

**LETTER OF UNDERSTANDING**

**In respect of the BCIT Trades and Technology Complex Project**

This **LETTER OF UNDERSTANDING** is entered into as of the 24<sup>th</sup> day of October, 2022

**BETWEEN:**

**BC INFRASTRUCTURE BENEFITS INC.**

**AND:**

**ALLIED INFRASTRUCTURE AND RELATED CONSTRUCTION  
COUNCIL OF BRITISH COLUMBIA**

**WHEREAS:**

- A. The parties entered into a Community Benefits Agreement dated the 17<sup>th</sup> day of July, 2018, as amended and restated on March 1, 2022, as may be further amended, supplemented or restated from time to time (the “**Community Benefits Agreement**”) which governs the terms and conditions of employment for Employees in respect of the Projects;
- B. The Community Benefits Agreement contemplates that additional Projects may be added to the Community Benefits Agreement upon agreement between the Employer and the Council; and
- C. The parties wish to formally recognize the BCIT Trades and Technology Complex Project as a Community Benefits Agreement Project, and to include within the Community Benefits Agreement an Appendix entitled “Project Definition: BCIT Trades and Technology Complex Project”.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby irrevocably acknowledged by each party, the parties agree as follows:


1. All capitalized terms used in this Letter of Understanding but not defined in this Letter of Understanding have the meanings given to those terms in the Community Benefits Agreement.
2. The document attached as Schedule 1 to this Letter of Understanding entitled “PROJECT DEFINITION: BCIT TRADES AND TECHNOLOGY COMPLEX PROJECT” shall form an Appendix to the Community Benefits Agreement.
3. This Letter of Understanding shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable in British Columbia.

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In respect of the BCIT Trades and Technology Complex Project

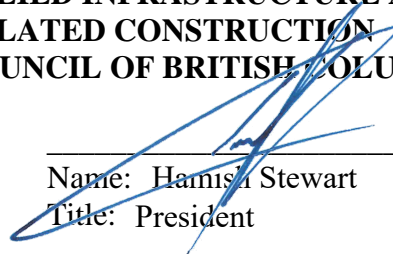
4. This Letter of Understanding may be executed by counterparts, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument. Delivery by email in portable document format (PDF) of an executed counterpart of this Letter of Understanding is as effective as delivery of an originally executed counterpart of this Letter of Understanding.

**IN WITNESS WHEREOF** the parties have executed this Letter of Understanding as of the day and year first above written.

**BC INFRASTRUCTURE BENEFITS INC.**

Per:   
\_\_\_\_\_  
Name: Sveto Plavsic  
Title: VP Operations and COO

**ALLIED INFRASTRUCTURE AND  
RELATED CONSTRUCTION  
COUNCIL OF BRITISH COLUMBIA**

Per:   
\_\_\_\_\_  
Name: Hamish Stewart  
Title: President

LETTER OF UNDERSTANDING  
In respect of the BCIT Trades and Technology Complex Project

**SCHEDULE 1**  
**PROJECT DEFINITION: BCIT TRADES AND TECHNOLOGY COMPLEX PROJECT**

(see attached)

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**PROJECT DEFINITION: BCIT TRADES AND TECHNOLOGY COMPLEX PROJECT**

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**Project Name:** BCIT Trades and Technology Complex Project (for the purposes of this Project Definition Appendix, this “**Project**”).

