or Type)

Witness:

[Handwritten Signature]  
Guy Bouchon  
(Please Print or Type)

Dated at Vancouver this 13 day of February, 2019.

**Where legal jurisdiction or Owner requirement calls for proof of authority to execute this Bid, proof of such authority in the form of a certified copy of a resolution naming the person or persons in question as authorized to sign this Bid for and on behalf of the Corporation or the Partnership should be attached.**

**BUILDING ENVELOPE  
MAINTENANCE PROJECT – 2019**

STRATA PLAN LMS 280 – CHATEAU COMOX  
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VANCOUVER, B.C.

APPENDICES TO BID

OUR FILE NO. S18-558  
SECTION 00 41 10  
PAGE 1 of 2

**APPENDIX "A" to BID**

**Price Breakdown:  
(Including profit and overhead)**

**Value**

• Mobilization.	\$ <u>39,500</u>
• Swing stage or scaffold to access all exterior wall areas.	\$ <u>11,000</u>
• Clean all wall surfaces.	\$ <u>4,600</u>
• Remove and replace exterior sealants.	\$ <u>25,440</u>
• Supply and install new polyurethane membrane at horizontal concrete surfaces.	\$ <u>14,000</u>
• Supply and install new Dow Corning AllGuard and 123 silicone seal at south elevation.	\$ <u>18,800</u>
• Supply and install new exterior acrylic latex coating.	\$ <u>98,800</u>
• Paint exterior metal surfaces.	\$ <u>25,700</u>
• Other.	\$ _____
• Clean up and demobilization.	\$ <u>1,000</u>
• <b><u>TOTAL BASE CONTRACT</u></b>	\$ <u>238,840</u>

**Note:** The total of this price breakdown must equal your total stipulated price, excluding GST as shown on Page 1 of the Bid Form.

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MAINTENANCE PROJECT – 2019**  
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APPENDICES TO BID

OUR FILE No. S18-558  
SECTION 00 41 10  
PAGE 2 of 2

**APPENDIX "B" to BID****LIST OF UNIT PRICES**

The following are the Unit Prices for work, including all tools, equipment, overhead and profit, which may be used to adjust the Contract price as the scope of work increases or decreases as required by the Consultant.  
(Excluding GST)

Type of Labour	Hourly Rate
Hourly rate for labour supervision – Site Superintendent	\$ <u>68</u> /hour
Hourly rate for labour – Skilled	\$ <u>68</u> /hour
Hourly rate for labour – Unskilled	\$ <u>58</u> /hour

Type of Maintenance	Rate
Routing and Sealing of Concrete Cracks	\$ <u>12</u> /ft.
Removal and Replacement of Sealants	\$ <u>10</u> /ft.
Install new 123 silicone tape and coat with silicone elastomeric coating	\$ <u>18</u> /ft.
Concrete spall repair	\$ <u>280</u> /sq.ft.

Mark-Up	Rate
Material mark-up rate for other extras issued on a cost-plus basis (items not described above).	15%



## SURETY'S CONSENT

Date: February 13, 2019

Bond No: VS8027054-02

WHEREAS **BLACK BROTHERS PAINTING & RESTORATIONS INC.** (Principal) has submitted a written tender to **CHATEAU COMOX** (Obligee) dated 15<sup>TH</sup> day of **FEBRUARY, 2019**.

concerning:

**CHATEAU COMOX 1272 COMOX STREET, PAINTING OF BUILDING**

and the condition of this obligation being such that the Principal shall have the tender accepted within **SIXTY DAYS (60)** days from the closing date of tender,

we, **THE GUARANTEE COMPANY OF NORTH AMERICA**, a corporation created and existing under the laws of Canada and duly authorized to transact the business of Suretyship in the Province of **BC** as Surety, agree to issue for the Principal if the Principal shall enter into a written contract with the Obligee, the following bond(s):

1. a contract performance bond of **(50%)** of the contract price not exceeding the maximum sum of:

**FIFTY PERCENT OF THE AMOUNT OF TENDER**

2. a labor and material payment bond for **(50%)** of the contract price not exceeding the maximum sum of:

**FIFTY PERCENT OF THE AMOUNT OF TENDER**

This consent shall be null and void unless an application for the said bond(s) is made within **SIXTY DAYS (60)** days following the award of the contract.

**THE GUARANTEE COMPANY OF NORTH AMERICA**

  
SHAUNA CURRAN, Attorney-in-fact.  


