



Vancouver No. 1 Partnership Managed by InterRent Holdings Manager Limited Partnership

As owners of the  
properties listed  
in Appendix "B"  
CID: HC23005-1CF

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## **SECTION 1 – OBJECTIVE OF THE AGREEMENT**

1. In consideration of the fees paid by the Owner, the Contractor shall provide the Services described in Schedule "A" (and upon request the Additional Services).
2. The Contractor agrees to provide the Services and authorized Additional Services for the Properties listed in Schedule "B" on the terms set out in this Contract.

## **SECTION 2 – DEFINITION OF TERMS**

1. The term "Owner" refers to Vancouver No. 1 Partnership Managed by InterRent Holdings Manager Limited Partnership, 485 Bank St. Suite 207, Ottawa, ON, K2P 1Z2, as owners of the properties listed in Schedule "B".
2. The term "Contractor", as used herein refers to the person, partnership or corporation signing this Contract with the Owner for the execution of the Services and authorized Additional Services described in Schedule "A".
3. The term "Properties", as used herein refers to all properties listed in Schedule "B" from time to time.
4. The terms "Services" and "Additional Services" refer to the Services and authorized Additional Services described in Schedule "A".

## **SECTION 3 – TERM OF THE CONTRACT**

1. The initial term of this Contract shall be as set out in Schedule "A". At the end of the initial Contract term, the Owner shall have the option to extend this Contract as set out in Schedule "A", if applicable.
2. At the end of the initial term of this Contract or the end of any extended term of this Contract, the Contract shall continue on a month to month basis on the terms and conditions then in effect and either party may terminate this Contract upon sixty (60) days written notice to the other party.

## **SECTION 4 – CONTRACTOR RESPONSIBILITIES**

1. The Contractor shall have the right to provide the Services at the intervals described in Schedule "A" for the Properties listed and at the prices indicated in Schedule "B".
2. Upon written request, including a purchase order, the Contractor shall provide more frequent Services at the Properties, which shall be provided at the prices listed in Schedule "B". The Contractor will also be responsible for recommending to the Owner when any Additional Services may be required, but will only perform Additional Services when authorized by a written purchase order and will provide an invoice to the Owner after the authorized Additional Services have been completed.
3. The Contractor shall ensure that all Services and any authorized Additional Services covered by this Contract shall be conducted in accordance with all applicable laws and regulations in force from time to time, including but not limited to environmental, health, and workplace safety laws and regulations, and shall fully and completely indemnify the Owner for any failure to do so.
4. The Contractor shall ensure that all products, materials, supplies, and equipment used for the purposes of the Services and authorized Additional Services covered by this Contract shall be approved under all applicable laws and regulations in force from time to time, including but not limited to environmental, health, and workplace safety laws and regulations, and shall fully and completely indemnify the Owner for any failure to use approved products, materials, supplies, and equipment.
5. All equipment installed by the Contractor for the Services covered by the Contract must first be approved by the Owner and shall then remain the property of the building Owner once installed, unless otherwise agreed to in writing by the Owner.
6. The Contractor shall, as a direct cost of operation, maintain high standards of housekeeping including the immediate removal of refuse and debris in the immediate areas under its responsibility to the complete satisfaction of the Owner, and any refuse or debris shall be disposed of in accordance with all applicable laws and regulations. If any refuse and debris is left to accumulate, the Owner will proceed with the removal of the same and hold the Contractor responsible for all costs incurred plus a twenty percent (20%) administration charge. The Contractor further agrees to provide hoardings, drops sheets and any other protection

