

SECTION E - AGREEMENT BETWEEN OWNER & CONTRACTOR

THIS AGREEMENT made ON THE 5th Day of August **2024**

by and between: The Corporation of the City of Elliot Lake

(hereinafter called the "Owner")

and Bay Roofing and Exteriors Ltd.

(hereinafter called the "Contractor")

The Owner and the Contractor agree as follows:

ARTICLE 1 - THE WORK

A general description of the work is:

- (a) Removals, supply and installation of new roof systems as per the RFP submission and the drawings/specifications.
- (b) The Contractor shall, for the prices set out in the Form of Tender and except as otherwise specifically provided, provide at no additional cost to the Owner all and every kind of labour, machinery, plant, ways, materials, appliances, articles and things necessary for the due execution and completion of all the work set out in these Contract Documents and shall forthwith according to the instructions of the Engineer, commence the works and diligently execute the respective portions thereof, and deliver the works complete in every particular to the Owner within the time specified in the Contract Documents.

ARTICLE 2 - CONTINGENCY ALLOWANCE

In the event that the Form of Tender provides for and contains a Contingency Allowance, it is understood and agreed that such Contingency Allowance is merely for the convenience of accounting by the Owner, and the Contractor is not entitled to payment thereof except for extra or additional work carried out by the Contractor as directed by the Engineer and in accordance with the Contract Documents and only to the extent of such extra or additional work.

ARTICLE 3 - CONFLICT

In case of any inconsistency or conflict between the provisions of this Agreement and the Contract Documents and Drawings the Provisions of such documents shall take precedence and govern according to subsection GC2.02 of the General Conditions as detailed following:

- | | |
|-----------------------------|-------------------------------------|
| (a) Agreement | (g) Instructions to Tenderers |
| (b) Addenda | (h) Tender |
| (c) Special Provisions | (i) Supplemental General Conditions |
| (d) Contract Drawings | (j) General Conditions |
| (e) Standard Specifications | (k) Working Drawings |
| (f) Standard Drawings | |

ARTICLE 4 - AMENDMENTS

The Contract may be amended only as provided in the Contract Documents.

ARTICLE 5 - CONTRACT PRICE

The Owner covenants with the Contractor that the Contractor having in all respects complied with the provisions of this Contract, will be paid for and in respect of the work the sum of:

Three hundred thirty seven thousand seven hundred fifty seven dollars

(\$ 337,757.00)

subject to Article 2 hereof and subject to such additions and deductions as may properly be made under the terms hereof, subject to the provision that the Owner may make payments on account monthly or otherwise as may be provided in the General Conditions attached hereto.

ARTICLE 6 - ADDRESSES FOR NOTICES

Notices in writing between the parties or between them and the Engineer shall be considered to have been received by the addressee on the date of delivery if delivered to the individual, or to a member of the firm, or to an officer of the corporation for whom they are intended by hand or by registered post; or if sent by regular post, to have been delivered within 5 Working Days of the date of mailing when addressed as follows:

The Owner at Corporation of the City of Elliot Lake

Owner's Name

45 Hillside Drive North

Street and Number and Postal Box Number if Applicable

Elliot Lake, ON P5A 1X5

Post Office or District, Province, Postal Code

The Contractor at Bay Roofing and Exteriors Ltd.

Contractor's Name

3103 Hwy 11 North, North Bay

Street and Number and Postal Box Number if Applicable

Ontario, P1B 8G3

Post Office or District, Province, Postal Code

The Engineer at Tulloch Engineering Inc.

Engineering Company

P.O. Box 579, 200 Main Street

Street and Number and Postal Box Number if Applicable

Thessalon, Ontario, P0R 1L0

Post Office or District, Province, Postal Code

ARTICLE 7 - CONTRACT DOCUMENTS

A copy of each of the Specifications, General Conditions, Supplemental General Conditions, Special Provisions, Form of Tender, Tendering Information and Contract Drawings hereto annexed and together with Drawings are made part of this Contract as fully to all intents and purposes as though recited in full herein.

ARTICLE 8 - EXPRESSED COVENANTS

No implied contract of any kind whatsoever by or on behalf of the Owner shall arise or be implied by or inferred from anything in this Contract contained, nor from any position or situation of the parties at any time, it being clearly understood that the express covenants and agreements herein contained made by the Owner shall be the only covenants and agreements upon which any rights against the Owner may be founded.

ARTICLE 9 - TIME OF THE ESSENCE

Time shall be deemed the essence of this Contract.

ARTICLE 10 – CONTRACTOR'S RESPONSIBILITY

The Contractor declares that in tendering for the works and in entering into this Contract he has either investigated for himself the character of the work and all local conditions that might affect his tender or his acceptance or performance of the work, or that not having so investigated, he acknowledges that his responsibility under the Contract is in no way reduced or limited thereby and, in either case, he is willing to

assume and does hereby assume all risk of conditions arising, developing, or being revealed in the course of the work which might or could make the work, or any items thereof, more expensive in character, or more onerous to fulfill, than was contemplated or known when the tender was made or the Contract signed. The Contractor also declares that he did not and does not rely upon information furnished by any methods whatsoever by the Owner or its officers, employees or agents, being aware that any information from such sources was and is approximate and speculative only, and was not in any manner warranted or guaranteed by the Owner.

