

Bayview Wellington Homes
411 Creditstone Rd
Caledon, Ontario
L4K 1N3
(905) 885-6661
(905) 885-2646



Bayview Wellington Homes (the "Builder"), and the undersigned Subcontractor (the "Subcontractor") agree that the Subcontractor shall, subject to the General Conditions forming a part of this contract, supply all of the labour, materials, services, tools, and/or equipment necessary to perform the Work described on Schedule A attached hereto, and shall be responsible for obtaining all necessary permits and approvals in respect to the Project. In accordance with Builders plans, drawings and specifications, copies of which have been inspected by the Subcontractor. Subcontractor acknowledges that the Work can be satisfactorily performed with no extra or changes. Builder shall, subject to the said General Conditions, pay to the Subcontractor in full payment for the Work, the Unit Price and Price indicated below. As specifically provided herein, the Price is inclusive of all duties and provincial sales tax where applicable and inclusive of the goods and services tax, which will be indicated on the price herein, and the Subcontractor shall commence its work upon two days' notice, in writing or otherwise, and to complete such work in such time and in such manner as may be required by the Builder.

Subcontractor Mescon Drywall 401 Travers rd unit # 1 Windsor, Ont L4L 7K4 Tel 800 885-4106		Contract Number: ASP2-8051	
		Code Number: 801 Insulation-Crawl	
Terms of payments: STANDARD		Date: Aug 30, 2021	
		Expiry Date: April 30, 2022	
		Project: Alcona Shores Phase 2	

Description - House Type - Unit Price	Total Price
Prices and Specifications as per attached schedules.	
All Invoices to be addressed to:	
ALCONA CAPITAL PROPERTIES INC	
Construction Contacts:	
Site Super: BRUNO GALATI 416 687-2534 Email: bgalati@bwhomes.ca	
Project manager : Natalia Torres 905 669 4133 ext: 248 Email : ntorres@bwhomes.ca	
Service:	
Sandy Balugas Email: sbalugas@bwhomes.ca	
To access our builder portal go to: https://bstaps.com/bayview/portal/BuilderPro/BPVendorLogin.php	
To retrieve your login details please click "forgot password" and insert the email address associated with our portal. Go to "ALCONA SHORES".	
For Portal Support or setup a new login please contact: support@buildersit.com or call 1-877-788-8988	

By: 

Matthew Dattwail Inc.

Per: 

Alcona Capital Properties

SCHEDULE "A" TO CONTRACT #A574-S051-21
Insulation & Drywall - Code 6051
PROJECT: ALCONIA SHORES PHASE 2

SCOPE OF WORK

The subcontractor agrees to furnish all material, equipment and perform all work according to the scope. Work under this contract to include but not necessarily limited to the following:

Note: Singles and Towns are in accordance with package A-1.

1. Supply and install 1/2" plain drywall throughout livable areas of unit (including stairs to the basement & coffered ceilings, skylights and cathedral ceilings as per plan), taped and sanded, ready to receive paint.
2. 5/8" plain drywall to roof truss area or 1/2" ceiling board (ceiling clips included).
3. 1/2" Durock wonder board / Densshield to base of tubs and shower stalls, and green board (water resistant) remaining.
4. Supply and install type X drywall as per plans.
5. UP to 6 podlight cut-outs are to be included in this contract.
6. 1/2" drywall to complete garage walls and ceilings, taped and sanded to receive primer.
7. Attic insulation (R60) or as per package and 6 mil poly to roof area.
8. Supply and install (R20) basement insulation for singles and semis (8" from finished basement floor) and/or as per OBC requirements.
9. R-22 batt insulation to 2 X 6 exterior walls or as per package. 6-mil poly caulstrape all seams including all floor and ceiling plates on each floor.
10. Supply batt insulation for the fire stopping of each unit.
11. All exposed floor areas, including porches, overhangs, garages, perimeter of windows and doors and garage heat runs, etc. to be 2x8 1/2" SPRAY FOAM INSULATION or as per O.B.C. in effect at time of construction. ALL WATER PIPES TO HAVE SUFFICIENT COVERAGE.
12. 2lb High-density to be used as beam-fill insulation at all floors. Any exposed spray foam insulation at basement level is to be covered with R22 "Roxul" mineral wool batt insulation.
13. Texture screws flush to all ceilings excluding kitchen, bedrooms and laundry room with 4" smooth border.
14. All scrap to be removed from site, clean and scrape all floor areas.
15. Check out all walls and ceiling after 1st trim has been applied. Touch up and fill where required and sand smooth touched up areas.
16. Supply labour and materials to tape wood stud/ drywall party wall in gable area (where applicable).
17. All ceiling panels are to be installed with the principles of floating drywall corners. This means that the screws in the ceiling panels should be no closer to the walls than 14" and the screws in the wall panels should be no closer to the ceiling than 12". The ceiling panels are to be installed prior to the wall panels being erected and the wall panel is to butt up against the ceiling panel to provide necessary support. Any cost (including refinishing) that are encountered from Truss up-lift that occurs as a result of this contractor not adhering to floating drywall construction Techniques will be the responsibility of this contractor.
18. As per drawings, all party walls of townhouses and semis are taken as double row wood framed at ground floor, second floor and garage. One row is to receive 3" quiet-zone fiberglass insulation, while the other row is to receive 3" safe and sound roxul mineral wool insulation.