**Owner:** The “Owner” pursuant to Master Section Article 2.317, is the British Columbia Institute of Technology.

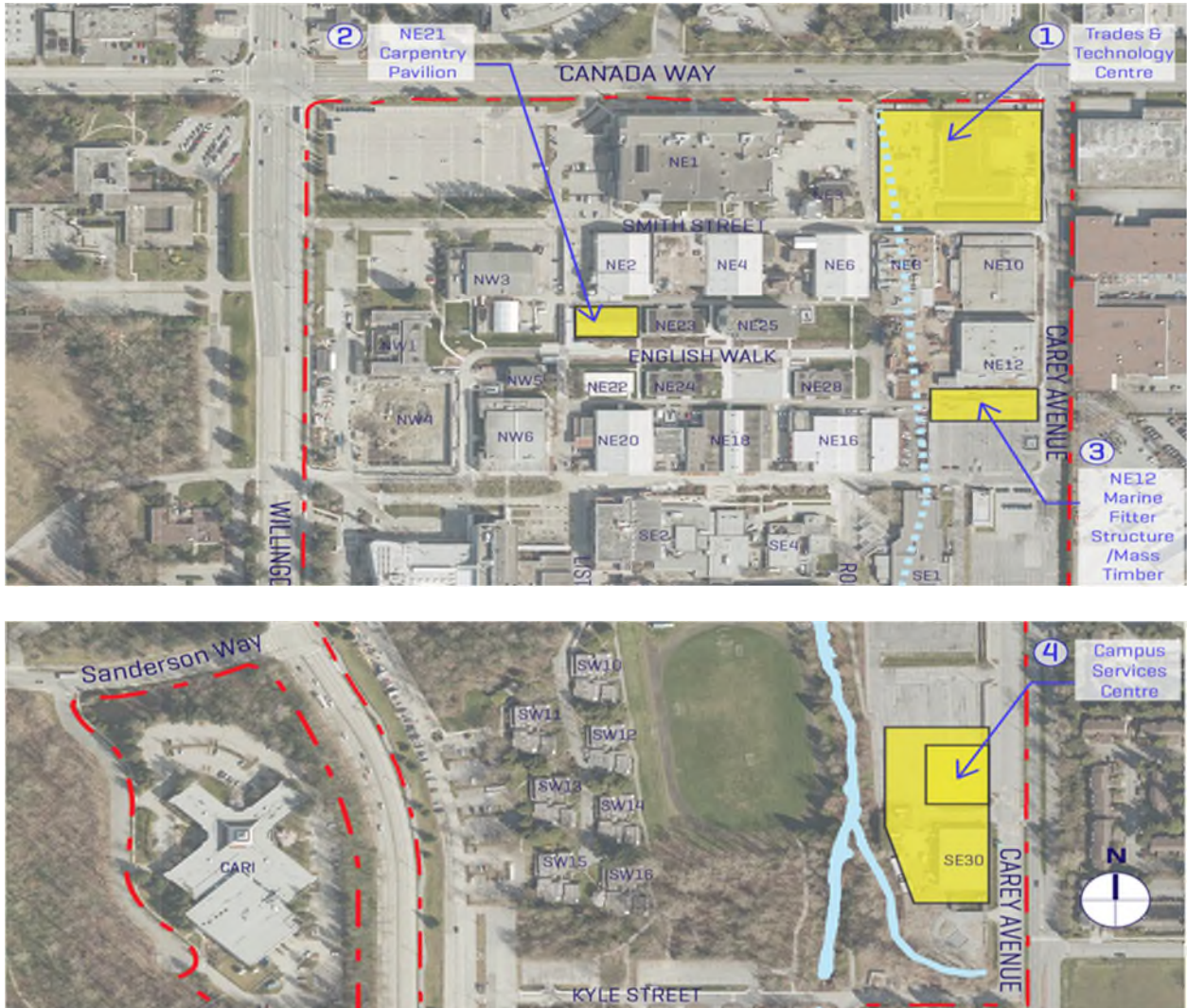
**Location:** This Project consists of four (4) new buildings, legend items 1, 2, 3 and 4 (depicted in Figure 1), located on the Owner’s Burnaby Campus at 3700 Willingdon Avenue, Burnaby, BC. Figure 1 is included solely for a general indication of where this Project is anticipated to be constructed and will not be relied upon under any circumstances to define the Site (which will be governed by the terms of the Contract).

