

Project: Roofing Replacement

Project Address: 10851 Mortfield Road, Richmond, BC

Date: 2024-2-27

Name of Contractor Triumph Inc

Address: 3520 - 48 Ave SE, Calgary, AB. T2B 3L6

Telephone: 403-452-4114

Fax:

Email: calgaryinfo@triumphinc.ca

Submitted To: Canadian Apartment Properties REIT

Address: 11 Church Street, Toronto, Ontario, M5E 1W1

Attention:

We, Triumph Inc hereby have carefully examined the site, the tender documents, specifications, Drawings, Schedules and Addenda numbered 1 to 2 as prepared by CAPREIT.

By the submission of this tender to the employer, the tenderer offers and agrees to contract for, execute and complete the works/subcontract works for the tender sum as stated below.

Four hundred eighty five thousand one hundred thirty four dollars and seventy two cents

Canadian Dollars

(in writing)

Grand Total: \$ 485,134.72

in lawful money of Canada, included in which are all applicable Federal and Provincial taxes, custom duties, freight and all other charges, and Harmonized Sales Tax (HST). All Cash and Contingency allowances are included in the Bid Price.

1.1 STATEMENT A: CONTRACT DECLARATION

We hereby abide by the General Conditions of the Short Form Contract, Instruction to Bidders, and hereby offer to perform the Work set forth in the aforesaid documents. We declare ourselves competent to undertake and complete the Work and, hereby offer to enter into a Contract to perform the aforementioned Work.

1.2 STATEMENT B: BONDS (IF REQUESTED BY OWNER)

We have included herewith:

The required Bid Bond and Agreement to Bond as required by the Instruction to Bidders.

A Bid Bond as required in Section 00 21 13 Section 8.1 is included with this Tender.

The cost of the Bid Bond is included in the Tender Price. A bid bond in an amount equal to ten (10%) of the Contract Price is included with the Form of Tender.

A Letter of Agreement to provide a Performance Bond is included with this Tender. We undertake to furnish and pay for a Performance Bond, and a Labour and Material Payment Bond, as specified for the proper completion of the Work. The referenced Bonds are to be issued by a Canadian Company doing business in the Province of Ontario, satisfactory to the Owner, each in the amount of fifty percent (50%) of the Contract Price.

Tenders by Limited Companies must be submitted over Corporate Seal, signed in the name by the duly authorized officers. Tenders by individuals or partnerships must be witnessed.

Bidder's Name:	Scott Freethy	Regional Manager
	(Print Name)	(Title)
Authorized Signature:		

Date:	2024-2-27	Contractor's Seal:
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Witness:	Blair Tyrie	
	(Print Name)	(Signature)

1.3 STATEMENT C: GENERAL**Part 1 – Unit Prices**

1. We agree to do extra work or to delete work as the Owner or Appointed Representative may require under this Contract before and/or after the Contract is awarded without penalty, with increases to or reduction in the Tender Price corresponding to the amount of said extra work or deleted work multiplied by the appropriate unit price items given in the Schedule of Quantities. The unit prices include all costs, taxes, overhead, profit, and exclude the value added taxes. The estimated quantities below are approximate and serve to establish the Estimated Contract Price.
2. The Owners assume no responsibility for the accuracy of the estimated quantities shown, which are to be used in establishing the Estimated Contract Price for each part and section of the work only. Accurate quantities for portions of the Contract cannot be pre-determined; they will be established as part of the Work to determine the cost and/or credit for the Contract Price for each part and section of the work based on actual field measurement determined by the Owner during the course of the work.

Part 2 – Lump Sum

3. The Contractor shall verify for himself, through a careful examination of the site, the extent of the work related to each of the items of work for which lump sum prices are required.

Part 3 – Valuation of Changes

4. Additional work required by the Owner and performed by the Contractor and/or subcontractors, and not covered by the unit prices, will be based on net cost of labour and materials plus 10 percent for overhead and plus 5 percent for profit. For any such work performed the specified overhead and profit shall be paid only once.
5. A complete breakdown of labour and materials costs for all changes will be submitted by the Contractor for approval by the Owner or Appointed Representative.