ARTICLE 11 - SUCCESSION

The Contract shall apply to and be binding on the parties hereto and their successors, administrators, executors and assigns and each of them.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written or caused their corporate seals to be affixed, attested by the signature of their proper officers, as the case may be.

SIGNED AND DELIVERED
in the presence of:

OWNER

Owner's name

Signature

Name and Title of person signing

WITNESS

Signature

Name and Title of person signing

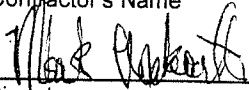
Signature

Name and Title of person signing

CONTRACTOR

Bay Roofing and Exteriors Ltd.

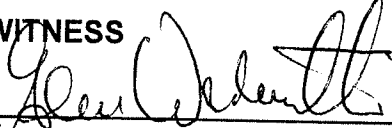
Contractor's Name



Signature

Mark Weckwerth, President
Name and Title of person signing

WITNESS



Signature

Signature

FINANCE MANAGER
Name and Title of person signing

Name and Title of person signing

Provide information and pricing requests on Submission pages 1 – 3.

Company Name: Bay Roofing and Exteriors Ltd. Business No. 81751 2700

Operating As: Bay Roofing and Exteriors Ltd.

Address: 3103 Hwy 11 North
North Bay Ontario, P1B 8G3

Company Owner: Mark Weckwerth

Contact for Services: Same Ph: 705-474-7595

Email: info@bayroofing.ca

Proof of Insurance provided WSIB Clearance provided

List Authorization/ Regulatory Certification for the company to perform the Service (as applicable): _____

Provide three (3) examples of similar work and references:

APPENDIX A – PROPOSAL PRICE BREAKDOWN

| Item | Qty | UOM | Rate | Total |
|---|-----|-----|--------------|--------------|
| Phase 1 | | | | |
| As identified under Phase 1 of tender drawings: Removal of existing roof materials and accessories, new asphalt shingles or 2-ply hot-applied SBS roof with new underlayment, new metal flashings, solar vents, soffit vents, re-sealing of existing roof vents over Mechanical Room 2 | 1 | LS | \$120,400.00 | \$120,400.00 |
| Replacement of existing roof vents over Mechanical Room 1 | 1 | LS | \$7,500.00 | \$7,500.00 |
| Phase 2 | | | | |
| Removals, installation of new roof build-ups, accessories and trims as identified under Phase 2 of tender drawings. | 1 | LS | \$138,500.00 | \$138,500.00 |
| Replacement of existing roof vents over Mechanical Room 2 | 1 | LS | \$7,500.00 | \$7,500.00 |
| Mod Bit roofing for flatroofing instead of SBS | | | | |
| Contingency | 1 | CON | | \$25,000.00 |
| Total | | | | \$298,900.00 |
| HST 13% | | | | \$38,857.00 |
| Total with Taxes | | | | \$337,757.00 |

Provide a description of the key aspects of your proposal, including:

- General methodology
- Project duration and timeline
- Nominated Supervisor's name (may be changed prior to start of work)
- Plans to control safety in the workplace (working at heights, workers below, hot work, public access, etc.)
- Comments regarding suitability of proposed materials