1. The first building is the **Trades and Technology Centre** (Figure 2). Figure 2 is included solely for a general indication of where this building is anticipated to be constructed and will not be relied upon under any circumstances to define the Site (which will be governed by the terms of the Contract). This is a new 7,672m<sup>2</sup> building designed with a steel and concrete structure with wood elements consisting of four (4) levels of learning and applied research space.
2. The second building is the **Campus Services Centre** (Figure 3). Figure 3 is included solely for a general indication of where this building is anticipated to be constructed and will not be relied upon under any circumstances to define the Site (which will be governed by the terms of the Contract). This is a new 3,250m<sup>2</sup> building designed with a mass timber with dowel laminated timber structure consisting of two (2) levels housing offices, trades and printings shops.
3. The third building is the **Carpentry Pavilion (NE21)** (Figure 4). Figure 4 is included solely for a general indication of where this building is anticipated to be constructed and will not be relied upon under any circumstances to define the Site (which will be governed by the terms of the Contract). This is a new 715m<sup>2</sup> building designed with a mass timber structure consisting of a single level housing learning, tool and project assembly spaces.
4. The fourth building is the **Steel and Mass Timber Pavilion (NE12)** (Figure 5). Figure 5 is included solely for a general indication of where this building is anticipated to be constructed and will not be relied upon under any circumstances to define the Site (which will be governed by the terms of the Contract). This is a new 754m<sup>2</sup> building designed with a steel structure with wood elements consisting of a single level housing project assembly space.

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**Figure 1.**



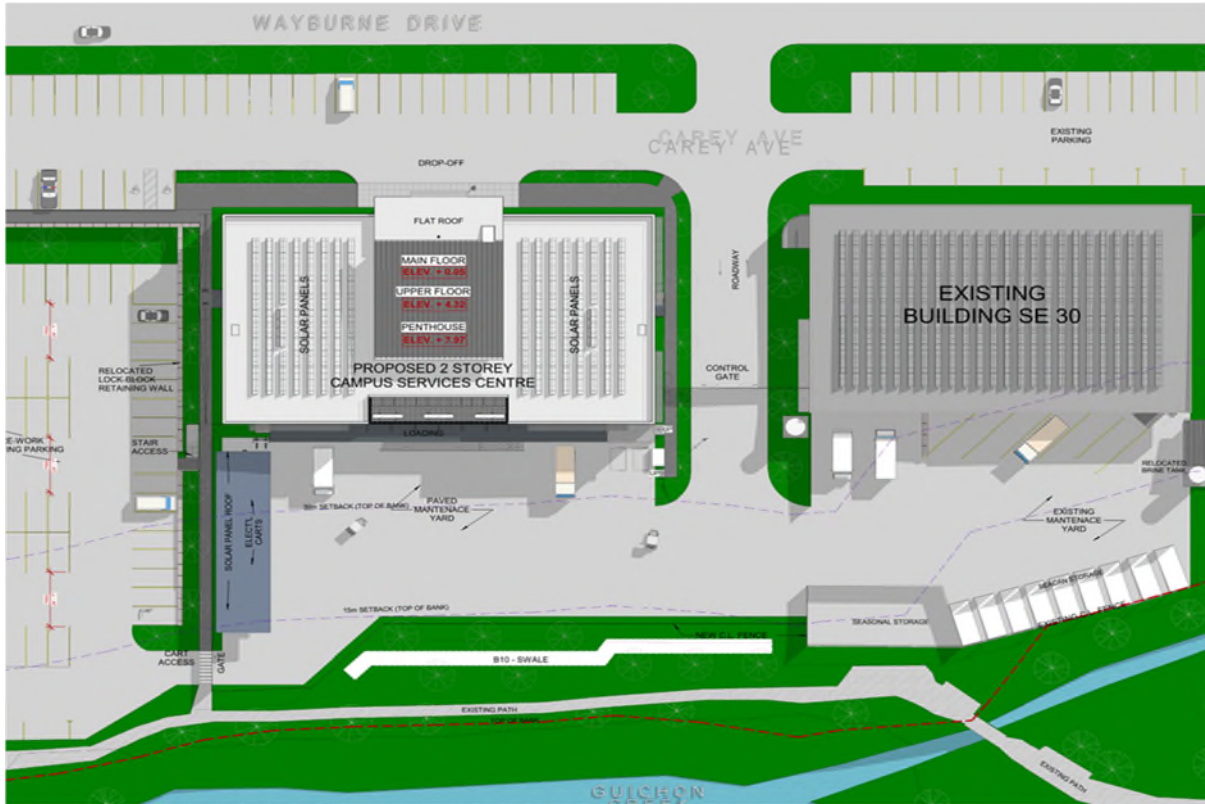
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Figure 2.



