



FAIR WAGE POLICY
FOR
ICI CONSTRUCTION CONTRACTS

POLICY STATEMENT

On all Industrial Commercial Institutional Construction Contracts with the City of North Vancouver, every Contractor and Sub-contractor shall pay or provide wages, benefits and hours of work to their Employees, in accordance with the Fair Wage Policy for ICI Contracts.

Where the contractor or sub-contractor is in contractual relationship with a union recognized by the Labour Relations Board of British Columbia as the bargaining agent for the relevant workers, the applicable rate of wages set out in the collective agreement shall prevail. Where no such contractual relationship exists, a rate not less than that set out for such work in the Fair Wage Schedule published with this policy shall be paid.

Failure to comply with the Fair Wage Policy may result in restricted ability to bid on City construction business.

DEFINITIONS

In this Policy wherever a term set out below appears in the text of this policy with its initial letters capitalized, the term is intended to have the meaning set out for it in this DEFINITION section. Wherever a term below appears in the text of this policy in regular case, it is intended to have the meaning ordinarily attributed to it in the English language.

- (a) "City" means The Corporation of the City of North Vancouver, and, where the context allows, its officers, officials, employees and agents or any of them.
- (b) "City Council" means the elected municipal council of the City.
- (c) "Contractor" means any person, firm or corporation having a contract with the City for the performance of ICI construction work, but does not include any person, firm or corporation that only supplies materials for the Construction Contract.
- (d) "Construction Contract" means any ICI construction of an estimated value of at least two hundred and fifty thousand (\$250,000.00) dollars, entered into between the City and a Contractor and includes the various sub-contracts to that contract. Construction Contracts which were initially tendered and awarded under the one hundred thousand (\$250,000.00) dollar threshold, but exceeded this upset limit due to owner-requested changes, or other unknown change orders after the award of the contract, are exempt from this policy.
- (e) "Employees" means those persons employed by the Contractor or Sub-contractor in positions, classifications, (trades or any combination of those) identified in the Fair Wage Schedule, for the performance of construction work on a Construction Contract with the City, or any Sub-contract. Owner operators who undertake the work themselves, are exempt from this definition.

(f) "Fair Wage Schedule" means the schedule of wages, benefits and hours of work for the performance of construction work on all City ICI Construction Contracts. The schedule is based on the collective agreements of building trade unions in the Province of British Columbia as published by the Construction Labour Relations Association of British Columbia (CLRA of BC). Summarized on Schedule A attached to this policy.

(h) "ICI" is an acronym abbreviation for "Industrial, Commercial and/or Institutional".

(i) "Registered Complaint" means a written complaint from an identified source which alleges that a Contractor or Sub-contractor has violated this Fair Wage Policy. Registered Complaints must be submitted on the Fair Wage Complaint Form. All elements of the form must be responded to.

(j) "Sub-contractor" means any person, firm or corporation performing work for a Contractor or one of the Contractors or other Sub-contractors who has a Construction Contract with the City, but does not include any person, firm or corporation that only supplies materials for the Construction Contract.

(k) "Sub-contract" means any contract between a Contractor and any of that Contractor's Sub-contractors with a firm, person or corporation for work in accordance with a Construction Contract. The term excludes contracts for material supplies only.

PROCEDURES

1. The City Purchasing Manager or designate will prepare on an annual basis, or as updated by the CLRA of BC, the Fair Wage Schedule.
2. The City shall make available through its tender call, to every person bidding on the City's Construction Contracts, the then current Fair Wage Policy and Fair Wage Schedule and shall include in contract documents and/or provide copies of them to the bidders, or make them available through the City's Web Page. The Contractor and its Sub-contractors shall not be responsible for any Fair Wage Schedule rate increases which occur after the closing of the tender for the City Construction Contract on which the Contractor is the successful bidder.
3. For all Construction Contracts with the City, the Contractor shall provide to the City, in a form acceptable to the Purchasing Manager, or designate, notification that the Contractor and its Sub-contractors are in compliance with the Fair Wage Policy and the Fair Wage Schedule. This notification shall be provided to the City with the application for substantial performance of the Construction Contract as defined in *the British Columbia Builders Lien Act*.
 - (a) A Contractor is fully responsible for ensuring that all of its Sub-contractors comply with the Fair Wage Policy and the Fair Wage Schedule.
 - (b) A Sub-contractor is fully responsible for ensuring that all of its Sub-contractors comply with the Fair Wage Policy and the Fair Wage Schedule.

POSTING

All Contractors must post in a conspicuous place on every construction project site, in a location satisfactory to the City's Purchasing Manager or designate, a copy of the Fair Wage Policy and the Fair Wage Schedule supplied to it by the City and which will include a telephone number by which any inquiry regarding the Fair Wage Policy or the Fair Wage Schedule, or both may be made to the City's Purchasing Manager or designate.