Initials

- necessary to complete the Services or authorized Additional Services without damage to building finishes or contents (including but not limited to tenants' furniture or belongings).
7. The Contractor agrees that, at all times, the employees of the Contractor furnishing or performing any of the Services or authorized Additional Services under this Contract shall do so in a good and proper workmanlike manner and all such employees shall be fully qualified, licensed, and trained. The Contractor shall subject all of its employees to a Criminal Records Check prior to working at the Properties, and the Contractor will not permit any of its employees with a Criminal Record to enter the Properties. In addition, the Owner reserves the right to carry out its own Criminal Records Check for any of the Contractor's employees as deemed necessary.
  8. The Contractor shall fully comply with all workers compensation legislation in the jurisdiction where this Contract is being performed. A current copy of the Contractor's Letter of Good Standing from the applicable workers compensation authority shall be provided to the Owner. The Contractor is responsible for the payment of all premiums and other amounts required to provide coverage at all times for its employees as required in the jurisdiction where this Contract is being performed.
  9. The Contractor shall be responsible for any damages or claims caused by any of its vehicles, employees, sub-contractors, or suppliers in providing the Services or authorized Additional Services, including but not limited to personal injury, death, and damage to the Properties, the tenants of the Properties or their belongings, or any adjoining lands or buildings and shall indemnify the Owner with respect to any such damages or claims.
  10. The Contractor shall at all times maintain general liability and property damage insurance in an amount of Five Million Dollars (\$5,000,000.00), automobile liability insurance on all owned or leased vehicles in an amount of not less than Two Million Dollars (\$2,000,000.00) and such other insurance as the Owner acting reasonably may require from time to time. In the event the Contractor fails to maintain such insurance or provide evidence of same when requested to do so, the Owner may immediately terminate this Contract without notice. Proof of acceptable insurance shall be provided to the Owner prior to signing the Contract and thereafter from time to time as may be reasonably requested by the Owner, within three (3) business days of such request. The Owner shall be named as a Certificate Holder and as additional insured in the Contractor's policies of insurance.
  11. The Contractor shall immediately advise the Owner verbally and in writing of any unsafe conditions or problems at any of the Properties where services are being provided.
  12. The Owner shall have no responsibility for the loss, theft, or damage to, equipment, materials, supplies and other personal property of the Contractor or its employees, which may be located at the Properties.
  13. All of the Contractor's employees, suppliers and authorized sub-contractors shall be the sole responsibility of the Contractor and shall not be deemed for any purposes, whatsoever, employees or agents of, acting for or on behalf of the Owner. The Contractor shall perform all Services and authorized Additional Services as an independent Contractor and shall discharge all of its liabilities as such. No acts performed or representation, whether oral or written, made by the Contractor with respect to third parties, shall be binding on the Owner.

## **SECTION 5 – OWNER RESPONSIBILITIES**

1. For the term of this contract, the Owner shall be responsible to:
  - a. Provide reasonable access to the Properties, including residential units, during normal business hours.
  - b. Provide reasonable access to the Properties after-hours for any after-hours emergencies.

## **SECTION 6 – CONTRACT PRICE**

1. The amounts payable by the Owner to the Contractor under this Contract for the Services and any authorized Additional Services, shall be as indicated in Schedule "B".
2. The cost of the Services and any authorized Additional Services to be provided shall be fixed for the first year of the term with annual increases based on the Consumer Price Index ("CPI" – Defined as the Consumer Price Index, All-items National Average as published by Statistics Canada) for the previous calendar year, on each anniversary date of the Contract during the time in which the Contract remains in effect.

Initials

3. Pricing for Services shall be in the amounts set out in Schedule "B" plus any applicable annual CPI increases as provided for herein. No additional fees will be payable for fuel surcharges, environmental fees or for any other reason unless agreed to in writing by the Owner by way of an approved purchase order in accordance with Section 7 below.
4. Harmonized Sales Tax (HST), Québec Sales Tax (QST), Goods and Services Tax (GST), and any other applicable taxes shall be in addition to all amounts payable for services rendered by the Contractor under the terms of the Contract.
5. The yearly CPI adjustment, as per the Consumer Price Index, All-items National Average published by Statistics Canada in the preceding twelve (12) months, to the Contract price will be prepared and presented to the Owner by the Contractor for verification and approval by the Owner at least sixty (60) days prior to each anniversary date of the Contract, failing which the amounts payable under this Contract then in effect shall remain unchanged.
6. All travel expenses (including fuel and parking) shall be the Contractor's sole responsibility.

### **SECTION 7 – ADDITIONAL SERVICES**

1. Any authorized Additional Services will be provided by the Contractor when requested by the Owner at the same rates that are indicated in Schedule "B" as applicable plus any applicable annual CPI increases.
2. All authorized Additional Services must be invoiced to the Owner or such party it may designate on a separate invoice, referencing the applicable purchase order number.
3. All authorized Additional Services require a purchase order number from the Owner before any Additional Services are provided by the Contractor.

### **SECTION 8 – BREACH OF CONTRACT**

1. In the event of any material breach of this Contract by the Contractor or the Owner, the other party shall notify the defaulting party in writing of such breach, and the defaulting party will immediately remedy such breach, failing which all or part of this Contract may be terminated by the non-defaulting party upon seven days written notice to the defaulting party.