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Figure 3.



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Figure 4.





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Figure 5.

NE12\_ Proposed Structure and Yard



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**Project Description:** Construction of four (4) new buildings, legend items 1, 2, 3 and 4 (depicted in Figure 1), located on the Owner's Burnaby Campus at 3700 Willingdon Avenue, Burnaby, BC.

**Scope of Work:**

**A. Trades and Technology Centre.** A new 7,672m<sup>2</sup> building designed with a steel and concrete structure with wood elements consisting of four (4) levels of learning and applied research space.

1. Included Scope of Work: The following list is a general indication of work to be performed under the terms of the Community Benefits Agreement. The final scope of work to be performed under the terms of the Community Benefits Agreement will be, subject to the terms of this Appendix, the scope of work actually performed pursuant to the Contract:

Enabling Works:

- Demolition of existing Building NE09
- Demolition of existing Building NE07
- Daylighting of Guichon Creek

Parking:

- Two levels of underground for 270 vehicle spaces
- 150 secure bike spaces

Inter-Collaboration Spaces:

- Learning Commons
- Trades Maker Space
- Theatre
- Project Rooms

Applied Research:

- Building Sciences Centre of Excellence
- Centre for Architectural Ecology
- High Performance Building Lab

Specialty Labs:

- Building Structures Lab
- Building Materials Lab
- Soils Lab
- Piping Simulation Lab
- Piping Cross Connection Lab
- Hydrothermal Lab
- Hydraulic Lab
- HVAC Lab
- Indoor Climate Simulation Lab

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- Acoustics Lab
  - Environmental Lab
2. Excluded Scope of Work: Work that is excluded from the scope of the Community Benefits Agreement in respect of this Project is set out in Schedule “A” attached hereto.

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**B. Campus Services Centre.** A new 3,250m<sup>2</sup> building designed with a mass timber with dowel laminated timber structure consisting of two (2) levels housing offices, trades and printings shops.

1. Included Scope of Work: The following list is a general indication of work to be performed under the terms of the Community Benefits Agreement. The final scope of work to be performed under the terms of the Community Benefits Agreement will be, subject to the terms of this Appendix, the scope of work actually performed pursuant to the Contract:

Enabling Works:

- Demolition of existing Parking Lot F

Parking:

- Secure service vehicle storage compound with interconnection to existing building SE30
- Solar powered electric service vehicle charging facility

Inter-Collaboration Spaces:

- Bicycle End of Trip Shower Facility
- Office and Touchdown Spaces

Specialty Shops:

- Imaging Shop
- Printing Shop
- Electrical Shop
- Plumbing Shop
- Carpentry Shop
- HVAC Shop
- Operational Storage
- Trades Worker Touch Down Desk Areas
- Wet Gear End of Trip Area

2. Excluded Scope of Work: Work that is excluded from the scope of the Community Benefits Agreement in respect of this Project is set out in Schedule "A" attached hereto.

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**C. Carpentry Pavilion (NE21).** A new 715m<sup>2</sup> building designed with a mass timber structure consisting of a single level housing learning, tool and project assembly spaces.

