

Universal Construction Inc.

# Construction Contract Addendum

Fieldwalk Investments Inc (a.k.a. Brampton Encore Ph.2,  
Brampton, Ontario)

*Rough Carpentry*

**Effective Date:** May 1, 2019 through to April 30, 2020

**CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR**

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

**AMMENDMENT TO PRICE ON CONSTRUCTION CONTRACT  
FIELDWALK INVESTMENTS INC**

**REGARDING:** Revision to Schedule B of construction agreement signed between:

**The Contractor,** Fieldwalk Investments Inc  
*and*  
**The Sub-Contractor,** Universal Construction Inc.

**CHANGES TO AGREEMENT:** Revision to standard contract Dated September 22, 2017

Additional specifications to Section E and revised Schedule B pricing to include the installation of 2x4 party walls as noted below as well as new corner models added to the original contract dated September 22, 2017

Please see attached revisions attached

This contract will be valid till the April 30<sup>th</sup>, 2020

**SECTION E - MATERIALS, INSTALLATION AND PERFORMANCE STANDARDS**

- 8) Standard exterior wood frame construction 2" x 6" with 1/2", Gyplap, OSB, plywood or densglass gold sheathing. Material grade and thickness as per plans. Typical lumber for this project is as follows.
  - Studs – Party Walls 1<sup>st</sup> floor partitions 2x4 x 104 1/2" DRY (9' main floor)
  - Studs – Party Walls 2<sup>nd</sup> floor partitions 2x4 x 92 1/2" DRY (8' 2<sup>nd</sup> floor)
  - Installation of miscellaneous 1x4 strapping on Party walls for support of Batt insulation
  - Installation of Semi Rigid insulation firestop in party walls at floor joist

**IN WITNESS WHEREOF** the parties have executed the agreement by the hands of its officers duly authorized in that behalf on the date first above written.

**Contractor:**  
*Fieldwalk Investements Inc.*

**Sub- Contractor:**  
*Universal Construction Inc.*

*Per:* \_\_\_\_\_  
*Date:* \_\_\_\_\_

*Per:* \_\_\_\_\_  
*Date:* \_\_\_\_\_

*Michael Cipriano President*

*Carmine Macchia, President*

{I have the authority to bind the corporation}

{I have the authority to bind the corporation}



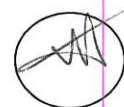
**CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR**

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

**SCHEDULE - B  
 CONTRACT PRICES**

<b>Model</b>	<b>Name</b>	<b>Elevation</b>	<b>Square Feet</b>	<b>Contract</b>
30.1	SD-1	A	1505.9	\$
30.1	SD-1	B	1480.1	\$
30.1	SD-1	C	1490.4	\$
30.1	SD-1	D	1495.5	\$
30.2	SD-2	A	1655.2	\$
30.2	SD-2	B	1644.4	\$
30.2	SD-2	C	1654.8	\$
30.3	SD-3	A	1731.2	\$
30.3	SD-3	B	1751.9	\$
30.3	SD-3	C	1759.5	\$
30.3	SD-3	D	1746.5	\$
30.4	SD-4	A	1873.8	\$
30.4	SD-4	B	1863.8	\$
30.4	SD-4	C	1927.0	\$
30.4	SD-4	D	1931.7	\$
30.5	SD-5	A	2237.8	\$
30.5	SD-5	B	2237.8	\$
30.5	SD-5	C	2237.8	\$
30.5	SD-5	D	2237.8	\$
30.6	SD-6	A	2007.1	\$
30.6	SD-6	B	1997.2	\$
30.6	SD-6	C	1997.2	\$
30.6	SD-6	D	2007.1	\$
30.7	SD-7	A	2084.7	\$
30.7	SD-7	B	2075.5	\$
30.7	SD-7	C	2085.2	\$
30.7	SD-7	D	2085.2	\$
30.8	SD-8	A	2325.1	\$
30.8	SD-8	B	2325.1	\$
30.8	SD-8	C	2325.1	\$
30.8	SD-8	D	2325.1	\$
38.6	<del>The Corelli</del> <i>Corelli</i>	B (CNR)	3875	\$
38.9	The Puccini	B (CNR)	3895	\$