### **SECTION 9 – TERMINATION OF THE CONTRACT**

1. In the event the Owner enters into a bona fide agreement to sell one or more of the Properties covered by this Contract, the Owner may remove such Properties from this Contract.
2. Notwithstanding any other provisions of the Contract to the contrary, the Owner may terminate this Contract at any time without cause and in its sole and absolute discretion, upon thirty (30) days prior written notice to the Contractor.

### **SECTION 10 – PROPERTY ADDITIONS TO THE CONTRACT**

1. Any new Properties within the area covered by this Contract which have been purchased by the Owner may be added to the Contract at the discretion of the Owner and services and fees for these additional Properties shall be based on the fees then currently being charged for comparable Properties listed in Schedule "B".

### **SECTION 11 – GENERAL PROVISIONS**

1. This Contract shall be governed by the laws of the jurisdiction where this Contract is being performed. The Owner may assign this Contract to a third party in the event of a sale of all or substantially all of the Properties covered by this Contract, however the Contractor may not assign the Contract without the prior written consent of the Owner which may not be unreasonably withheld. Subject to the foregoing this Contract shall be binding successors and permitted assigns of the parties hereto. Any notice to be given by a party to the other shall be delivered to their current place of business.
2. The Owner and Contractor agree that this Contract and any notices given or required to be given under this Contract shall be in writing and may be transmitted by priority mail, email or pre-paid courier. The Owner and Contractor additionally agree that signatures in electronic formats, including e-signatures, shall be treated as originals, with the understanding that both the Owner

Initials

and Contractor shall immediately, on demand, provide to the other party a copy of this Contract bearing an original signature, if requested.

- 3. The Contractor shall indemnify and save harmless the Owner, its officers, directors and employees, the registered and beneficial owners of the Properties, and their respective officers and employees and the occupants of the Properties and their respective, heirs, agents and assigns from all claims relating to labour and materials furnished or supplied in the performance of any Services or authorized Additional Services provided, and from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings by whomsoever made, based upon, arising out of, related to, occasioned by or attributable to the activities of the Contractor.
- 4. Should any section, clause, or other part of this Contract, for any reason, be deemed to be unenforceable or invalid, then this shall not invalidate the remainder of this Contract.
- 5. This Contract represents the entire agreement between the Owner and the Contractor, and any amendments shall be in writing and signed or acknowledged by both parties.
- 6. The terms of this Contract shall at all times remain confidential and shall not be disclosed, other than to the parties' respective legal and financial advisors, without the consent of the parties hereto or as may be required by law.

**SECTION 12 – ENGLISH LANGUAGE**

- 1. English Language. It is the express wish of the parties that this Agreement and all related documents, including notices and other communications, be drawn up in the English language only. Il est la volonté expresse des parties que cette convention et tous les documents s’y rattachant, y compris les avis et les autres communications, soient rédigés et signés en anglais seulement.

**SECTION 13 – AGREEMENT OF TERMS**

The parties agree to be bound by all of the terms and conditions of the Contract set out above effective as of the commencement date of this contract.

The Contractor:

The Owner:

Vancouver No. 1 Partnership Managed by InterRent Holdings Manager Limited Partnership

  
Josh Susser (Aug 2, 2023 08:51 PDT)



Authorized Signing Officer

Authorized Signing Officer

Name: Josh Susser

Name: David Nevins

Title: Business Development Manager

Title: COO

Date: 08/02/2023

Date: 08/11/2023

Initials

**SCHEDULE A – DESCRIPTION OF SERVICES AND ADDITIONAL SERVICES**

**1. Initial Term of Contract**



- a) This Contract shall commence on August 1, 2023, and remain in force for a period of two (2) years, subject to the termination provisions herein, until July 31, 2025 at the latest.