RECORDS

1. The Contractor must keep records of the names, addresses, wages paid, benefits paid or provided and hours worked for all of its employees.
 - (a) The Contractor shall make these records available for inspection by the City upon request by the City for a period of seven (7) years after final completion of the Construction Contract. The City will only be permitted access to these records upon receipt of a Registered Complaint.
2. The Contractor shall, in any agreement with a Sub-contractor, require the Sub-contractor to comply with all subparagraphs below.
 - (a) The Sub-contractor shall keep records of the names, addresses, wages paid, benefits paid or provided and hours worked for all of its employees.
 - (b) The Sub-contractor shall make these records available for inspection by the City upon request by the City for a period of seven (7) years after final completion of the Construction Contract. The City will only be permitted access to these records upon receipt of a Registered Complaint.
 - (b) The Sub-contractor shall also require its Sub-contractors to assume the same obligations in relation to their own Employees.
3. Failure to provide these records as required by this Policy may result in the Contractor or Sub-contractor being subject to the CONSEQUENCES OF NON-COMPLIANCE provisions of this Fair Wage Policy.

COMPLAINTS

1. Any Contractor, Sub-contractor or Employee, that tendered on a Construction Contract awarded by the City and that is subject to the Fair Wage Policy, may submit a Complaint against that tender award to the City with respect to any Contractor or Sub-contractor on that project. Registered Complaints should be submitted at the earliest time but no later than fifteen (15) days following the:
 - (a) substantial performance of relevant Construction Contract where a complaint is being made against a Contractor; or
 - (b) substantial performance of relevant Sub-contract to a Construction Contract where a complaint is being made against a Sub-contractor.
2. Upon receipt of a Registered Complaint, together with payment of an investigation fee of \$2,500, the City shall take such action as it deems is necessary to determine whether the Contractor and Sub-contractor involved or named in the Registered Complaint is in compliance with the Fair Wage Policy and the Fair Wage Schedule.
 - the City may, at its discretion, waive the investigation fee in cases where an employee of a contractor or sub-contractor working on the construction project issues the complaint.

If upon investigation, the Registered Complaint is found to be substantiated, the fee of \$2,500 will be refunded to the person, company or corporation filing the complaint. If the complaint is found to be unsubstantiated, the fee will be retained by the City to cover administrative costs of the investigation and audit process.

3. The City's Purchasing Manager or designate, shall inform the complainant and any Contractor or Sub-contractor involved or named in the complaint, of the results of the City's determination of Contractor's and/or Subcontractor's compliance or non-compliance with the Fair Wage Policy or the Fair Wage Schedule, or both. The decision of the City's Purchasing Manager or designate, is final.

INSPECTION AND AUDITS

1. The City retains the right to inspect and audit the payroll records (as referred to in the RECORDS section of this Fair Wage Policy) of the Contractor or Sub-contractor at any time during the period of the Construction Contract and up to seven (7) years after the Construction Contract has been completed, as deemed necessary by the City. After completion of the Construction Contract, the City will only be permitted access to these records upon its receipt of a Registered Complaint of non-compliance of a Contractor or Sub-contractor under the Fair Wage Policy.

COMPLIANCE

1. A Contractor or Sub-contractor shall be in compliance with the wages requirements of the Fair Wage Policy when it pays to its Employees wages, vacation and holiday pay, fringe benefits and travel expense / allowance equal to or greater than the amount set out in the most recently approved Fair Wage Schedule.

CONSEQUENCES OF NON-COMPLIANCE

1. The City's Purchasing Manager or designate, upon determining that a Contractor or Sub-contractor is in non-compliance of the Fair Wage Policy or the Fair Wage Schedule, shall undertake the actions set out in subparagraphs (a) and (b) and may undertake the action set out in subparagraph (c).
 - (a) The City shall advise the Contractor and/or Sub-contractor, in writing, that it has been determined that the Contractor or Sub-contractor is in non-compliance, providing the detail of that non-compliance. The notice shall stipulate that the Contractor and/or Sub-contractor is required to comply and/or immediately pay (retroactively) wages to its workers according to the Fair Wage Schedule applicable at the time of the Construction Contract award, as applicable.

If a Contractor or Sub-contractor is provided with notice in accordance with this subparagraph, this fact shall be recorded as an occurrence of non compliance.
 - (b) The City shall assess the base cost of \$2,500 for the City's inspection, audit or other action as deemed necessary by the City as a result of the determination of non-compliance of the Contractor and/or Subcontractor, and may deduct that amount from any payment owed by the City to the Contractor. In addition the Contractor shall be responsible for all of the City's costs beyond the base cost of \$2,500 to be payable immediately upon demand.
 - (c) The City may withhold an amount of funds equal to the amount by which the Contractor or Sub-contractor has been benefited from its non-compliance, from any payment owed by the City to the Contractor until such time as the Contractor or Sub-contractor complies.
2. Where a Contractor or Sub-contractor has been determined to be in non-compliance with the Fair Wage Schedule for the first time in a five (5) year period, the City's Purchasing Manager or designate may require that Contractor or Subcontractor, on the next three (3) City Construction Contracts on which the Contractor or Sub-contractor performs construction work, to submit an accountant's report which verifies the Contractor's or Sub-contractor's compliance with the Fair Wage Policy and the Fair Wage Schedule. The accountant's report shall be in a form satisfactory to the City's Purchasing Manager or designate and shall be submitted with the application for substantial performance of the Construction Contract as defined in the *British Columbia Builders Lien Act*.
3. Where a Contractor or Sub-contractor has been determined to be in non-compliance with the Fair Wage Schedule for a second or subsequent time within a five (5) year period from the date of the first determination of non-compliance by the City's Purchasing Manager or designate, the