1.4 STATEMENT D: LIST OF SUBCONTRACTORS

We hereby acknowledge the following:

The Bidder will list hereunder the names of all Subcontractors intended to be used in the execution of this Work subject to the approval of the Owner or Appointed Representative.

All work not performed directly by the Bidder's forces shall be included in this List of Subcontractors. Unless this list is properly completed, the Tender may be rejected. It is understood by the Bidder that the following List of Subcontractors is complete and that no addition or substitution to this list will be permitted after the closing date of Tenders, unless approved by the Owner or his representative.

SUBTRADE	PROPOSED SUBCONTRACTOR OR SUPPLIER	PROPOSED SPECIFIED PRODUCT OR MATERIAL
Roofing	Own Forces	
Metal flashing	Own Forces	
Mechanical	Crozier Mechanical	
Electrical	Crozier Mechanical	
Others		
Proposed Material (Subject to approval by Owner)	Convoy Supply	Elevate

Reason for Material Variation and Cost Impact, if any:

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1.5 STATEMENT F: BID AGREEMENT

By submitting this bid, the Bidder agrees that:

This bid is made without any connection, comparison of figures or arrangements with, or knowledge of, any other corporation, firm or person making a bid for the same Work except for prices submitted for subcontracts and is in all respects fair and without collusion or fraud.

This bid will be left open for acceptance for a period of sixty (60) days from the date of closing, or until the formal Contract with the Owner is executed.

The drawings and specifications have been examined and there are no materials or methods indicated to which the Bidder objects or for which the Bidder would be unwilling or unable to accept responsibility and will notify the Owner before award of the Contract otherwise.

The Bidder agrees that after signing the Contract, full responsibility for the performance of the Work will rest with the Bidder and the Owner is in no way to be held liable.

In submitting this bid, we recognize the right of the Owner to accept any bid at the price submitted, or to reject all bids without stating reasons therefore, and the lowest or any tender will not necessarily be accepted.

We undertake and hold ourselves ready, upon the acceptance of our bid, to enter into a Contract with the Owner for due execution and completion of the Work based on the Short Form Contract, with amendments including Supplementary Agreement and Supplementary General Conditions, within 5 days of written notification of acceptance of this Bid.

We agree to start the Work within 8 weeks(s) of receiving written notice of the Contract Award and to attain Substantial Performance of the Base Bid Work in accordance with the Contract Documents with 6 week(s) of commencing the Work, assuming no weather delays.

We agree to provide the Owner before commencing Work, the names and telephone numbers of staff members that will be directly responsible during the course of work, including Site Superintendent, Project Manager, Site Foreman, and all additional personnel as may be required.

This bid is made without any connection, comparison of figures, arrangements with, or knowledge of, any other legal entity or person, other than the bidder has an interest in the bidder's tender making a bid for the same Work, except for prices submitted for subcontracts, and is in all respects fair and without collusion or fraud.

Execute the 'Agreement' within five (5) days of receipt of the form of execution.

We agree to provide a valid Certificate of Insurance to the Owner, within 5 working days upon receiving written bid acceptance from the Owner.

We agree to provide a valid W.S.I.B. Clearance Certificate to the Owner, within 5 working days upon receiving written bid acceptance from the Owner.

We agree to furnish and pay for a Performance Bond, in the amount equal to 50% of the Contract Price within five (5) working days, upon notification of the award of the Contract by the owner by written acceptance – if requested by the owner

We agree to furnish and pay for a Material and Labour Bond, in the amount equal to 50% of the Contract Price within five (5) working days, upon notification of the award of the Contract by the owner by written acceptance. - if requested by the owner

We agree to provide all submissions for alternate materials must be submitted, in writing, five (5) business days prior to tender closing for review and acceptance.

We agree to a project schedule with the Owner's Representative within 5 days of award of contract.