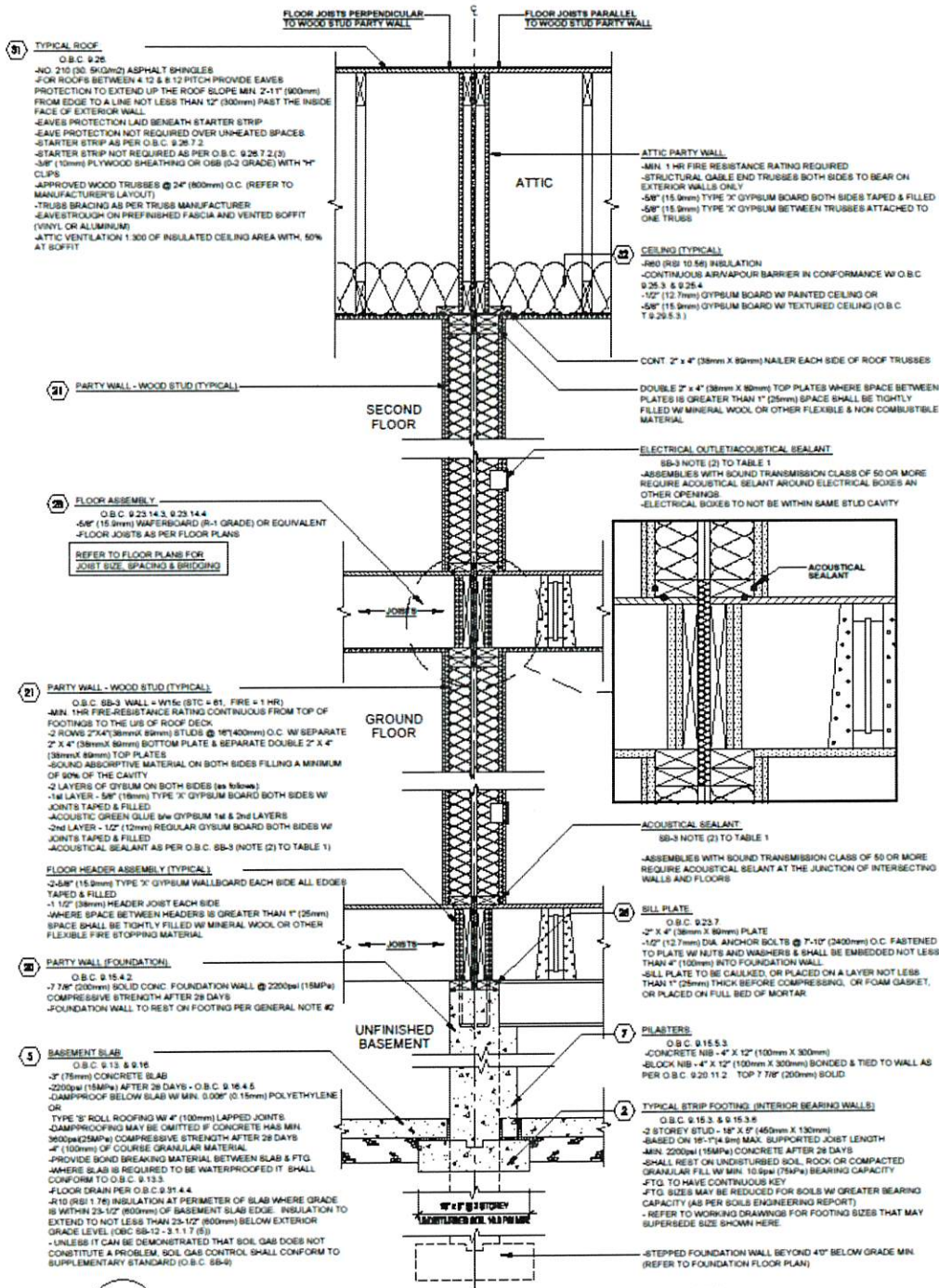



# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS



**21-1 DOUBLE STUD PARTY WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC**  
**SCALE: 3/4" = 1'-0" PACKAGE: A1**  
**MINIMUM REQUIREMENTS: FRR=1 HR STC=50**

