

SPRATT EMANUEL ENGINEERING LTD.

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

We, Spectrum Painting Ltd  
of (Company Name) 4157 Grandview Highway Burnaby BC V5C 4J1  
(Business Address)

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

One hundred and Sixty six thousand Dollars (\$ 166000 )

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

Eight thousand , three hundred Dollars (\$ 8300 )

in Canadian funds for a total bid price including GST of

One hundred and seventy four thousand, three hundred Dollars (\$ 174300 )

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 4:00 pm Feb 22, 2019*

*[Signature]*  
00-1100-1

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PAGE 2 of 2

**Declarations:**

We hereby declare that:

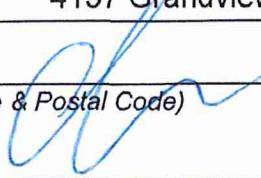
- a) we agree to perform the Work in compliance with the required completion schedule stated in the Bid Documents, or if no schedule is stated, to attain Substantial Performance of the Work within 2-4 months weeks from the commencement date;
- b) no person, firm or corporation other than the undersigned 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:**

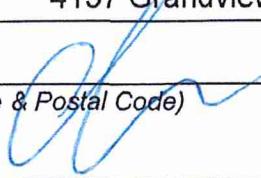
Signed, sealed and submitted for and on behalf of:

Company: Spectrum Painting Ltd

(Name) 4157 Grandview Highway Burnaby BC V5C 4J1

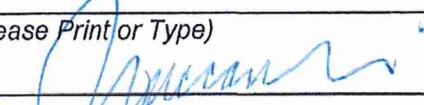
(Address) 

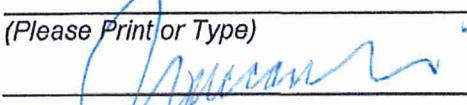
(City, Province & Postal Code)

Signature: 

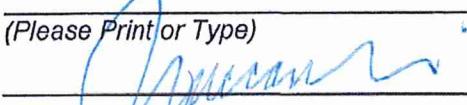
Seal: 

Adam Racanelli - Manager

(Please Print or Type) 

Witness: 

Joe Racanelli ( President )

(Please Print or Type) 

Dated at Burnaby this 21st 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.*

**APPENDIX "A" to BID**

<b>Price Breakdown: (Including profit and overhead)</b>	<b>Value</b>
• Mobilization.	\$ 5000
• Swing stage or scaffold to access all exterior wall areas.	\$ 33,000
• Clean all wall surfaces.	\$ 12000
• Remove and replace exterior sealants.	\$ 40000
• Supply and install new polyurethane membrane at horizontal concrete surfaces.	\$ 7000
• Supply and install new Dow Corning AllGuard and 123 silicone seal at south elevation.	\$ 7000
• Supply and install new exterior acrylic latex coating.	\$ 30000
• Paint exterior metal surfaces.	\$ 30000
• Other.	\$ _____
• Clean up and demobilization.	\$ 2000
<b><u>TOTAL BASE CONTRACT</u></b>	<b>\$ 166000</b>

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

**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)

<b>Type of Labour</b>	<b>Hourly Rate</b>
Hourly rate for labour supervision – Site Superintendent	\$ 105 /hour
Hourly rate for labour – Skilled	\$ 80 /hour
Hourly rate for labour – Unskilled	\$ 70 /hour

<b>Type of Maintenance</b>	<b>Rate</b>
Routing and Sealing of Concrete Cracks	\$ 15 /ft.
Removal and Replacement of Sealants	\$ 15 /ft.
Install new 123 silicone tape and coat with silicone elastomeric coating	\$ 20 /ft.
Concrete spall repair	\$ 200 /sq.ft.

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



**AGREEMENT TO PERFORMANCE AND LABOUR  
& MATERIAL PAYMENT BOND  
(Private Owner's Form)**

BOND NO.: **83-4282-19-03**

NAME OF OWNER: **THE OWNERS, STRATA PLAN LMS 280**

DESCRIPTION OF PROJECT: **CHATEAU COMOX, BUILDING ENVELOPE MAINTENANCE  
PROJECT - 2019**

We, the undersigned, hereby agree to become bound as surety for

**SPECTRUM PAINTING LTD.**

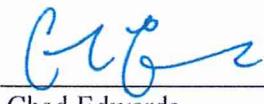
*(name of tenderer)* in a Performance Bond in the sum of **FIFTY PERCENT (50%)** of the contract amount, and a Labour and Material Payment Bond in the sum of **FIFTY PERCENT (50%)** of the contract amount, and conforming to the Instruments of Contract for the full and due performance of the works shown and described herein, if the tender attached hereto is accepted by the owner within the time period prescribed in the tender, or if no time period is specified in the tender, within **sixty (60)** days from the closing date of tender.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract bonds shall furnish evidence satisfactory to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

This Agreement to Bond shall be null and void unless an application for the said bond(s) is made within thirty (30) days following the award of the contract.

Signed, sealed and dated this **19TH** day of **FEBRUARY, 2019**.

**AVIVA INSURANCE COMPANY OF CANADA**

By.   
Chad Edwards,

(Seal)  
Attorney-in-fact





**UNDERTAKING OF INSURANCE COMPANY**

**The Owners, Strata Plan LMS 280 – Chateau Comox**  
**Building Envelope Maintenance Project - 2019**

We, the undersigned on behalf of Can-Sure Underwriting Ltd. with respect to Commercial General Liability, in the amount of \$5,000,000.00 DO HEREBY UNDERTAKE AND AGREE to insure and provide liability insurance as per Policy No. **CS534881** expiring **May 25, 2019**. In addition, we HEREBY UNDERTAKE AND AGREE to insure and provide insurance as per the insurance requirements of the contract, if required for:

**Spectrum Painting Ltd.**

Dated at Surrey, **BRITISH COLUMBIA**, this **20<sup>th</sup>** day of **February, 2019**.