1. Included Scope of Work: The following list is a general indication of work to be performed under the terms of the Community Benefits Agreement. The final scope of work to be performed under the terms of the Community Benefits Agreement will be, subject to the terms of this Appendix, the scope of work actually performed pursuant to the Contract:

Enabling Works:

- Preparation of existing slab for construction

Parking:

- Infill Site – No Parking

Instructional Classroom:

- Modern carpentry classroom with AV technology

Tools Work Area:

- Safely spaced tool zones adjacent to project assembly areas

Project Assembly Areas:

- Covered work area, acoustically designed

Material Storage:

- Secure and forklift accessible wood storage racks

2. Excluded Scope of Work: Work that is excluded from the scope of the Community Benefits Agreement in respect of this Project is set out in Schedule “A” attached hereto.

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**D. Steel and Mass Timber Pavilion (NE12).** A new 754m<sup>2</sup> building designed with a steel structure with wood elements consisting of a single level housing project assembly space.

1. Included Scope of Work: The following list is a general indication of work to be performed under the terms of the Community Benefits Agreement. The final scope of work to be performed under the terms of the Community Benefits Agreement will be, subject to the terms of this Appendix, the scope of work actually performed pursuant to the Contract:

Enabling Works:

- Demolition of existing Parking Lot A

Parking:

- Infill Site – No Parking

Project Assembly Areas:

- Covered work area, acoustically designed
- Large Gantry Crane(s)

Material Storage:

- Secure and forklift accessible wood storage racks

2. Excluded Scope of Work: Work that is excluded from the scope of the Community Benefits Agreement in respect of this Project is set out in Schedule “A” attached hereto.

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**Applicable Community Benefits Agreement Documents:** The following documents constitute the complete Community Benefits Agreement applicable to this Project.

- 1) Master Section
- 2) Addenda
  - a. Owner Operator
- 3) Appendices
  - a. Project Definition: BCIT Trades and Technology Complex Project
- 4) Trade Sections
  - a. Trade Provisions
  - b. Wages (as set out below)

**Applicable Project Trade Section Wage Scales:** The following wage tables are applicable to work performed on this Project. Where noted, different wage tables may be applicable to different components of the work.

<b>AFFILIATED UNION</b>	<b>TRADE SECTION – WAGES Applicable Wage Table</b>
British Columbia Regional Council of Carpenters	CA
Construction Maintenance and Allied Workers (Carpenters)	CA
International Association of Bridge, Structural, Ornamental & Reinforcing Ironworkers Local Union 97	IR
International Association of Heat & Frost Insulators & Asbestos Workers Local Union 118	IN
International Association of Sheet Metal, Air, Rail and Transportation Workers Local Union 280, Local Union 276	SH, SHR
International Brotherhood of Boilermakers, Iron Shipbuilders, Blacksmiths, Forgers and Helpers Lodge 359	BM
International Brotherhood of Electrical Workers Local Union 213, Local Union 993, Local Union 1003, and Local Union 230	EW-213
International Brotherhood of Teamsters Local Union 213	TE
International Union of Bricklayers & Allied Craftworkers Local Union No. 2	BR, TI, TR

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<b>AFFILIATED UNION</b>	<b>TRADE SECTION – WAGES Applicable Wage Table</b>
International Union of Operating Engineers Local Union 115	OP
International Union of Painters & Allied Trades District Council 38 Painters 138, Glaziers 1527, and Drywall Finishers 2009	PA, GL, DR
Labourer’s International Union of North America Construction and Specialized Workers Union Local 1611	LA, LAP, LAM
Move Up – A Movement of United Professionals	OF
Operative Plasterers’ and Cement Masons’ International Association of the United States and Canada Local Union 919	CE, PLA
United Association of Journeymen and Apprentices of the Plumbing & Pipefitting Industry of the United States and Canada Local Union 170, Local Union 516, Local 324	PL, RE
United Brotherhood of Carpenters and Joiners of America Floor Layers Local Union 1541	FL
United Brotherhood of Carpenters and Joiners of America Millwrights, Machine Erectors & Maintenance	MW
United Brotherhood of Carpenters and Joiners of America Piledrivers Local Union 2404	PI
UNITE-HERE Local 40	CU