**2. Supervision, Management and Execution of Preventative Maintenance and Service Calls**

- a) For the term of the Contract the Contractor shall provide complete supervision, management, and execution of all aspects of the mechanical (HVAC) preventative maintenance and service calls. This supervision and shall be provided on a 24 hour per day, 7 day per week basis at no extra charge to the Owner above and beyond the base costs specified in this Contract for the preventative maintenance services.
- b) The complete supervision, management, and execution of all aspects of the mechanical (HVAC) preventative maintenance and service calls shall only apply to properties currently active and specified in this Contract.
- c) The Contractor shall use their own Technicians and Staff to execute the preventative maintenance and service calls required. Despite any other provision to the contrary in this document, where the Contractor is not able to use their own Technicians and Staff, they shall be permitted to use Sub-Contractors. Sub-Contractors shall be approved by the Owner prior to commencing any work.
- d) All preventative maintenance and service calls performed by the Contractor or Sub-Contractor shall be managed and invoices exclusively by the Contractor
- e) Preventative maintenance shall be performed according to this Contract.
- f) All service calls shall be billed at the Technician rates specified by City in this document and there shall be no further markup or overhead added to these rates at any time during the course of this Contract.
- g) **AUTHORIZATION TO PROCEED WITH EXTRA WORK/REPAIRS:**  
Any non-emergency issues requiring billable repairs not covered under the terms of this Contract shall be reported to the Owner’s property manager and Regional Manager Building Systems (Marek Kozlowski - [marek.kozlowski@rentclv.com](mailto:marek.kozlowski@rentclv.com) - c: 289-684-2381) prior to any work being commenced, and an Approved Purchase Order shall be issued to the contractor prior to work starting (as per the provisions of this Contract). Failure to follow this procedure could result in a contractor’s invoice being rejected in part or in full.

Any emergency issues requiring billable repairs not covered under the terms of this Contract shall be reported to the On-Call Manager (1-877-728-3003) and/or Regional Manager Building Systems (Marek Kozlowski - <mailto:marek.kozlowski@rentclv.com> - c: 289-684-2381) prior to any work being commenced, and authorization to proceed, or not, shall be issued to the contractor prior to work starting. Failure to follow this procedure could result in a contractor’s invoice being rejected in part or in full. Issues posing an immediate danger to the life safety of the building occupants, or the physical integrity of the building, shall be resolved to a condition in which the immediate danger is no longer present, prior to following the above procedure (as per the terms of this Contract.)

Initials

	
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- h) The Contractor shall maintain a database of all calls and emails received for service calls.
- i) Work shall only be considered billable if the Contractor or Sub-Contractor's technician is required to go to a Property.
- j) A summary of any billable work requiring a technician to go to a Property shall automatically be communicated to the Owner electronically, once the service call is completed. This communication shall at all times include the Owner's Regional Manager Building Systems (Marek Kozlowski - [marek.kozlowski@rentclv.com](mailto:marek.kozlowski@rentclv.com) - c: 289-684-2381) and/or other persons as designated.
- k) All non-emergency service calls received after-hours shall be executed as soon as possible during regular business hours, and shall always require an Approved Purchase Order Number (PO#) be provided to the Contractor before any work is executed.
- l) At all times the Contractor shall respond to service calls with the goal of minimizing immediate and ongoing costs to the Owner. The Contractor shall seek to put in place measures/repairs/improvements/training or any other remedy necessary so as to cost effectively reduce the chance of future service calls of a similar nature.
- m) The Owner will provide a binder to store all non-electronic work orders, this binder will be kept in a rack on the back of the boiler room door, and will be available for review by all staff, contractors, and technicians. This binder will be updated with a detailed description of the work completed. Electronic reporting must also be provided as per the provisions described within this contract, immediately after every visit.
- n) The Contractor must sign in and out of every site visit.

**3. Preventative Maintenance by Equipment Type**



**i. Buildings with Atmospheric Boilers**

- a) Lubricate all circulating pumps, if required
- b) Clean all strainers
- c) Inspect and clean heat exchanger(s)
- d) Inspect venting systems for leakage, missing caps and obstructions
- e) Check system pressure, fill valve and back flow preventer
- f) Check all operating and safety controls, flush any float type low water cut offs, clean probe type
- g) Check all relief valves
- h) Check gas lines and valve trains for leaks and supports
- i) Test gas pressures
- j) Visually inspect pilot and main burner flames
- k) Test fire each boiler
- l) Perform combustion test, adjust as required and submit results on each boiler
- m) Clean appliance cabinet and machinery, report housekeeping needs for room or area
- n) Report on any deficiencies
- o) Other regular preventative maintenance as required or specified by the manufacturer of the equipment
- p) Check expansion tanks, and ensure they are properly charged

**ii. Buildings with Gas Furnaces**

- a) Clean burners, orifice, etc.
- b) Check integrity of heat exchangers
- c) Replace air filter(s)
- d) Check pressure switches & sensors functions
- e) Inspect blower motor assembly
- f) Check belt condition, tensions, alignments (in older furnace) - belt not supplied
- g) Check electrical wiring