SCHEDULE "A" TO CONTRACT #AS92-6051-21

Insulation & Drywall – Code 6051

PROJECT: ALCONA SHORES PHASE 2

19. On exterior walls, insulate and install vapour barriers behind battins, electrical outlets, drains, plumbing, gas fireplaces, etc. CAULK top and bottom of ALL wood plates.

20. Remove all poly-protection from skylights after texture spray has dried. All skylights are extra to contract unless otherwise shown on working drawing.

21. Subcontractor shall inspect each unit prior to drywalling and notify site superintendent of any bowed studs, unframed areas etc. So that the site superintendent may rectify. If the superintendent is not notified and there is extra work required, this subcontractor shall be held responsible.

22. Insulation certificate to be affixed to side of attic hatch.

23. Subcontractor to be available immediately after each house is trimmed to inspect drywall with site superintendent. If the drywall must be adjusted or repaired, the subcontractor will take immediate action to repair said deficiencies.

24. Subcontractor shall be responsible for year-end drywall repairs which will be scheduled with the owners direction (repairs once per house).

25. All prices to include H.S.T.

26. Owner will NOT be responsible for damaged or stolen materials unless installed on house.

27. Subcontractor to pick-up and remove all debris related to his work and deposit into builder bin.

28. No substitutions of any material or equipment without written authorization from builder.

29. Subcontractor shall be responsible for any costs incurred by builder due to being removed from site in regards to noncompliance with the Ontario Health and Safety Requirements and all other safety standard agencies.

30. Subcontractor shall replace all ramps, temporary railings, handrails, guardrails, covered openings etc. that your forces remove as a result of completing your work. If the above procedure is not adhered to, Subcontractor will be immediately removed from the job site and any cost/damages incurred will be back charged to the subcontractor at builder's discretion.

31. It is also your job foreman's responsibility to check the "Builders Portal" before any work is started on any house to check for any changes, upgrades or special instructions. The "Builders Portal" will be available to every sub-trade at any time online. Each subcontractor will receive a code to access the portal.

32. The subcontractor will comply with all safety regulations in effect through the completion of the project. Failure to do so will result in removal from site and a letter will be sent to all safety standard agencies. (Eg. W.C.B.)

33. The subcontractor shall be responsible to ensure that all trucks making deliveries to him do not track mud on the municipal roads when leaving the site. Any road cleaning attributable to this subcontractor will be back charged.

34. The latest revisions to TARIION, O.B.C. and N.B.C. will be in effect on this project.

SCHEDULE "A" TO CONTRACT BAS97-6061-21

Insulation & Drywall - Code 6061

PROJECT: ALCONIA SHORES PHASE 2

EXTRAS:

1. Insulation and drywall for skylight	
2' x 4'	710 ea
4' x 4'	1225 ea
2. Repair work (not including material)	1225 hr
3. Finish ceiling in lieu of textured spray	7250 unit
4. Taped drywall	1200 sf
5. R20 BATT Insulation	6500 sf
6. R27 BATT Insulation	1000 sf
7. Texture spray	0.50 ea
8. Extra shower with durarock	
from base and greenboard on remaining height	165 ea
9. Board and tape finished bathroom in basement	
2 piece	1400 ea
3 piece	800 ea
10. Finished basement lobby	1200 unit
11. Pot Light Cutout	15 each (first 5 free)
12. Spray foam around windows	1600 each
13. Look Out Basement	120 each
14. Coffered ceiling	530 each
15. Waifre Ceiling	600 each
16. Walkout Basement	
17. Repair to spary foam beam-fill	450 Flat-fee charge
TOTAL ceiling \$ 980	