**This undertaking cannot be considered to be binding upon the insurer(s) for coverage which would incept after the expiry date of this policy.**

Jardine Lloyd Thompson Canada Inc.

*A. McManan*  
\_\_\_\_\_  
Authorized Representative

COMMERCIAL  
INDUSTRIAL  
ENVELOPE  
HAZARDOUS MATERIAL



4157 Grandview Hwy  
Burnaby BC V5C 4J1  
T: 604 437 9150  
F: 604 437 9155

[info@spectrumpaintingltd.com](mailto:info@spectrumpaintingltd.com)

## Cover Letter Chateau Comox

Attn : John Drinkwater / Strata Plan LMS 280

It is my pleasure to give you a brief history of Spectrum Painting Ltd and the type of company that we are when showcasing projects of this stature.

Spectrum has been in business for over 26 years and we have combined over 100 years of experience in this industry. We provide painting, sandblasting, steel preparation, hazardous material services, waterproofing, building envelope services, pressure washing and wallcovering services. We are a qualified and reputable company in the industry. We complete projects on time and within schedule. We are flexible in working different shift requirements and still maintaining the highest quality.

Some of the projects we have completed in the last few years including references; that are reputable and similar scope of work;

District of North Vancouver - Building Envelope Renewal  
Full Sealant Replacement renewal; Window replacement; Membrane Coatings  
Completion due in July 2018  
Engineer: RJC

Ministry of Environment - Building Envelope Remediation - 2080 Labieux Road, Nanaimo BC  
Full Building Envelope renewal including stucco demolition and retrofit  
Completion in 2013  
Engineer: Spratt Emanuel Engineering

177 Victoria Street, Prince George, BC - Office Building  
Full Exterior Envelope Renewal - wall coating, sealants renewal, liquid applied membrane coating.  
Completion in 2013  
Engineer: Spratt Emanuel Engineering

Chevron Burnaby Refinery, Burnaby BC  
Building Envelope Renewal sealant renewal.  
Completion in 2014  
Engineer: Halsall Engineering,  
General Contractor: Prism Construction, Alex Manzi

Fraser Pointe 1 & 2 - Building Envelope Remediation - Boundary Road  
Full Exterior Envelope Renewal to 2 highrise towers, wall coating, sealants, liquid applied membrane coating, window replacement, glass replacement , ultraspan tape installation,  
Completion in 2016  
Engineer: Spratt Emanuel Engineering

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QUALITY & SERVICE Since 1991



Gulf of Georgia Cannery Building Envelope , Public works and Goverment Services Canada - 2016  
Spectrum was contracted to perform Hazardous Materials abatement by SSPC-SP10 abrasive blasting and on site  
steel tank painting to existing steel elements. Value  
General - NY Construction  
Hazmat Lead Consultant: Arcadis Canada  
Engineer : RDH Building Engineering Ltd  
Completion: 2016

City Of Langley - Langley Event Centre  
Exterior Wood Glulam Abrasive Blasting & Structural Repairs.  
Paint Consultant : MPDA Dave Lick  
Engineer: IRC Building Sciences Group  
Completion: September 2015.

City Gate 34 storey residential highrise - Exterior Envelope work including wall coating, sealant renewal, flashing  
repair, window retrofits, window frame painting, gasket replacement, glass install  
Completion : 2017  
Engineer: Spratt Emanuel Engineer - John Drinkwater

900 Howe Street - Downtown office building - substantial window replacement, sealant install, exterior concrete  
and metal panel ceiling, membrane installation, railing removal and replacement.  
Client: Warrington PCI - Deryk Brower  
Engineer: Spratt Emanuel Engineer - Jim Fedoruk  
Completion 2016

1155 Robson Street- Downtown Office Building - exterior building envelope, sealant renewal, hazardous material  
abatement, deck renewal, 123 tape installation, coating installation.  
Client: Warrington PCI - Deryk Brower  
Engineer: Spratt Emanuel - Jim Fedoruk

*continued next page.*

## **Safety**

### ***Spectrum Painting Ltd Health & Safety Policy, COR Certified***

Management of Spectrum Painting Ltd is fully committed to provide and maintain a safe and healthy working environment for all our employees through the implementation of a comprehensive Health, Safety and Environmental (HSE) Program. This program meets the requirements of WorkSafeBC and the Occupational Health and Safety Regulation. Spectrum Painting Ltd is COR certified, Certificate of Recognition, through the BCCSA, British Columbia Construction Safety Alliance.

Management of Spectrum Painting will ensure the health and safety of all Spectrum Painting workers and any other workers present at our site. **Workers have the right to a safe work environment that encompasses the right to participate, the right to know and the right to refuse unsafe work.** Management of Spectrum Painting will ensure that all our workers are provided with health and safety education & training, instruction, and supervision necessary to carry out their duties in a safe and efficient manner.

**It is our priority to provide exceptional service to our clients and take necessary steps to prevent occupational injuries and diseases to our employees. We are responsible to also respect and be aware of other trades and employees of other companies' health and safety policies and rules at the job site.**

Our employees have the right to a safe and healthy workplace. We cannot attain this goal without the full cooperation from all personnel. Cooperation is essential from all site workers and office staff in the agreement with all site rules and regulations to achieve a safe workplace.

Our Health, Safety and Environmental program is designed in the best interests of all staff, subcontractors, visitors and customers and public personnel. Employers and other parties involved should adhere or align to Spectrum Painting health, safety & environmental standards and best practices. We believe injury & disease prevention and efficient production can be both successfully achieved.

Sincerely,

Joe Racanelli