Initials

	
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- h) Start furnace & check the following;
- i) Check ignition systems-pilots, electronic sparks, HSI, etc
- j) Safety controls check
- k) Check inducer draft motor functions & any error codes
- l) Measure temperature rise across heat exchanger
- m) Measure static pressure across appliance
- n) Check and adjust gas pressure
- o) Carbon monoxide tests
- p) Check gas piping for leaks and supports
- q) Inspect condensate pumps & drain lines
- r) Check condition and operation of thermostat
- s) Clean appliance and machinery, report housekeeping needs for room or area
- t) Other regular preventative maintenance as required or specified by the manufacturer of the equipment



**iii. Buildings with condensing boilers (Hydrotherm, LAARS, EVO, Boderus, RBI, Viessmann, IBC, Water heaters type AO Smith, HTP, etc.)**

- a) Lubricate all circulating pumps, if required
- b) Lubricate all fans if applicable
- c) Clean all strainers
- d) Inspect venting systems for leakage and obstructions, check rain caps at every visit
- e) Clean all vent screens and filters (replace as necessary)
- f) Check system pressure, fill valve
- g) Check all operating and safety controls, flush any float type low water cut offs, clean
- h) At boilers start up, replace ignition electrodes, frame rods and HIS if applicable
- i) Inspect and clean the condensate collection pans, neutralizers and drains
- j) Replace drain line neutralizing stones
- k) Check all relief valves
- l) Check gas lines and valve trains for leaks and proper supports at every visit
- m) Test gas pressures at every visit
- n) Visually inspect pilot and main burner flames
- o) Test fire each boiler
- p) Perform combustion test, adjust as required, at every visit and submit results on each boiler via a report
- q) Clean appliance cabinet and machinery, report housekeeping needs for room or area
- r) Report on any deficiencies
- s) Other regular preventative maintenance as required or as specified by the manufacture of the equipment. Contact the owner if any extra work is required
- t) Inspect and clean burner and heat exchanger, check for cracks, scale built up , deformations, etc -as per manufacturer- once a year, at the beginning of the heating season, contact the owner if more work is required as per the terms of this Contract.
- u) Make sure the boiler room combustion air is free from corrosive contaminants. Contact the owner immediately if there are hazardous substances present.
- v) Make sure combustion air and ventilation air free openings meet B 149 standard, and are free from obstruction
- w) Check burner refractory for damage-replace if necessary

**iv. Buildings with Make-up Air Systems**

- a) Check the blower wheel to ensure that is it running smoothly and free from debris
- b) Check the blower bearings for excess noise and/or vibration, lubricate
- c) Check the blower motor bearings for excess noise and/or vibration, lubricate
- d) Check motor amps to ensure they are within the rated parameters
- e) Check the heat exchanger for signs of deterioration and/or cracks, at least once before heating season. Perform combustion analysis and adjust as necessary
- f) Check the burner rack to be free from debris
- g) Check the burner operation to ensure smooth ignition and that all burners are operational, at least once before heating season. Perform combustion analysis and adjust as necessary
- h) Check the safeties for proper operation
- i) Replace filter(s) each visit

Initials

	
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- j) Check belt alignment and tension. Replace belts as required (Belts to be included in maintenance price)
- k) Clean appliance cabinet and machinery, report housekeeping needs for room or area
- l) Other regular preventative maintenance as required or as specified by the manufacture of the equipment

**v. Full Startup of Building HVAC equipment**

- a) Heating Season startups of all affected equipment shall be included at no extra cost as part of this Contract and shall constitute a part of the Contract.
- b) Startups may be done concurrently with a regularly scheduled preventive maintenance visit
- c) All Startup shall be completed by Sept 21 of each year at the latest, and if required by the Owner, earlier wherever possible.

**vi. Service Frequency**

- a) Heating Units: Two (2) visits per year
- b) Domestic Units: Three (3) visits per year

**4. Description of Authorized Additional Services**



- a) Upon receipt of a written and approved purchase order, as described in Section 7 of this Contract, the Contractor shall have the right to provide the Additional Services described below.

**5. Additional repairs, installs, modifications**

- a) Despite the foregoing the Owner and/or the Owner's Contracts shall at no time be obligated to use the Contractor's services should they require additional authorized services not included in this Contract.