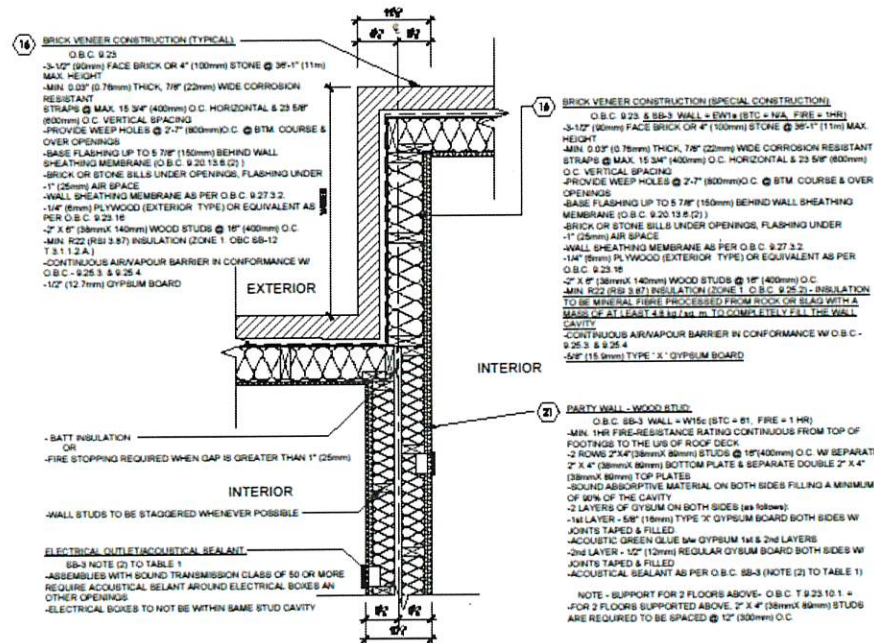
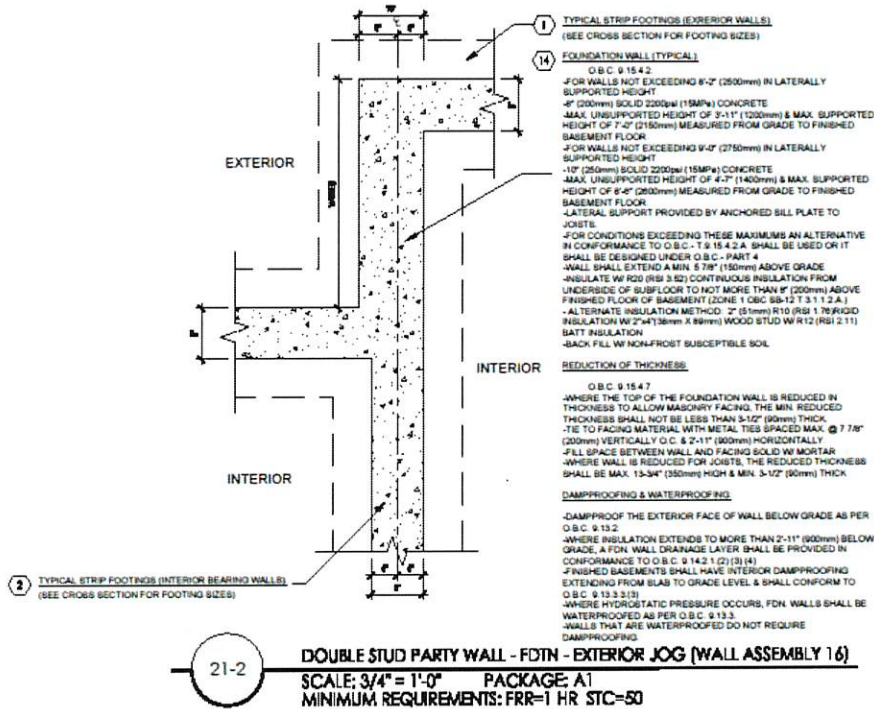
<p>I, <b>DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY DESIGN DIVISION IN ACCORDANCE WITH SECTION 3.5.4 OF THE BUILDING CODE. I AM AWARE AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION.</b></p> <p>QUALIFIED DESIGNER'S NAME: _____          TITLE: _____          DATE: _____</p> <p>REVISIONS:</p>	<p><b>Gold Park Homes</b>          Brampton          PROJECT: <b>McLaughlin and Mayfield</b></p>	<p><b>FIN design</b>          Jaggan - Jaggan - Cohen</p>	<p>MODEL: <b>STD PARTYWALL DET</b>          SCALE: <b>3/16" = 1'-0"</b>          PROJECT #: <b>15098</b></p> <p style="font-size: 2em; text-align: center;">D1</p>
--	--	---	--

# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS (CONT'D)