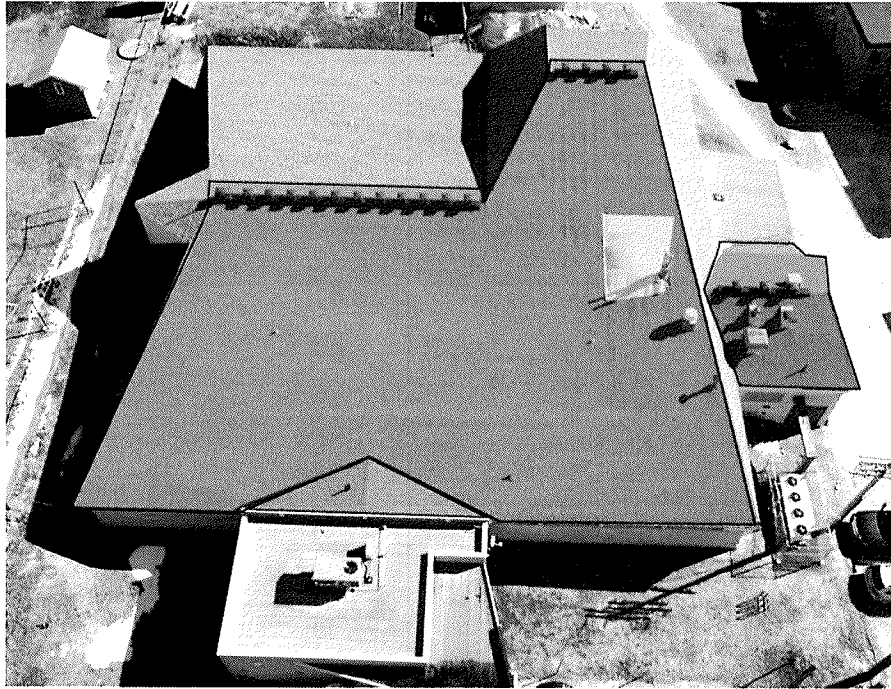


Figure 1: Pool roof, with Phase 1 roof repair areas highlighted. South mechanical room roof openings to be repaired only during Phase 1.



Figure 2: Existing torched-on roof membrane, Exercise Room (Phase 2 replacement).



Figure 3: Roof cricket transition to parapet and lobby roof (Phase 1).



Figure 4: Roof field above pool and men's changerooms (Phase 1 replacement).

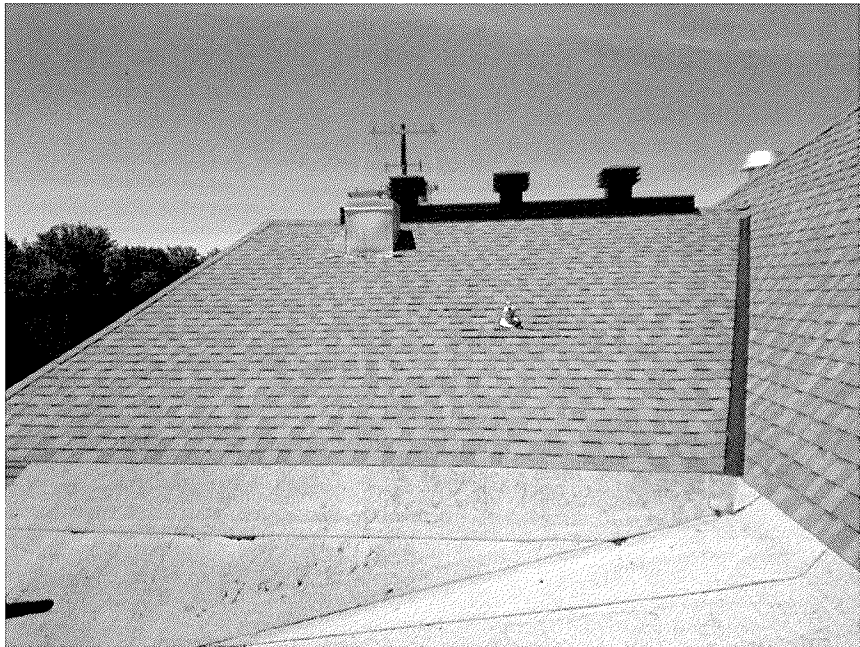


Figure 5: East roof field of south mechanical room, transitioning to mod-bit roof over spa addition.

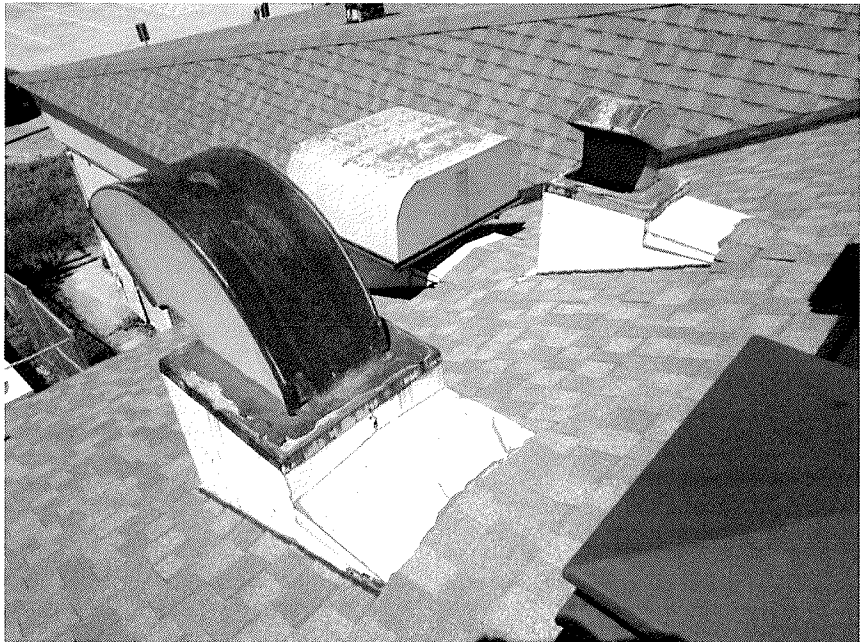


Figure 6: Roof vents, west side of south mechanical room (scope in both phases).