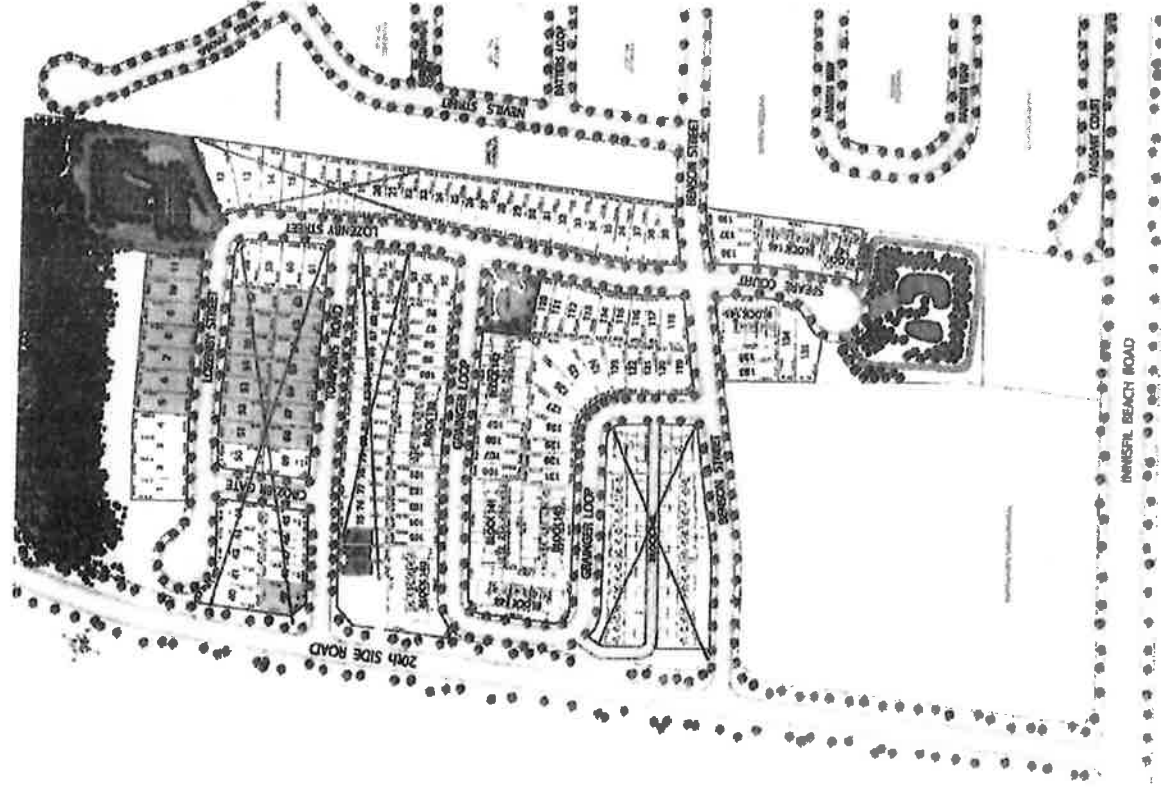
ALL PRICES FIRM UNTIL: APRIL 30, 2022

HST IS TO BE SHOWN SEPERATELY.

FOR TENDER PURPOSES, PLEASE COPY THIS PAGE AND FILL IN THE PRICES AS REQUESTED AND SUBMIT BY FAX TO ANDY MINATEL at (905) 688-2049 OR BY EMAIL TO andyminatel@whisperline.ca

BE SURE TO PUT YOUR COMPANY NAME PRINTED ON THIS SHEET BELOW:

COMPANY NAME:	MAXLIM DRYWALL
COMPANY PHONE NUMBER:	905.856.4108
COMPANY EMAIL:	Paul@maxlimdrywall.com
CONTACT NAME:	Paul Misodoli
DATE SUBMITTED:	March 30, 2021



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