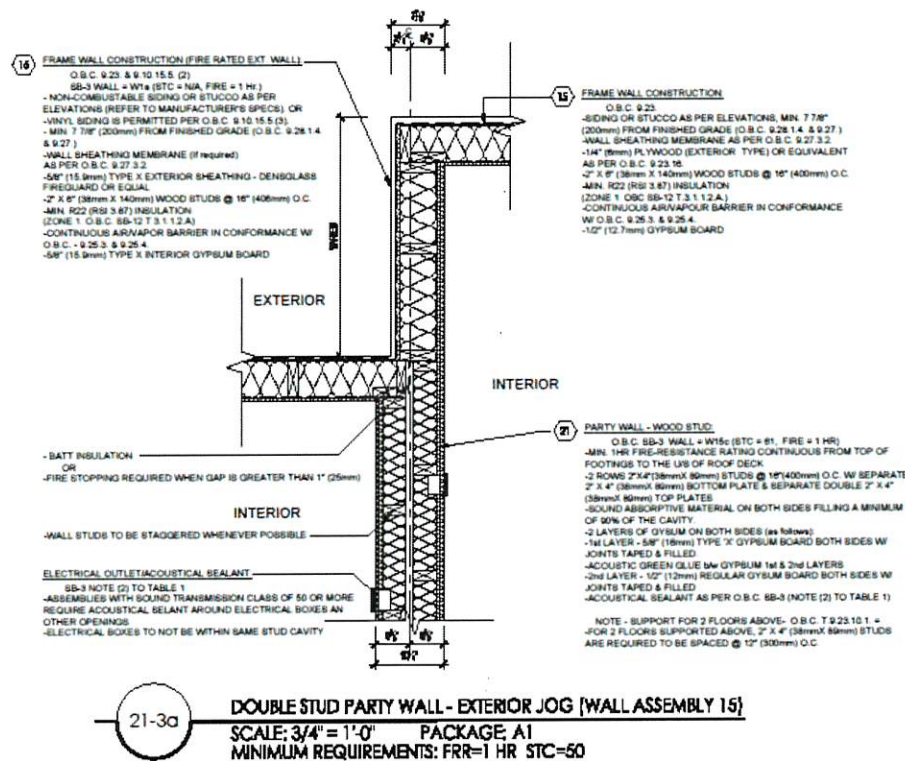
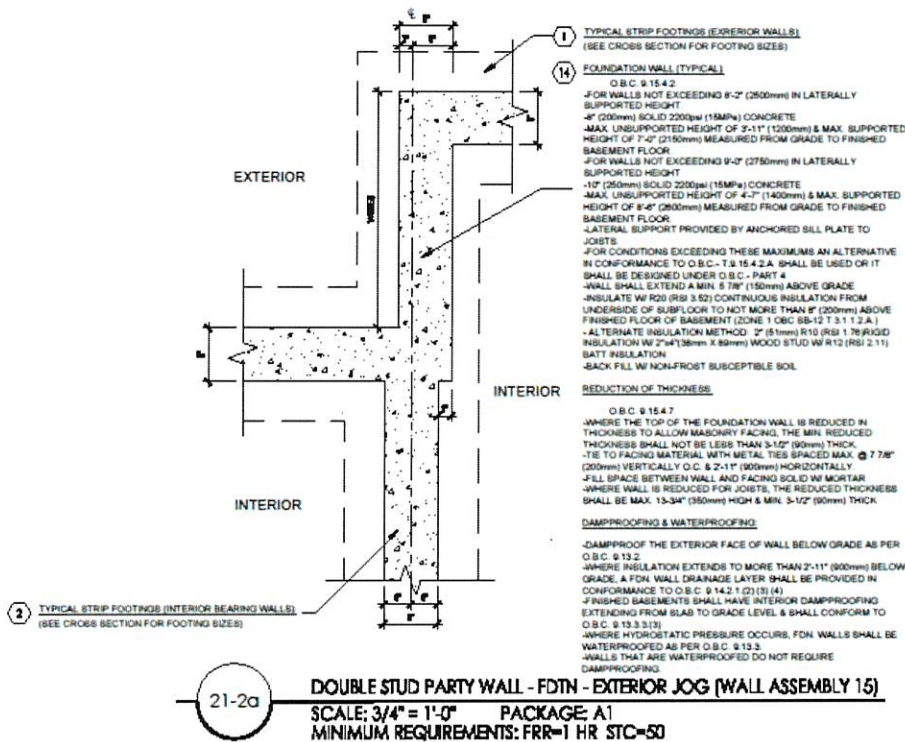
<p>I. I DECLARE THAT I HAVE EXAMINED AND OWN DESIGN RESPONSIBILITY FOR THE DESIGN HEREON OR BEHALF OF MY EMPLOYER UNDER DIVISION 16 PART 5 SUBSECTION 32.04 OF THE BUILDING CODE. I AM QUALIFIED AND BE THE ONE RESPONSIBLE IN THE APPROPRIATE CLASS / CATEGORY.</p> <p>QUALIFIED DESIGNER SIGN: _____          PRINT NAME: _____          DATE: _____</p> <p>REVISIONS:</p>	<p>Client: <b>Gold Park Homes</b></p> <p>Architect: <b>McLaughlin and Mayfield</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>revision</th> <th>date</th> <th>drawn</th> <th>checked</th> <th>by</th> <th>revision</th> <th>date</th> <th>drawn</th> <th>checked</th> <th>by</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CONSTRUCTION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	#	revision	date	drawn	checked	by	revision	date	drawn	checked	by	1	ISSUED FOR CONSTRUCTION										<p>Architect: <b>FN design</b>          Architects - Interior - Concept</p>	<p>Architect: <b>STD PARTYWALL DET</b></p> <p>Scale: <b>3/16" = 1'-0"</b></p> <p>Project #: <b>13078</b></p> <p style="font-size: 2em; font-weight: bold;">D2</p>
#	revision	date	drawn	checked	by	revision	date	drawn	checked	by															
1	ISSUED FOR CONSTRUCTION																								

# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS (CONT'D)



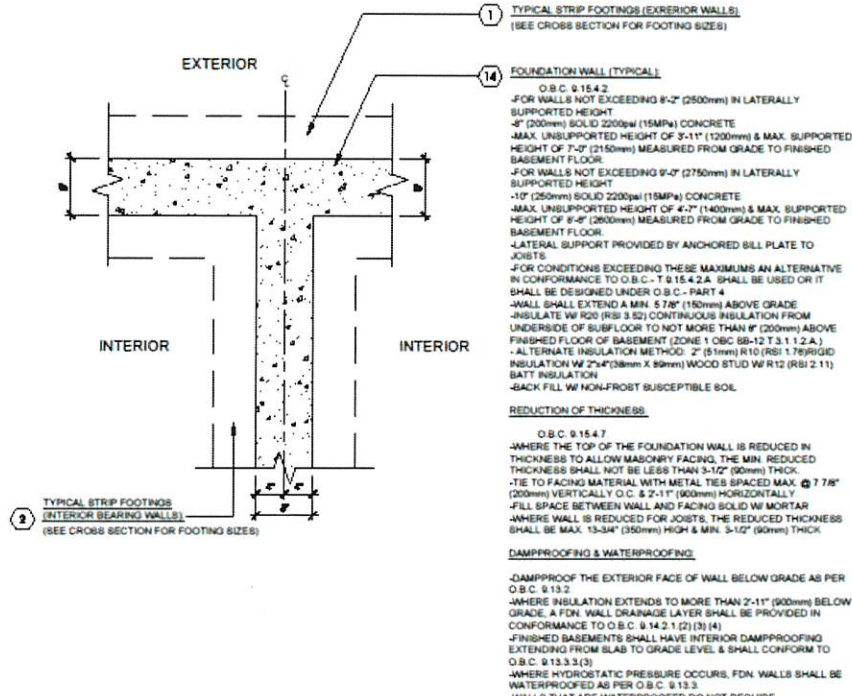
<p><b>DECLARATION:</b> I HAVE REVIEWED AND I AM DESIGN RESPONSIBLE FOR THE DESIGN WORK ON BEHALF OF MY BUSINESS/COMPANY/ORGANIZATION IN ACCORDANCE WITH THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION.</p> <p><b>DESIGNED/ENGINEERED:</b>                  FIRM SIGN: _____                  DATE: _____</p> <p><b>REVISOR:</b></p>	<p>Client: <b>Gold Park Homes</b></p> <p>Location: <b>Brampton</b></p> <p>Project: <b>McLaughlin and Mayfield</b></p> <p>Revising Name: _____</p>	<p><b>FIN design</b>                  Imaging - Support - Connect</p>	<p>Model: <b>STD PARTYWALL DET</b></p> <p>Scale: <b>3/16" = 1'-0"</b></p> <p>Project #: <b>13076</b></p> <p>Page: <b>D3</b></p>
--	---	---	---

# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

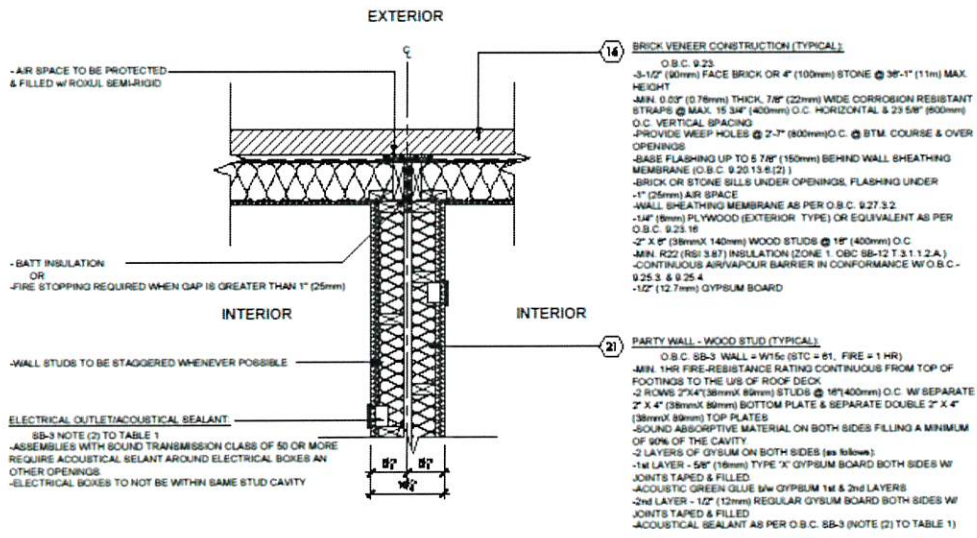
**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS (CONT'D)



**21-4** DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)  
 SCALE: 3/4" = 1'-0" PACKAGE A1  
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50



**21-5** DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)  
 SCALE: 3/4" = 1'-0" PACKAGE A1  
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50

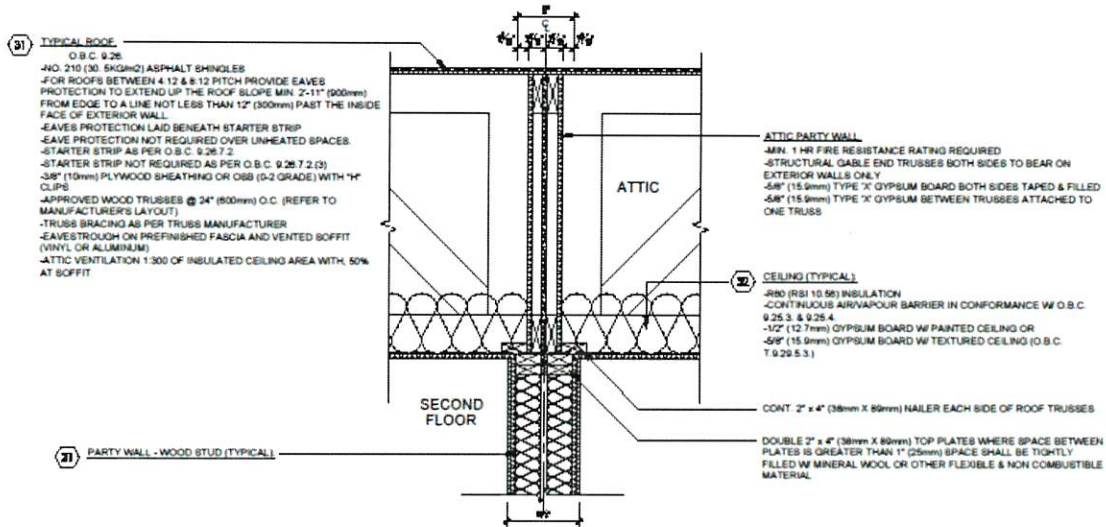
<p>I, <b>DECLARE THAT I HAVE DESIGNED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE DESIGN CONSULTANT DIVISION CAPART'S SUBSECTION 3.5.4 OF THE BUILDING CODE. I AM QUALIFIED AND BE FIT TO REGISTER IN THE APPROPRIATE CLASS / CATEGORY.</b></p> <p><b>QUALIFIED DESIGNER SIGN:</b>                  PPA BCMS                  DATE:</p> <p><b>SIGNATURE:</b></p>	<p><b>Client:</b> Gold Park Homes  <b>Location:</b> Brampton  <b>Architect:</b> McLaughlin and Mayfield</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>revisions</th> <th>date</th> <th>drawn</th> <th>chkd.</th> <th>#</th> <th>revisions</th> <th>date</th> <th>drawn</th> <th>chkd.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CONSTRUCTION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	#	revisions	date	drawn	chkd.	#	revisions	date	drawn	chkd.	1	ISSUED FOR CONSTRUCTION									<p><b>model:</b> STD PARTYWALL.DET  <b>scale:</b> 3/16" = 1'-0"  <b>project #:</b> 13095</p> <p style="font-size: 2em; text-align: center;">D4</p>	<p><b>FIN design</b>                  Mapping - Measure - Connect</p>
#	revisions	date	drawn	chkd.	#	revisions	date	drawn	chkd.														
1	ISSUED FOR CONSTRUCTION																						

# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

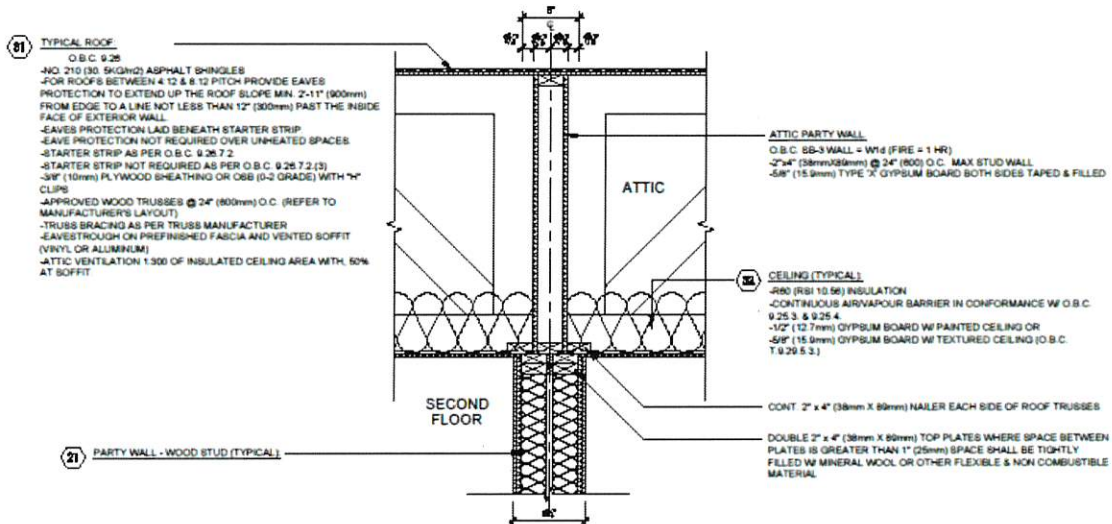
## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS (CONT'D)



21-9

**DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR**  
**SCALE: 3/4" = 1'-0" PACKAGE A1**  
**MINIMUM REQUIREMENTS: FRR=1 HR STC=50**

or



21-13

**DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR**  
**SCALE: 3/4" = 1'-0" PACKAGE A1**  
**MINIMUM REQUIREMENTS: FRR=1 HR STC=50**

<p> <small>I, <b>DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE DESIGNER/ENGINEER DIVISION OF THE BUILDING CODE. I AM QUALIFIED AND BE THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS / CATEGORY.</b></small> </p> <p> <small>QUALIFIED DESIGNER/ENGINEER FIRM NAME DATE</small> </p> <p> <small>SIGNATURE</small> </p>	<p> <small>client</small>  <b>Gold Park Homes</b>  <small>location</small>  <b>Brampton</b>  <small>project</small>  <b>McLaughlin and Mayfield</b> </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>revisions</th> <th>date</th> <th>drawn</th> <th>chk.</th> <th>#</th> <th>revisions</th> <th>date</th> <th>drawn</th> <th>chk.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CLOSING</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	#	revisions	date	drawn	chk.	#	revisions	date	drawn	chk.	1	ISSUED FOR CLOSING									<p> <small>model</small>  <b>STD PARTYWALL DET</b>  <small>scale</small>  <b>3/16" = 1'-0"</b>  <small>project #</small>  <b>15098</b> </p> <p> <small>page</small>  <b>D5</b> </p>	<p> <small>FIN design</small>  <b>Imagine - Inspire - Create</b> </p>
#	revisions	date	drawn	chk.	#	revisions	date	drawn	chk.														
1	ISSUED FOR CLOSING																						