\*\*\*END OF SCHEDULE A\*\*\*

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**SCHEDULE B – LIST OF PROPERTIES AND PRICING OF SERVICES AND ADDITIONAL SERVICES**

**1. First Scheduled Preventative Maintenance Service Visit**

- a) Upon commencement of this contract or upon the addition of a new property to this contract, the Contractor shall, during the first scheduled preventative maintenance at each property, review and confirm the location, make/model and serial number of each piece of equipment included in this Contract, and provide all this information to the Owner.

**2. Properties, Equipment and Pricing for Preventative Maintenance**

- a) Where information key information for a Property is missing (Equipment, Costs, etc) in the table below, such information shall be provided by the Contractor to the Owner, and shall be added to this Contract via Addendum, prior to Services commencing.
- b) Contract Pricing and Property Information Table

\*\*\*SEE SCHEDULE 'E'\*\*\*

**3. List of properties and pricing**

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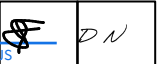
## HVAC Preventative Maintenance Services Contract

Prop #	Address	Postal Code	City	# of dwelling units	Equipment	Visit 1 Cost	Visit 2 Cost	Visit 3 Cost	Yearly Total \$	Notes
bcjv0107	1326 W 13th Avenue	V6H 1N8	Vancouver	30	See list	\$ 501.25	\$ 1,426.25	\$ 278.50	\$ 2,206.00	
bcjv0108	1355 W 14th Avenue	V6H 1R2	Vancouver	28	See list	\$ 396.25	\$ 1,488.75	\$ 292.50	\$ 2,177.50	
bcjv0109	8675 French Street	V6P 4W5	Vancouver	72	See list	\$ 352.50	\$ 1,842.50	\$ 283.75	\$ 2,478.75	
bcjv0110	4640 W 10th Avenue	V6R 2J5	Vancouver	14	See list	\$ 387.50	\$ 1,550.00	\$ 283.75	\$ 2,221.25	
bcjv0111	8740 Cartier Street	V6P 4V2	Vancouver	35	See list	\$ 335.00	\$ 1,340.00	\$ 240.00	\$ 1,915.00	
bcjv0112	8790 Cartier Street	V6P 4V2	Vancouver	35	See list	\$ 387.50	\$ 702.50	\$ 292.50	\$ 1,382.50	
bcjv0113	1373 W 73rd Avenue	V6P 3E9	Vancouver	36	See list	\$ 466.25	\$ 921.25	\$ 278.50	\$ 1,666.00	
bcjv0114	2280 W 6th Avenue	V6K 1V8	Vancouver	43	See list	\$ 313.75	\$ 1,362.50	\$ 231.25	\$ 1,907.50	
bcjv0115	2040 York Avenue	V6J 1E7	Vancouver	54	See list	\$ 370.00	\$ 1,775.00	\$ 240.00	\$ 2,385.00	
bcjv0118	3583 Kingsway	V5R 5L9	Vancouver	104	See list	\$ 501.25	\$ 2,236.25	\$ 318.75	\$ 3,056.25	
bcjv0119	2244 W 6th Avenue	V6K 1V8	Vancouver	46	See list	\$ 378.75	\$ 1,778.75	\$ 283.75	\$ 2,441.25	
bcjv0121	2183 W 4th Avenue	V6M 2G4	Vancouver	36	See list	\$ 352.50	\$ 973.75	\$ 292.50	\$ 1,618.75	

### 4. Additional Services Pricing

a)

City	Technician \$/hr – Regular Time	Technician \$/hr - Overtime
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## HVAC Preventative Maintenance Services Contract

Vancouver	\$110.00	\$220.00
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
b) All rates shall be guaranteed for the life of this Contract, subject to any price increase provision included here within.

### 5. Previous Contract Replacement

a) This Contract fully supersedes and replaces and existing HVAC, Mechanical, or related contracts, between the Owner and Contractor (including Sub-Contractors) for the properties listed here within, and the Owner shall assume now liability for such.

