

APPENDIX B

Note: All Trade and Supply Contracts are subject to these Supplementary General Conditions to the Contract:

1. The Construction Manager will provide Project and Construction Management Services. All references to "Construction Manager" shall mean "Project/Construction Manager".
2. The Project/Construction Manager (PM) will act as the Owner's Agent throughout the project and will, with the Owner's approval, secure the services of all Consultants needed to prepare drawings, reports or other documentation for site plan approval and building permit application including soil investigations and property surveys, topographical surveys, environmental soil testing and testing and inspection services.
3. The PM will prepare contracts on behalf of the Owner for all subtrades and suppliers.
4. The PM will receive, review and approve for payment all invoices from subtrades and suppliers and submit them on a monthly basis to the Owner.
5. The Owner will issue checks on a monthly basis on account of the invoices approved for payment by the PM and provide the checks to the PM for distribution to the payees.
6. The PM will maintain complete financial records for the project and will provide Budget and Expenditure Reports monthly (or when requested by the Owner) detailing the financial status of the project.
7. The PM will assume the duties of "Constructor" for the project and will be responsible for Jobsite Safety in accordance with the current Rules and Regulations for Construction Projects in the Province of Ontario.
8. All discounts will accrue to the Owner.
9. The PM will arrange for Builder's Risk and Wrap-up insurance for the project.