400 Burrard Street, Suite 810, Vancouver, British Columbia V6C 3A6 | Tel: 604.687.7688 1.800.663.2022 | Fax: 604.687.8861



Endorsed by - CCDC 220

Proud Sponsor of Brokers in, 2003 - Bid Bond & Surety Consent - Standard

Excellence, Expertise, Experience ... Every time | theguarantee.com  
CCDC 220 - 2002 has been approved by The Surety Association of Canada



# CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)  
02/13/2019

## BROKER



**HUB International Insurance Brokers**  
306 - 6325 204th Street  
Langley, BC V2Y 3B3

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies below.

Company A	Northbridge General Insurance Company
Company B	
Company C	
Company D	
Company E	

## INSURED'S FULL NAME AND MAILING ADDRESS

Black Brothers Painting & Restoration Inc.  
3823 West 3rd Avenue  
Vancouver, BC V6R 1M5

## COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.

TYPE OF INSURANCE	CO LTR	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)	
<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND/OR COMPLETED OPERATIONS <input checked="" type="checkbox"/> PERSONAL INJURY <input type="checkbox"/> EMPLOYER'S LIABILITY <input checked="" type="checkbox"/> TENANT'S LEGAL LIABILITY <input checked="" type="checkbox"/> NON-OWNED AUTOMOBILE <input type="checkbox"/> HIRED AUTOMOBILE	A	CBC1905555	04/05/2017	04/05/2018	EACH OCCURRENCE	\$ 5,000,000
					GENERAL AGGREGATE	\$ 5,000,000
					PRODUCTS - COMP/OP AGGREGATE	\$ 5,000,000
					PERSONAL INJURY	\$ 5,000,000
					EMPLOYER'S LIABILITY	\$
					TENANT'S LEGAL LIABILITY	\$ 500,000
					NON-OWNED AUTOMOBILE	\$ 5,000,000
					HIRED AUTOMOBILE	\$
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES ** <input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/>					BODILY INJURY PROPERTY DAMAGE COMBINED	\$
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE	\$
<b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM					EACH OCCURRENCE	\$
					AGGREGATE	\$
OTHER (SPECIFY)						\$
						\$
						\$
						\$
						\$

## DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS/ ADDITIONAL INSURED

The Certificate Holder is added as an Additional Insured on the Commercial General Liability policy but only with respect to the operations of the Named Insured.

## CERTIFICATE HOLDER

Chateau Comox  
1272 Comox Street  
Vancouver, BC V6E 1K6

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOUR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

## AUTHORIZED REPRESENTATIVE

Per:

Page 1 of 1

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## References

Black Brothers has been successfully restoring high-rises and low-rises for **39 years**.

We also have **25 straight years at BBB with an A+ rating** which is the longest for any restoration company in British Columbia!

### **Here are some sample references for 37 similar jobs over the past 10 years:**

739 Princess, New Westminster  
Project Cost: \$440,000 Date: 2019  
Reference: Manager Lucy: 604-809-7390

1473 Johnson Road, White Rock  
Project cost: \$230,000 Date: 2019  
Reference: Tony Wiezoreck IPI Consulting 604-724-8305  
**We have successfully completed 11 High-rise restoration projects for IPI Consulting**

1680 and 1650 Bayshore, Vancouver  
Project cost: \$480,000 Date: 2016  
**Reference:** John Yu 604-688-6597 or email; [jwyu98@telus.net](mailto:jwyu98@telus.net)

811 Helmcken, Vancouver  
Project cost: \$320,000 Date: 2016  
**We have successfully restored 7 high-rises for Kyle Properties**  
**Reference:** Chris Kyle JR. 604-732-5263

1111 Barclay **and 8 other highrises**;  
Project cost: \$71,000 Date: 2015  
**Reference;** Jeff Nightingale 604-669-7733

8246 & 8248 Lansdowne, Richmond (2 towers)  
Project cost: \$320,000 Date 2016  
**Reference:** Douglas Mak 604-684-6291

1616 Bayshore, Vancouver  
Project cost: \$470,000 Date: 2015  
**Reference:** Jason Kurtz 604-904-9595

3111 Corvette Way, Richmond (3 towers)  
Project cost: \$478,000 Date 2010  
**We have painted 16 highrises for Wall Financial** **Reference:** Dan Wilson: 604-961-3937

1717 & 1777 Bayshore, Vancouver (2 towers)  
Project cost: \$810,000  
**Reference:** Ian Reid 604-261-8263

Note; Because the Black Brothers; Don, Jeff, Tyler and Rob actually work on the job, the workmanship is of the highest level and the project runs smoothly from start to finish. We also complete the work faster so the building owners can enjoy more of their summer.