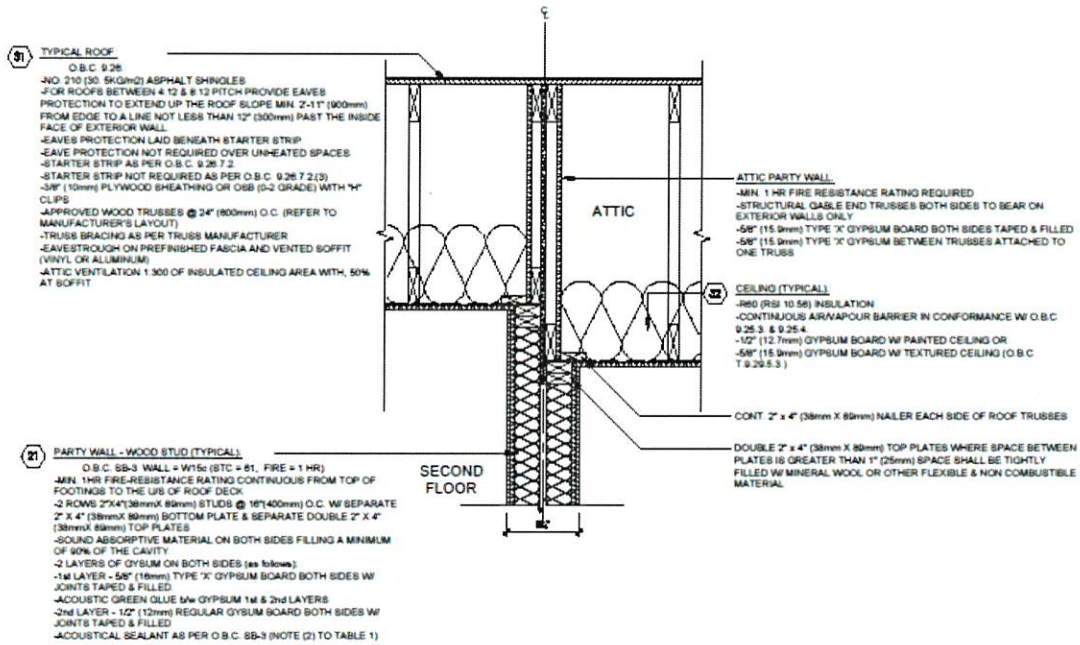


# CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR

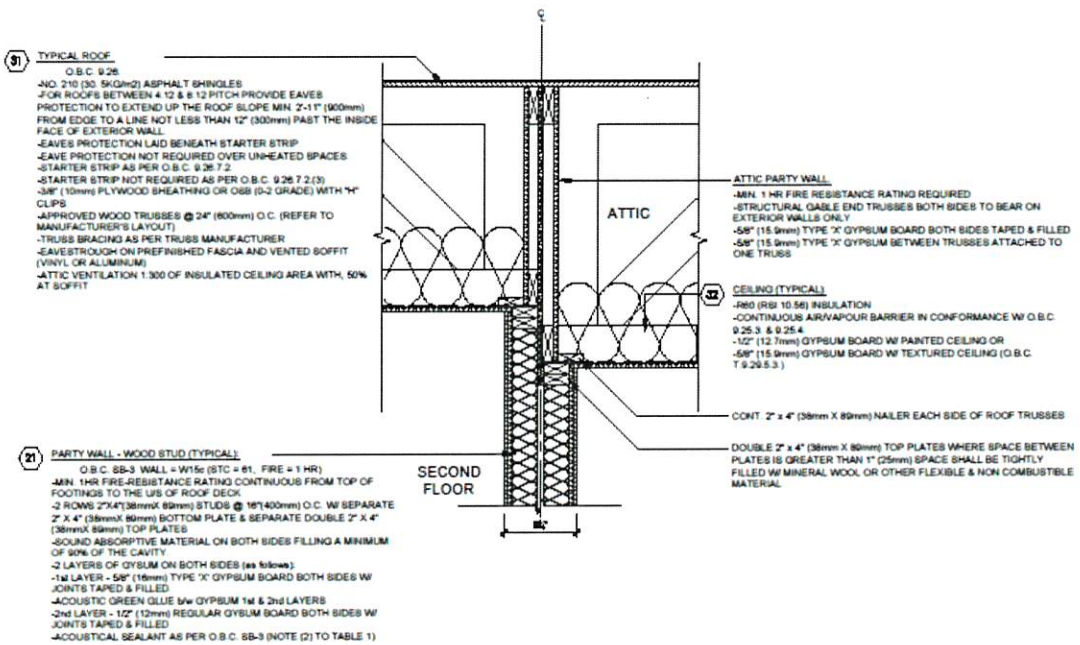
Sub-Contractor: UNIVERSAL CONSTRUCTION INC  
 Trade Type: PANL – ROUGH CARPENTRY  
 Project: BRAMPTON ENCORE (PH.2)

Effective Period: May 1, 2019 – April 30, 2020

## SCHEDULE - D CONSTRUCTION METHODS AND DETAILS (CONT'D)



**21-15** DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPED)  
 SCALE: 3/4" = 1'-0" PACKAGE: A1  
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50



