



CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

Purchase Order

8008738

This number must appear on all packing slips, shipping documents, packages and invoices. Terms & conditions attached.

BILLING ADDRESS

Invoices must be sent to the following address(email preferred):

CAPREIT Limited Partnership
11 Church Street, Suite 401
Toronto ON M5E 1W1

apinvoices-can@capreit.net

SUPPLIER

TECTRA GROUP INC.
227 Queens Plate Drive
Etobicoke ON M9W 6Z7

INFORMATION

Version: 0

Date 07/04/2023
Currency CAD
Contact Person Shayma Karim
Phone
E-mail s.karim@capreit.net
Terms Net due in 55 days / Holdback10%

Tender Number: RR-BC-2023-05-26; Tender Issue Date: 5/26/2023
Queen Anne Apts-12184-12190 224 Street, Maple Ridge, BC
Roof Replacement
Contract# SFC- 12184-12190 224 St-Roof-Tectra-05July2023

SHIP TO

Queen Anne Apartments / 12184 224 STREET / MAPLE RIDGE BC V2X 6B6 / 778-372-4278

LN	DESCRIPTION	QUANTITY	UNIT PRICE	NET AMOUNT	DELIVERY
1	ROOF REPLACEMENT	1 Each	538,887.00	538,887.00	11/30/2023

TERMS & CONDITIONS OF THIS ORDER

1. THIS SUPPLIER/EMPLOYER AND ALL OF ITS EMPLOYEES AND/OR SUBCONTRACTORS SHALL WORK IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE PROVINCIAL OCCUPATIONAL HEALTH AND SAFETY ACT
2. ACKNOWLEDGE RECEIPT OF THIS ORDER, SPECIFYING PRICES AND A SHIPPING DATE
3. MAKE NO SUBSTITUTIONS OR CHANGES WITHOUT AUTHORITY FROM US
4. WE RESERVE THE RIGHT TO CANCEL THIS ORDER, IF SHIPMENT IS NOT MADE AS PROMISED
5. THIS ORDER MUST NOT BE BILLED AT HIGHER PRICES

TOTAL

CAD 538,887.00
Plus applicable taxes

President and CEO

Chief Financial Officer



CANADIAN APARTMENT
PROPERTIES • REIT

November 27th, 2023

CAPREIT LIMITED PARTNERSHIP

31 Davisville Avenue,
Suite 101, Toronto, Ontario
M4S 1G3

Attention: Mr. Nick Savino, Vice President, Operations Services

Dear Nick,
Re: 12184- 224 Street, Maple Ridge, BC.
Roofing Replacement Project
PO # 8008738
Contractor: Tectra Group Inc.
Change Order No. 01

Please find attached with this letter a copy of Change Order No.01 outlining the work associated with the Removal and Replacement of the following items: Metal Siding for Roof Section # 300, Roof Access Ladders (Qty.2), and Front Entrance Canopy.