Triumph Inc

(INSERT COMPANY LEGAL NAME)



(AUTHORISED SIGNATURE)

Scott Freethy

(PRINT NAME)

1.6 STATEMENT G: CONTRACT WORK SCHEDULE OF ESTIMATED QUANTITIES AND PRICES

We hereby agree to carry out the following work, using the subcontractors listed in STATEMENT D:

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
1.	<u>On Main Flat Roof Area (Roof Section #100 on the Drawings):</u> Supply all materials, labour, and equipment required to remove and dispose off-site all existing roofing components/assembly down to existing roof deck and install new TPO conventional roofing assembly and all associated components, as per Summary of Work and as specified. This item also includes replacement of all roof accessories including, but not limited to, roof drains, stack jackets, vent cones, pitch pockets, prefabricated flashings at all curbs, penetrations, pipings, etc., duct/pipe/gas-line/cable tray supports, walkway pavers, metal flashing, metal counterflashing, metal cap flashing, sealant, etc.	ft ²	13,600	\$ 29.96	\$ 407,456.00
2.	<u>On All Roof Areas:</u> Supply all materials, labour and equipment required to disconnect and reconnect all mechanical and electrical equipment, including lifting of equipment as required to complete the roofing work, and testing of all equipment to the satisfaction of the owner.	Lump Sum	N/A	N/A	\$ 4,200.00
3.	Supply all labour, materials, and equipment necessary to replace remove damaged and/or deteriorated wood decking, and replace with new exterior grade plywood sheathing to match existing. Board size to be no larger than 1.2m x 2.4 m (4' x 8'). Cut new plywood as required at perimeters and projections. Only complete these repairs if approved by Owner.	ft ²	200	\$ 4.25	\$ 850.00
4.	Submit shop drawings from the manufacturer for the new tapered insulation showing all drains, slopes at perimeter and around drains.	Lump Sum	N/A	N/A	\$ 800.00
5.	On all roof sections (where required). Build roof curbs to accommodate the new roofing system thickness to have 8" clear height above the roof finish level.	Lump Sum	N/A	N/A	\$ 3,070.00
6.	Supply all labour, materials, and equipment necessary to replace the existing roof hatch as per Summary of Work, including building required curb to have the opening minimum height 12" from finished roof level.	Each	1	\$ 4,100.00	\$ 4,100.00
7.	Mobilization/Demobilization of personnel and equipment on site.	Lump Sum	N/A	N/A	\$ 7,680.00

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
	This item includes all other overhead Items (where needed) such as (Site Safety, Shoring, Hoarding, Signs, Lights, Administration, Hydro Protection, Other Permit Application (street permit, Hoarding permit etc.), Coordinating inspections by authorities having jurisdiction, etc.				
8.	Allowance for electrical and mechanical repair work and for necessary field and laboratory testing as approved by Owner's representative.	Cash allowance	N/A	N/A	\$5000.00

Sub-Total \$ 433,156.00

H.S.T. (based on Sub-Total) \$ 51,978.72

Grand Total
(to be shown on Page 1 of Form of Tender) \$ 485,134.72

1.7 STATEMENT H: NOTES REGARDING PAYMENT OF WORK

We hereby acknowledge the following:

- All repair areas will be marked out by a Project Manager from CAPREIT. Payment will be based on the measured quantities.
- Wherever items are paid by the tonne, CAPREIT will require the weigh tickets. Tickets will only be accepted on the same day that material was placed at the site.
- Any request for extras must be submitted in writing to CAPREIT. Extra work must be approved by the owner in writing.
- The Owner reserved the right to award some, part of none of the work at their discretion.
- Any items not specifically mentioned in the description for base items, but detailed in the Drawings, Specification and/or found to be required to complete the work as described in the Drawings and/or Specification will be included in the prices listed.
- Costs above include co-ordination of all locates to determine location of all services necessary to perform work.
- The above quoted prices include the specified cost, overhead, profit and applicable taxes in force at date of tender, with the exception of H.S.T.
- In the event of discrepancy between the written text and numeric summary on the Bid Breakdown Table, the written text representing the total cost of the project will govern.
- All cash allowances are to be used only on written instructions from the Owner and are to include applicable taxes as specified in General Conditions of the Contract.
- The Contractor shall make payment only for actual charges for all cash allowance items, at the rate for work performed during normal business hours. The cash allowances shall not include overhead or profit.
- The Contractor shall not charge for non-productive time or periods of standby by the Contractor or the Contractors' forces.
- The Contractor is to use testing companies verified by Owner for all cash allowances.

Triumph Inc

(INSERT COMPANY LEGAL NAME)

Scott Freethy

(PRINT NAME)



(AUTHORISED SIGNATURE)

END OF SECTION