City, may:

- (a) refuse to accept bids, quotations or proposals from that Contractor on City Construction Contracts, for a period of two (2) years, save and except any Construction Contract the Contractor may currently have with the City.
 - (b) not allow that Sub-contractor to perform any construction work on any City Construction Contract, for a period of two (2) years, save and except any Construction Contract on which the Sub-contractor may currently be performing construction work.
4. The City's Purchasing Manager or designate shall make available to the public a list of all Contractors and Sub-contractors who have been determined to be in non-compliance with the Fair Wage Policy or the Fair Wage Schedule, or both and are subject to restrictions in accordance with #2, #3, of the CONSEQUENCES OF NON-COMPLIANCE. This list may be made available through the City's Web Page, included in ICI tender calls, posted in City Hall or other suitable methods of posting.
 5. The City's Purchasing Manager or designate will require a Contractor or Sub-contractor to substitute, at its own cost, any Sub-contractor who, on the first day that the tender for the relevant Construction Contract is available for pick-up, is named on the list referred to in #4 of the CONSEQUENCES OF NON-COMPLIANCE above, and is identified as not being allowed to perform any construction work on a Construction Contract.
 6. The City is not in any way liable, obligated or responsible to any employee, Subcontractor, Contractor or any other person for the payment of any monies not paid by a Contractor or Sub-contractor in accordance with the Fair Wage Policy or the Fair Wage Schedule, or both, and the City assumes no responsibility to any Employee, Sub-contractor, Contractor or any other person for the administration and enforcement of the Fair Wage Policy or the Fair Wage Schedule, or both.

SCHEDULE A - FAIR WAGE SCHEDULE

Schedule A

COMPENSATION SCHEDULE

The following schedule lists the wages and remuneration for the major trades in the commercial/institutional sections in B.C. effective as at the time of bidding and as per C.L.R.A. "Summary of Standard Union Agreement Wage Rates and Employer Paid Benefits." The schedule lists the rates applicable to Journeyman for each of the major trades. The rates applicable for non-journeyman should be determined by applying the C.L.R.A. apprenticeship rates for the applicable trade. For employees that are not registered in a trade apprenticeship program or are not licensed journeyman, their work experience in the trade will be used to determine their apprenticeship level as though they were registered in an apprenticeship program (e.g. if an employee had 2 years of experience and the apprenticeship program lasted 3 years consisting of 6 terms at 6 months per term, the employee would be paid based on the rate for a fifth term apprentice. An employee with more than 3 years' experience would be paid the journeyman rate).

Classification	Wages (\$/Hr)	Remuneration (\$/Hr)	(Wage Package) Total \$ Value of Wages Plus Remuneration (\$/Hr)
Bricklayer	33.82	11.21	45.03
Carpenter	37.09	8.92	46.01
Cement Mason / Finisher	34.42	9.95	44.37
Crane Operator	44.58	17.15	61.73
Drywall Finisher	34.70	8.53	43.23
Electrician	43.76	12.58	46.34
Equipment Operator	31.28	11.13	42.41
Fireproof Spray Applicator*	35.97	7.76	43.73
Floor Layer	40.98	11.75	52.73
Glazier	37.09	8.01	45.10
Insulator	41.18	15.44	56.62
Ironworker – (Steel & Rebar)	37.58	13.75	51.33
Labourer/Landscaper	29.88	13.38	43.26
Mason Tender	30.16	7.98	38.14
Mechanic (Heavy Duty)*	37.27	13.04	50.31
Painter	33.20	8.54	41.75
Plasterer	36.46	7.74	44.20
Plumber / Pipefitter	40.52	15.39	55.91

SCHEDULE A - FAIR WAGE SCHEDULE

Classification	Wages (\$/Hr)	Remuneration (\$/Hr)	(Wage Package) Total \$ Value of Wages Plus Remuneration (\$/Hr)
Refrigeration	44.83	18.55	63.38
Roofer	31.72	11.35	43.07
Scaffold Erector*	34.06	11.56	45.62
Sheet Metal Worker	42.83	13.61	56.44
Terrazzo Worker	32.82	10.11	42.93
Tile Setter	33.82	8.89	42.71
Truck Driver	32.68	11.24	43.92
Wall & Ceiling Installer*	36.02	8.40	44.42

*Note: 2017 rates as 2019-2023 agreements have not been posted

NOTE: Remuneration includes vacation/statutory pay, health and welfare and pension benefits, plus other miscellaneous funds, but does not include EI, CPP or WCB.

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