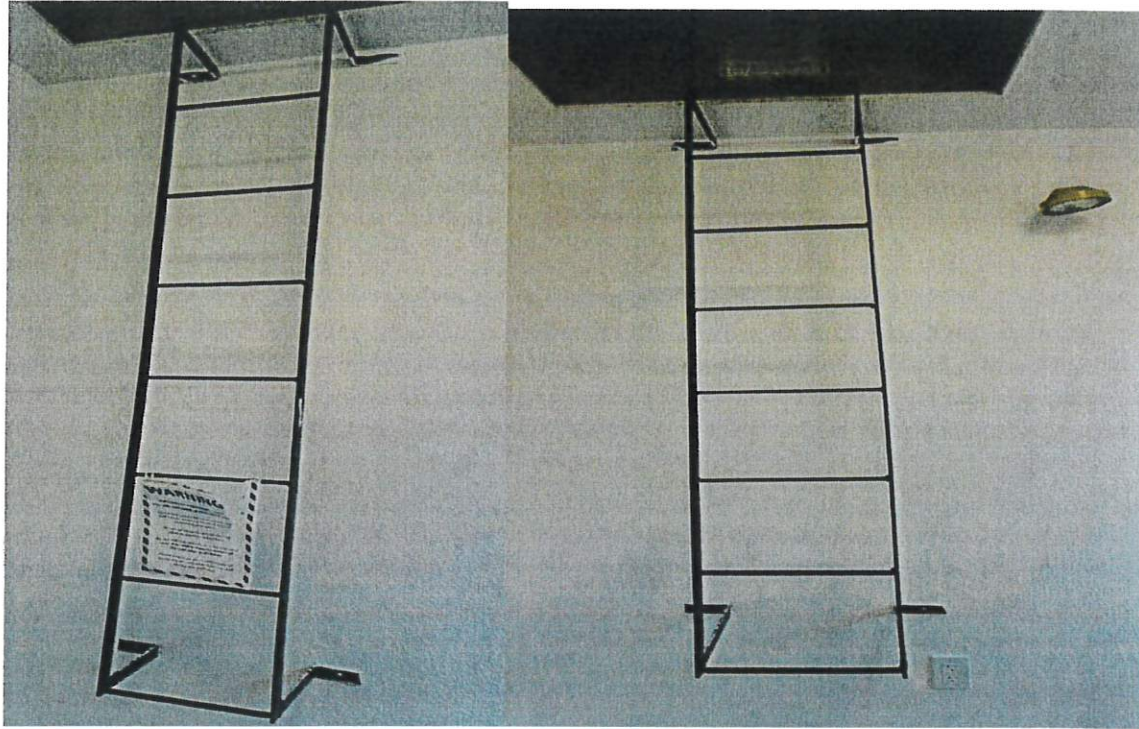
- Mobilization and Site Safety (no additional cost).
- Supply all materials, labour, and equipment required to remove and dispose off-site all existing metal siding, wood sheathing, existing roof access ladders (x2), and existing front entrance canopy.
- Supply and install new exterior grade plywood sheathing wrapped with blue-skin.
- Install new 24-gauge corrugated metal sheet, color to be chosen by the Owner.
- This item includes metal cap flashings, removal and reinstatement of any M&E services.
- **See Photo of Section #300 of the existing Metal Siding Area**



Roof Section # 300

- Supply and install new roof access ladder systems (x2).
- Supply and install new overhead canopy at front entry way.

See attached photos below of the existing ladder systems and front entry canopy



Existing Roof Access Ladder Photo:



Front Entry Canopy:

A revised scope has been added as the existing metal siding needs to be replaced due to end of life. The existing roof access ladders do not meet current BC Building Code requirements. The Front Entry Canopy is a safety hazard due to sagging and the end of life of the existing roofing system.

The original contract value of this project is \$538,887.00 plus taxes. The value of this Change Order 01 is \$12,330.000 plus tax.

Should you have any questions, please contact the undersigned.

Yours truly,
CAPREIT

Prepared by:

A black and white photograph of a handwritten signature, which appears to be "Jeff Watts", on a dark, textured background.

Jeff Watts
Project Manager, BC/AB/SK

Reviewed by:

A black and white photograph of a handwritten signature, which appears to be "Adam Sharkawy", in dark ink on a light background.

Adam Sharkawy
Director, Engineering and Project Management

Change Order Number 01

Project:

Roof Replacement Project at 12184 224th
Street Maple Ridge, BC.

Owner:

CAPREIT LIMITED PARTNERSHIP
PO#8008738

Contractor:

TECTRA Group Inc.

Issued Date:

November 27th, 2023

The scope of work has the following amendments listed herein.