\*\*\*END OF SCHEDULE B\*\*\*

**Initials**

	
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**SCHEDULE C – LIST OF AUTHORIZED SERVICE PERSONNEL**

**1. Authorized Personnel**

- a) For the duration of the Contract Term, the Owner shall at all times permit only designated service personnel to enter on to and work at the Properties covered by this Contract. The Contractor shall at all times maintain a list of Approved Service Personnel, in a format similar to below, and share this list with the Owner. Any personnel to be deployed to a Property shall first be approved by the Owner and added to the List of Authorized Personnel prior to any work being performed by that person. The Owner shall have the right to request the immediate removal of any person, at any time, for any reason from the list of Authorized Personnel. The Owner shall be held harmless from and against all claims, demands, losses, costs, damages, actions, suits, or proceedings by whomsoever made, based upon, arising out of, related to, occasioned by or attributable to the removal of any person from the list of Authorized Personnel.
- b) Upon the approval and addition, or the removal, of a person from the list of Authorized Personnel, the Contractor shall immediately notify the Owner with an updated and complete List of Authorized Personnel.
- c) The requirements related to Authorized Personnel shall equally and fully apply to approved Sub-Contractors.
- d) The foregoing provisions apply to all Contractor and Sub-Contractor personnel, regardless of their role.

**2. Emergencies**

- a) Despite the foregoing, in an emergency situation where there is an immediate risk of loss or damage to people or property and no possibility of using Authorized Personnel is available, the Contractor shall be permitted to use non-Authorized Personnel until such time as Authorized Personnel are available to take over.

**3. List of Authorized Personnel**

<b><u>Name</u></b>	<b><u>Company</u></b>	<b><u>ID</u></b>
John Doe	XYZ Mechanical	abcde123

\*\*\*END OF SCHEDULE C\*\*\*

Initials

*JS DN*

**SCHEDULE D – SINGLE POINT OF CONTACT FOR SERVICE**

**1. Overview**

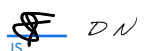
- a) For the duration of the Contract Term, the Contractor shall at all times be available times, during both regular business hours and after-hours (including evenings, weekends, and holidays) to respond to the Service Requests of the Owner including emergencies Service Requests.
- b) The Contractor shall review all Service Requests prior to sending personnel to the Owner’s properties, and, where reasonable, shall make alternative suggestions to the Owner that would help avoid or lower the costs incurred by the Owner to rectify any issues without negatively impacting the Owner’s ongoing operations (ex. Interim fixes for after-hours emergencies that can be performed by the Owner to allow for permanent repairs by a Technician to happen during regular business hours).
- c) The Safety and Security of residents, occupants, staff, contractors, sub-contractors, or any other persons in or around the Owner’s properties shall always be paramount. If there is an immediate peril to the Safety and Security of anyone as described above, or any other peril to human life, or to the Owner’s physical assets, that cannot reasonably wait, then no PO# shall be required to be provided by the Owner at the time a Service Request is placed. However, the Owner shall nevertheless, as soon as possible, provide an approved PO# to the Contractor for such a call. In all instances, without exception, Service Requests by the Owner must include an approved PO# prior to the Contractor sending any technicians to the properties. Failure to obtain an approved PO# may result in delays in paying or outright rejection of invoices.

**2. Service Standards:**

- a) Call from Owner: Thirty to Sixty (30-60) minutes to receive return a call from the Contractor (if not answered immediately).
- b) Technician arrival on site: Four (4) hour maximum for the technician to arrive on-site (if required) from the time a call is initially placed by the Owner.

\*\*\*END OF SCHEDULE D\*\*\*

Initials

 JS DN

**SCHEDULE E – EQUIPMENT LIST**

**1. Overview**

- a) Any HVAC equipment not noted in this property must be immediately reported to the Owner for potential inclusion in this Contract.
- b) Any HVAC replaced over the course of the contract term shall be immediately reported to the Owner for inclusion in this Contract.
- c) Additions or changes to this Contract that increase the price of services shall be done so via signed addendum and priced according to the going rates for similar services already being provided elsewhere in this Contract. Should the Owner and Contractor not agree on a price increase for an additional piece of equipment to be included in this Contract, the Owner shall have the right to immediately retender the affected property (and any associated buildings, for properties that form a “site” or “neighbouring” properties) and at the Owners’ discretion put on hold and/or immediately terminate services for the affected properties/buildings.