**21-16** DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR (STEPPED)  
 SCALE: 3/4" = 1'-0" PACKAGE: A1  
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50

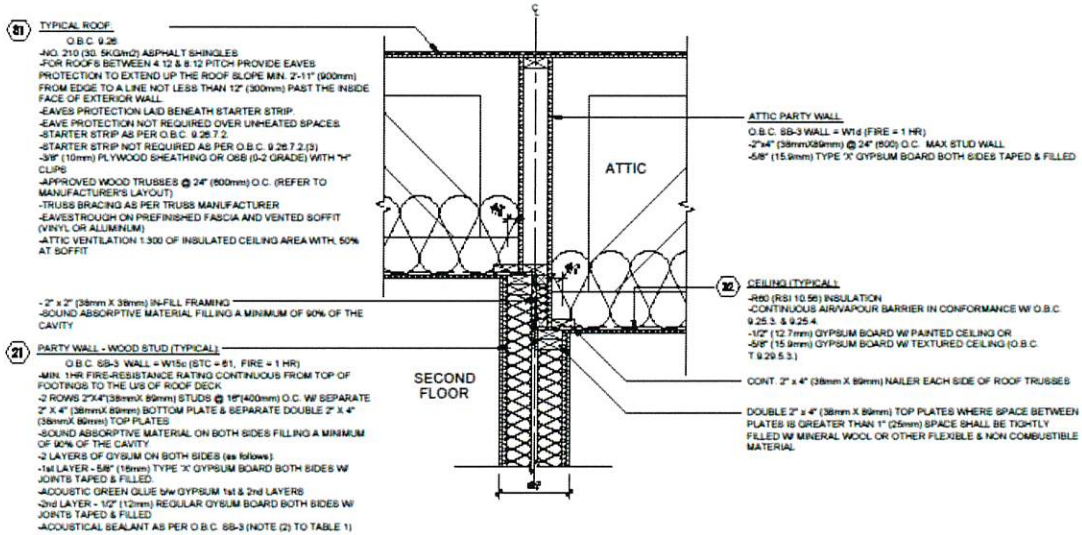
<p>I, <b>DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN HEREON ON BEHALF OF THE DESIGNER/ENGINEER/ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.</b></p> <p>QUALIFIED DESIGNER/ENGINEER/ARCHITECT:          FIRM NAME:          DATE:</p> <p>REGISTERED:</p>	<p>Client: <b>Gold Park Homes</b></p> <p>Location: <b>Brampton</b></p> <p>Project: <b>McLaughlin and Mayfield</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>REVISION</th> <th>DATE</th> <th>CHK</th> <th>APP</th> <th>REVISION</th> <th>DATE</th> <th>CHK</th> <th>APP</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CONSTRUCTION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	#	REVISION	DATE	CHK	APP	REVISION	DATE	CHK	APP	1	ISSUED FOR CONSTRUCTION								<p><b>FIN design</b>          Inspiring • Inspire • Create</p>	<p>Model: <b>STD PARTYWALL DET</b></p> <p>Scale: <b>3/16" = 1'-0"</b></p> <p>Project #: <b>13098</b></p> <p>Page: <b>D6</b></p>
#	REVISION	DATE	CHK	APP	REVISION	DATE	CHK	APP													
1	ISSUED FOR CONSTRUCTION																				

**CONSTRUCTION AGREEMENT BETWEEN CONTRACTOR AND SUB-CONTRACTOR**

**Sub-Contractor:** UNIVERSAL CONSTRUCTION INC  
**Trade Type:** PANL – ROUGH CARPENTRY  
**Project:** BRAMPTON ENCORE (PH.2)

**Effective Period:** May 1, 2019 – April 30, 2020

**SCHEDULE - D  
 CONSTRUCTION METHODS AND DETAILS (CONT'D)**



21-17 **DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR (STEPPED)**  
 SCALE: 3/4" = 1'-0" PACKAGE: A1  
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, <b>Gold Park Homes</b> , DECLARE THAT I HAVE DESIGNED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE DESIGN CONSULTANT DIVISION IN ACCORDANCE WITH SECTION 3.2.4 OF THE BUILDING CODE, 1997 (AS AMENDED) AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS / CATEGORIES.  QUALIFIED DESIGNER'S SIGNATURE: _____ PRINT NAME: _____ DATE: _____  REGISTRATION NO.: _____	client <b>Gold Park Homes</b>	location <b>Brampton</b>	model <b>STD PARTYWALL DET</b> scale <b>3/16" = 1'-0"</b> project # <b>13098</b>  page <b>D7</b>																			
	architect <b>McLaughlin and Mayfield</b>	architect name <b>FN design</b> Angello - Jagger - Coates		revision table <table border="1"> <thead> <tr> <th>#</th> <th>revisions</th> <th>date</th> <th>des</th> <th>chk</th> <th>by</th> <th>revisions</th> <th>date</th> <th>des</th> <th>chk</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR CONSTRUCTION</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	#	revisions	date	des	chk	by	revisions	date	des	chk	1	ISSUED FOR CONSTRUCTION						
#	revisions	date	des	chk	by	revisions	date	des	chk													
1	ISSUED FOR CONSTRUCTION																					