

MUNICIPAL ENGINEERS, CONTRACTORS AND MATERIALS

BUILDING CONTRACTS.

When a building must be speedily completed it is generally easier to attain that object by putting the whole contract into the hands of one man. Two contractors, responsible only to the owner and jealous or indifferent in regard to each others interests, always charge each other with the responsibility for the delays which usually occur under such circumstances, and the owner finds it difficult, if not impossible, either to enforce his contract as to time of completion or to collect indemnity for the delay without doing injustice. Where, however, the time is not restricted to the shortest possible space, most architects will agree that the best results are obtained by making at least four separate agreements—the cellar work and grading forming the subject of one; the carpenter work, including painting and glazing, of a second; the brickwork and plastering of a third; and the plumbing of the fourth. It is often desirable to make a fifth agreement for the painting and glazing; but if the carpenter is trustworthy, there is generally some advantage in allowing these to be included in his contract.

By the system of separate contracts better work is usually to be obtained in each branch, and, considering its quality, at a cheaper rate; although speculative builders have ways of making sub-contracts at prices which seem incredibly low to those who are not familiar with the difference between the good and the "jerry" style of work. The best mechanics always prefer to treat directly with the owner; they are in this way sure of their pay, and can therefore afford to work at a lower rate; while the owner saves the percentage of profits which the principal contractor feels himself entitled to charge upon the tenders made to him by his sub-contractors. Whatever mode is adopted, too much care cannot be taken to have the plans and specifications as full and explicit as possible. If these are what they should be, a building, so simple as a dwelling house can be, and generally is, when the owner knows his own mind in regard to the kind of house he wishes, and takes the trouble to see that the plans express it, carried out to completion without any "extras" whatever; generally to the great surprise of the proprietor, who is sure to be informed by volunteer counsellors before he begins operations that his extra bill will inevitably be "at least as large as the contract price;" That he "ought to restrict the architect to half the sum that he intends to spend," and so on.

We make separate contracts for the cellar work, the carpentry, the brickwork and plastering, and the plumbing, and have also selected a good furnace, and arranged with the makers to put in the requisite pipes and registers in the best manner when the proper time comes, under a guarantee that the apparatus shall heat a given number of rooms to a temperature of seventy degrees when the thermometer outside stands at 0 degrees, without taking air from the cellar or any

other part of the house, and without regard to the direction of the wind.

Occasionally the heating apparatus is included in the principal contract, but this is most unwise. As with plumbing, the work to be done is so difficult for anyone but an expert to understand and criticise, and the difference between good and inferior work is so great in value, even more than in cost, that it should never be made the interest of any man to get it done as cheaply as possible.

CURIOUS BRICK CONSTRUCTION.—The London Architect and Contract Reporter is authority for the following description of arch building in Turkey: At Bassara, where they have no timber but the wood of the date tree, which is like a cabbage stalk, they make arches without any frame. The mason, with a nail and a bit of string, describes a semi-circle on

the ground, lays his bricks, fastened together with a gypsum cement on the lines just traced, and having thus formed his arch, except the crown brick, it is carefully raised and in two parts placed upon the walls. They proceed thus till the whole arch is finished. This part is only half a brick thick, but it serves them to turn a stronger arch over it.

DEBENTURES PURCHASED.

WE will pay the highest price for MUNICIPAL DEBENTURES. We tender our services to those not having books to make for them the calculations necessary when issuing debentures payable in annual instalments. JEMILIUS JARVIS & CO. (Member Toronto Stock Exchange), 23 King St. W., Toronto.

EUREKA CONCRETE (— — — — —) PAVING COMPANY

FOR SIDEWALKS,
STABLE FLOORS,
CELLAR FLOORS,
BREWERY FLOORS, ETC

A. GARDNER & CO.

17 Yonge St. Arcade - TORONTO
Telephone 2147

DEBENTURES PURCHASED

Municipalities issuing debentures, no matter for what purpose, will find a ready purchaser by applying to G. A. STIMSON & CO., 9 Toronto Street, Toronto. Any assistance required in computing calculations in connection with sinking fund, etc., will be gladly given. N.B.—Money to loan at lowest rates on first mortgage.

Imperial Trusts Company of Canada

32 CHURCH STREET, TORONTO
Capital, \$400,000.

The Company is ready at all times to purchase MUNICIPAL DEBENTURES, and has always such Securities on hand for sale. Allows 4% interest per annum on money, and takes charge of Sinking Funds on special terms. J. S. LOCKIE, Manager.

The London and Canadian Loan and Agency Co., Ltd.

Capital, \$5,000,000.00.

MUNICIPAL DEBENTURES PURCHASED.
MORTGAGES PURCHASED.
MONEY TO LOAN AT CURRENT RATES.
103 Bay St., Toronto. - J. F. KIRK, Manager.

W. McNALLY & CO.

Building and Contractors'
Supplies

SEWER PIPES & PORTLAND CEMENTS

PATENT WALL PLASTER—The hardest, quickest drying and cheapest material made.

Corner McGill and Wellington Streets, MONTREAL

THE THREE RIVERS IRONWORKS CO. 

THREE RIVERS, P. Q.

MANUFACTURERS OF

Cast Iron Water and Gas Pipes

of best quality, from 2 inches in diameter.

HYDRANTS, VALVES and GENERAL CASTINGS.

Drummond McCall Pipe Foundry Company,

MONTREAL

MANUFACTURERS OF

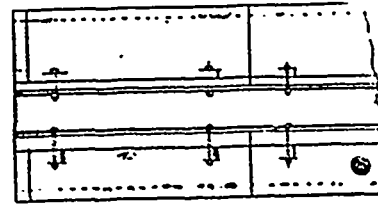
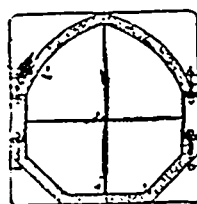
CAST IRON WATER AND GAS PIPES

WORKS: LACHINE, QUE.

PRICES ON APPLICATION.

HERCULES INDESTRUCTIBLE CULVERT

20 per cent. more waterway than circular form.



Unrivalled for
Strength. Durability
Cheapness.

Made in sizes of 20 in., 24 in, 30 in., 3 ft. 4 in. and 5 ft.

Write for prices to

EDWIN W. SMITH
344 Garth St., Hamilton, Ont.

THE G. & J. BROWN MFG. CO.

Railway and Contractors' Plant.

BRIDGE BUILDERS

BELLEVILLE, ONT.