**2. Equipment Lists by Building**



- a) 1355 West 14th

Boilers	IBC SL 399 G3 X2 Serial SL40-399G3-06563
	Serial SL40- 399G3-07875
	Boiler Space heating pumps - Grundfos UPS 43-44 F
	Boiler-DHW heating pump - Grundfos UPS 26-99
	Building heating pumps - UPS 50-60
	Heating Expension Tank - Amtrol AX80V
	DHW indirect water heater - MetalPres DBDWXL - J120
	DHW Expension Tank - Amtrol ST - 12 C

- b) 8790 Cartier

Heating system - Boiler, Allued Eng model A1200, serial number 10565 , year 1972		
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Initials

	
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	Boiler pumps Armstrong-B&G	
	Backflow	Watts LF009M3QT Serial 267721 3/4 inch
D HW - Boiler RBI		model 33H0530NE2DSSS, serial 050227720 , installed 2003
		tank pump - armstrong
		Rec pump B&G SSF-22
		storage tank - AOSmith ,model TJV 200A, serial 0832M000012
Ventilation - 2 Delhi blowers, one new one , Type G9x3/4		



c) 8740 Cartier

boiler	IBC 40-399 G3 X2
Boiler space heating pumps - Grundfos UPS 43-44F	
Boiler DHW pump - Grundfos UPS 26-99F	
Bnuilding system pumps - Grundfos UPS 43-44	
Rec pump - Grundfos Alpha2 15-55S	

d) 8675 French

Heating system -boiler, Camus DFNH-1500MGI-HV , serial number 061215790	
	boiler pump B&G series 60 2x5.25
	low loss header B&G PSH-4
	2 heating zones, West and East with B&G circulators
	Extrol expansion tank ,size 200L
	make up water Watts RP, 3/4 in
	Filter , no pot feeder
DHW	Laars NTV 500 N Serial 531929
Storage tank AO Smith TJV 120	

Initials

	
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Expansion tank - Amtrol ST , serial 127014

e) 2280 W 6th

Boilers	IBC SL 40-399 X2
Boiler pumps - UPS 43-44	
Boiler-DHW heating pumps - UPS 43-100	
System pumps - Grundfos UPS 43-44	
Indirect water heater - Metalpres DBDWXL - j120	



f) 2040 York

Boilers	IBC	EX500	Serial 00678
	IBC	EX500	Serial 00676
	IBC	EX500	Serial 00675
	DHW pump B&G		
	Circ Pump - Grundfos , model UPS 15-35 SFC		
	storage tanks AOS mith , model TJV 120M , serial 1837111888678 and 0931M000886		

g) 4640 W 10th

Heating system - 2X IBC boilers ,Model SL 45-260 , serial SL-45260-01156	
	SL-45260-01246
	boiler pump - B&G model NRF-33 103350 1B41
	Suite return pump - Grundfos magna 3 40-80 F 216, P/N 98126800 , serial 100032135

Initials



	
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	Suite supply pump - B&G ecocirc XL B 15-75 , serial 20140512
	make up water - Watts 3/4 RP
DHW - Heat exchanger , B&G , model BPDW415-060 , P/N BY570700013200	
	5-707-15-060-005
	227968-01
	primary pump - B&G NRF-25
	secondary pump - B&G NRF-25
	Rec pump - B&G SSF-22
	Storage tank - Allied Eng model EPP-80-S , serialTBAA-6015
	Pump feeding something with ixing valve - B&G NRF-22

h) 3583 Kingsway

Heating system			
	Eco King	Model CB 399 X3	Serial 29
			Serial 30
			Serial 31
Boiler pump	B&G	Model PL 55 X3	
System pump	B&G	Model e80 - 2X2X9.5	
		Model e80 - 2X2X9.5	
DHW			
	HTP	Model PHP399 X3	Serial 3783
			4077
			3784
MUA	Sterling-Mestek	Model PV10	
MUA	Sterling-Mestek	Model PV10	

Initials

	
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Condensing units	Lennox	13ACXN30-230-24	
		13ACXN30-230-24	

i) 2183 W 44<sup>th</sup>



Heating system		
Boiler	Lochinvar	Model RBN 500
		Model RBN 500
Boiler pump	B&G	ModelUP 43-75
		ModelUP 43-75
Heating pump	Grundfos	Model UMT 50-40
DHW system	Brazed HX with storage tanks	

j) 2244 W 6<sup>th</sup>

Heating system		
Boiler	IBC	Model SL- 80-399 X3
DHW		
indirect water heater	Water Comfort	Model J 120DWXL
		Model J 120DWXL
Boiler and DHW and sytem pumps all Grundfos wet rotor circulators		

\*\*\*END OF SCHEDULE E\*\*\*

Initials

	
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