Table # 01 – Scope of Work Details

Item	Description	Unit	Estimated Quantity	Unit Rate [\$]	Total
For Additional Roof Section #300 Removal and Replacement of Metal Siding/ Additional Roof Access Ladders (x2)/ Front Entrance Canopy:					
1.	Supply all materials, labour, and equipment required to remove and dispose off-site all existing metal siding and wood sheathing. Supply and install new exterior grade plywood sheathing wrapped with blue-skin. Install new 24-gauge corrugated metal sheet, color to be chosen by the Owner. This item includes metal cap flashings and removal and reinstatement of any M&E services.	LS	N/A	N/A	\$3,630.00
2.	Supply and install new roof access ladder systems (X2). New roof access ladder systems to be installed to follow current BC Building Code Standards.	Each	2	\$2,250.00 each	\$4,500.00

12184 224th Street, Maple Ridge, BC
Change Order No. 01

3.	Supply and install new roof canopy system at building front entrance.	LS	N/A	N/A	\$4,200.00
Change Order #01 Sub-Total					\$12,330.00
GST & PST@12%					\$1,479.60
Grand Total					\$13,809.60

Summary of Change Orders to Date:

Change Order #01	Price (\$)
Sub-total	\$12,330.00
Original Contract Value	\$538,887.00
Total Revised Contract Value	\$551,217.00

Impact on Schedule:


This change order has not impacted the project schedule.

Authorized by:

CAPREIT LIMITED PARTNERSHIP

Name: Nick Savino

Title: Vice President, Operations Services

Signature: 

Date: November 30, 2023.

Agreement: This change and its terms and conditions are hereby agreed to by:

For:

TECTRA Group Inc.

Name: Jose Fernandes

Title: President

Signature: 

Date: Nov. 30/23

The existing contract terms and conditions for the ongoing project between CAPREIT and TECTRA Group Inc. apply to the work included in this change order.






Tectra Roofing_20231130_113259

Final Audit Report

2023-11-30

Created:	2023-11-30
By:	Kleanda Hoxhaj (k.hoxhaj@capreit.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUuJv2GlqguMLpzwXyEI4N0ETMnfSXM4D

"Tectra Roofing_20231130_113259" History

-  Document created by Kleanda Hoxhaj (k.hoxhaj@capreit.net)
2023-11-30 - 7:13:07 PM GMT
-  Document emailed to Nick Savino (n.savino@capreit.net) for signature
2023-11-30 - 7:13:36 PM GMT
-  Email viewed by Nick Savino (n.savino@capreit.net)
2023-11-30 - 7:16:45 PM GMT
-  Document e-signed by Nick Savino (n.savino@capreit.net)
Signature Date: 2023-11-30 - 7:17:11 PM GMT - Time Source: server
-  Agreement completed.
2023-11-30 - 7:17:11 PM GMT



Adobe Acrobat Sign



CERTIFICATE OF LIABILITY INSURANCE

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

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS			2. INSURED'S FULL NAME AND MAILING ADDRESS		
CAPREIT Limited Partnership			Tectra Group Inc.		
11 Church Street. Suite 401			227 Queen's Plate Drive		
Toronto ON			Etobicoke ON		
POSTAL CODE M5E 1W1			POSTAL CODE M9W 6Z7		

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

Roofing Contractor
CAPREIT Limited Partnership is added as an additional insured to the Commercial General Liability Coverage Policy, but only with respect to liability arising out of operations carried out by or on behalf of the Named Insured, excluding any automobile liability.

4. 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 requirements, terms or conditions 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 terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