**Modifications to Community Benefits Agreement for this Project:** The following modifications are made to the Community Benefits Agreement only for and only in respect of this Project:

- (a) Article 2.309 of the Community Benefits Agreement is modified to read as follows:

“2.309     **“Employee(s)”** shall be those persons hired by the Employer to perform construction work upon the Project including Owner Operators, and those Employees of the Employer or any Contractor who are employed as Security Guards and Fire Prevention personnel on the Site.



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The term "Employee(s)" shall not include:

- (a) Security, Fire Prevention and Personnel performing health and safety and investigative functions;
- (b) Professional Engineering, Geological and Architectural staff of the Contractor, Consultants or the Owner performing sporadic, occasional and non-repetitive recording, testing, or drafting (with or without tools);
- (c) Instructors and Consultants doing needs analysis, training and instruction;
- (d) Contractors or persons working subject to, or as a result of, an agreement with the Owner in respect of standing offer-type arrangements for the supply and installation of specialized equipment or systems or both (but not construction work that supports such specialized equipment or systems);
- (e) Specialized manufacturer/supplier provided persons required for the installation, fit-out, commissioning and acceptance testing of conveying equipment, such as elevators, escalators, dumbwaiters, automatic dishwasher systems and air glide systems (but not construction work that supports such equipment);
- (f) Persons from equipment or system manufacturers/suppliers or their subcontractors, who the manufacturer/supplier requires to be utilized for the purposes of connecting, installing, commissioning and acceptance testing and warranty work in order that the equipment or system warranty becomes valid and is maintained in full force and effect;
- (g) Artists, craft-persons, knowledge-holders or other persons required for the creation and installation of art, artist elements and culturally relevant activities and elements or specialized interpretive signage or recognition elements (but not construction work that supports such work);
- (h) One clerical person per Contractor in a Site office whose duties include confidential and financial matters;
- (i) Architects, Professional Engineers and other non-trade professionals, including scientists, who are employed in a professional or scientific capacity;
- (j) Persons moving and arranging furniture, fitting out rooms with equipment/tools, setting-up information technology devices, or similar type functions, who are employees of, or consultants to, the Owner;

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- (k) Persons performing oversight (excluding trade forepersons), quality management, commissioning, acceptance and certification, who are employees of, or consultants to, the Owner or the Contractor;
- (l) Employees of the Employer or Contractors who are on the Site to perform work outside the coverage of this Agreement;
- (m) Employees of the Owner who are on the Site to perform any type of work, such as information technology, audio-visual, safety and security set-up work or work related to facilities maintenance and operations work;
- (n) Persons and firms performing relocation work for utility services (e.g., water, sanitary, telecommunications and internet, natural gas supply, cable T.V., electric power lines, etc.), and any other work on Site for utility services; and
- (o) Persons and firms performing Indigenous cultural, archeological and environmental monitoring oversight, and other related indigenous investigative work, including excavation and removal of Indigenous cultural and archeological items.”

In the event of any conflict between the above provisions and any other provision, express or implied, in the remainder of the Agreement, the above provisions shall take precedence.

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**Schedule "A"**

**Work Excluded from Scope Of Community Benefits Agreement**

1. Pre-work:
  - (a) geotechnical investigations (e.g. bore hole drilling, spot digging with heavy equipment, traffic management);
  - (b) utility locates;
  - (c) topographical survey updates;
  - (d) environmental assessment of Guichon Creek; and
  - (e) hazmat testing of existing structures.
2. Renovation and pre-works of the existing building SE30 warehouse to allow for office staff to move to enable the construction of the Campus Services Centre, including interior space reorganization, interior renovation to build office space and relocation of brine production equipment to exterior location adjacent to existing building SE30.

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