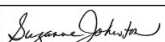
TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input type="checkbox"/> CROSS LIABILITY <input type="checkbox"/> WAIVER OF SUBROGATION <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input type="checkbox"/> POLLUTION LIABILITY EXTENSION <input type="checkbox"/>	Certain Underwriters at Lloyd's of London CV007080F	2023/11/01	2024/11/01	COMMERCIAL GENERAL LIABILITY BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		5,000,000
				- EACH OCCURRENCE	25,000	5,000,000
				PRODUCTS AND COMPLETED OPERATIONS AGGREGATE	25,000	5,000,000
				<input type="checkbox"/> PERSONAL INJURY LIABILITY OR <input type="checkbox"/> PERSONAL AND ADVERTISING INJURY LIABILITY		
				MEDICAL PAYMENTS		25,000
				TENANTS LEGAL LIABILITY	25,000	1,000,000
				POLLUTION LIABILITY EXTENSION		
<input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> HIRED AUTOMOBILES	Certain Underwriters at Lloyd's of London CV007080F	2023/11/01	2024/11/01	NON-OWNED AUTOMOBILES HIRED AUTOMOBILES		5,000,000
AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES ** ** ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE				BODILY INJURY AND PROPERTY DAMAGE COMBINED		
				BODILY INJURY (PER PERSON)		
				BODILY INJURY (PER ACCIDENT)		
				PROPERTY DAMAGE		
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input checked="" type="checkbox"/> Excess	Liberty Mutual Insurance Company 1000630538-01	2023/11/01	2024/11/01	EACH OCCURRENCE		5,000,000
				AGGREGATE		
OTHER LIABILITY (SPECIFY) <input checked="" type="checkbox"/> Environmental Liability	Certain Underwriters at Lloyd's of London 10035422	2023/11/01	2024/11/01	Limit	10,000	5,000,000
<input checked="" type="checkbox"/> Contractors Equipment	Intact Insurance Company 501223DDM	2023/11/01	2024/11/01	Limit	1,000	347,260

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS			7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (Commercial General Liability- but only with respect to the operations of the Named Insured)		
Arthur J. Gallagher Canada Limited			CAPREIT Limited Partnership		
333 Preston Street, Suite 400			11 Church Street. Suite 401		
Ottawa ON					
POSTAL CODE K1S 5N4					
BROKER CLIENT ID:			Toronto on		
			POSTAL CODE M5E 1W1		

8. CERTIFICATE AUTHORIZATION

ISSUER Arthur J. Gallagher Canada Limited	CONTACT NUMBER(S)			
AUTHORIZED REPRESENTATIVE Suzanne Johnston	TYPE Phone	NO. 905-615-8641	TYPE	NO.
	TYPE Fax	NO. 905-615-8642	TYPE	NO.
SIGNATURE OF AUTHORIZED REPRESENTATIVE 	DATE 2023/11/07		EMAIL ADDRESS Jill_Hunnersen1@ajg.com	



Your clearance(s) / Vos certificats de décharge

We confirm that the business(es) listed below are active and in good standing with us.

Nous confirmons que la ou les entreprises énumérées ci-dessous sont actives et que leurs comptes sont en règle.

Contractor legal or trade name / Raison sociale ou appellation commerciale de l'entrepreneur	Contractor address / Adresse de l'entrepreneur	Contractor NAICS Code and Code Description / Code du SCIAN de l'entrepreneur et description	Clearance certificate number / Numéro du certificat de décharge	Validity period (dd-mm-yyyy) / Période de validité (jj- mmm-aaaa)
TECTRA GROUP INC.	227 QUEEN'S PLATE DR, ETOBICOKE, ON, M9W6Z7, CA	238160: Roofing contractors	A0000ITU37	20-Nov-2023 to 19-Feb-2024

Under Section 141 of the *Workplace Safety and Insurance Act*, the WSIB waives our right to hold the principal (the business that has entered into a contractual agreement with the contractor/subcontractor) liable for any unpaid premiums and other amounts the contractor may owe us for the validity period specified.
Aux termes de l'article 141 de la *Loi sur la sécurité professionnelle et l'assurance contre les accidents du travail*, la WSIB renonce à son droit de tenir l'entrepreneur principal (l'entreprise qui a conclu une entente contractuelle avec l'entrepreneur ou le sous-traitant) responsable de toute prime impayée et autre montant que l'entrepreneur pourrait lui devoir pour la période de validité indiquée.

WSIB Head Office: 200 Front Street West
Toronto, Ontario, Canada M5V 3J1

Siège social : 200, rue Front Ouest
Toronto (Ontario) Canada M5V 3J1

1-800-387-0750 | TTY/ATS 1-800-387-0050
employeraccounts@wsib.on.ca | wsib.ca