

**PART 1 –  
GENERAL**

**1.1  
DESCRIPTION  
OF WORK**

- 1 This project includes:
  - 1.1 Universal Washroom and Shower Addition to Jim Charles Loop #1221 including interior renovations to the existing washroom.

**1.2  
CONTRACT  
METHOD**

- .1 Construct Work under stipulated price contract.
  - 1.1 PWGSC Construction Administrator will be coordinating the contract.

**1.3  
CONTRACTOR  
USE OF  
PREMISES**

- .1 Restrict use of work area identified on the site until Substantial Performance.
- .2 Co-ordinate use of premises under direction of Representative.
- .3 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .4 Remove or alter existing work to prevent injury or damage to portions of existing work which remain.
- .5 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by the Consultant.
- .6 At completion of operations condition of existing work: equal to or better than that which existed before new work started.

**1.4  
OWNER  
OCCUPANCY**

- .1 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.
- .2 Execute work with least possible interference or disturbance to facilities operations, occupants, and normal use of premises.
- .3 Arrange with management to facilitate execution of work.

**1.6  
EXISTING  
SERVICES**

- .1 Notify, Consultant, Owner and utility companies of intended interruption of services and obtain required permission.
- .2 Where Work involves breaking into or connecting to existing services, give Representative **48 hours'** notice for necessary interruption of mechanical or electrical service throughout course of work. Minimize duration of interruptions. Carry out work at times as directed by governing authorities with minimum disturbance to pedestrian vehicular traffic and tenant operations.
- .3 Provide alternative routes for personnel and vehicular traffic.
- .4 Submit schedule to and obtain approval from Consultant for any shut-down or closure of active service or facility including power and communications services. Adhere to approved schedule and provide notice to affected parties.
- .5 Construct barriers as required to meet safety standards

**PART 2 –  
DETAIL BY  
DISCIPLINE**

- 2.1 Work to include but not limited to:
- 2.2 Demolition

- 2.2.1 Remove all existing redundant elements as indicated on the drawings.
- 2.2.2 All demolition materials are to be removed from the building site daily.

### 2.3 Structure

- 2.3.1 Remove existing roof structure from washroom buildings and provide new pre-engineered roof structure with metal cladding.
- 2.3.2 New Walls shall be concrete block or wood stud as indicated.

### 2.4 Building Envelop

- 2.4.1 Existing wood siding with stain finish shall remain, patch and repair as needed.
- 2.4.2 New wood siding with stain finish to match shall be provided as per drawings and specifications.
- 2.4.3 New Preformed Sheet Metal Roof, flashing and trim with skylights shall be provided on all washroom buildings.
- 2.4.4 Board Insulation to be provided under new concrete slabs as required.
- 2.4.5 Existing seasonal washroom walls and roof shall not be insulated.
- 2.4.6 Air Barrier shall be provided to suit assemblies
- 2.4.7 New ventilation system to include Louvre and Vents

### 2.5 Windows, doors and trim

- 2.5.1 Remove and replace existing interior walls and trim as indicated on the drawings.
- 2.5.2 Supply and install new or reused existing finishes as indicated on the drawings.
- 2.5.3 Supply and install new doors and skylight systems as described in documents.
- 2.5.4 Supply new door hardware as indicated

### 2.6 Walls

- 2.6.1 Repair existing walls as required in damaged areas – making good and true finish.
- 2.6.2 Replace interior wall sections when needed.
- 2.6.3 New walls shall be concrete block as indicated.

### 2.7 Ceilings

- 2.7.1 Remove washroom ceilings, all new fixtures and fittings to be attached or suspended to U/S of new structure.

### 2.8 Flooring

- 2.8.1 Remove existing, supply and install ceramic floor finishes base thresholds and trims as indicated on the drawings.

### 2.6 Painting

- 2.6.1 All interior existing and new walls, panelling, trim, doors and ceilings are to be painted as specified.
- 2.6.2 All exterior finishes to receive a new paint or stain finish

### 2.8 Signage

- 2.8.1 Existing signage to be removed and salvaged.
- 2.8.2 New signage to be provided

### 2.9 Toilet Partitions, Washrooms Accessories

- 2.9.1 Remove all existing and provide new as indicated.

### 2.10 Fire Extinguishers & Life Safety Items

2.10.1 Remove all existing and provide new as required to suit current regulations

2.11 Washroom Accessories

2.11.1 Provide accessories indicated

2.12 Millwork and Shelving

2.12.1 Remove and install new washroom vanities as outlined in drawings

2.12.2 Wood Benches and Wall Panels as indicated

2.13 Life Safety / Sprinkler System

2.13.1 The buildings do not and will not require sprinkler systems.

2.14 Plumbing System

2.14.1 Existing fixtures to be replaced in park washrooms

2.14.2 New plumbing fitting and fixtures required in new shower rooms and universal washroom.

2.14.3 Low flow, auto flush and sensor activated fixtures to be used

2.15 Heating System

2.15.1 There is no heating in the park washrooms.

2.16 Mechanical Ventilation

2.16.1 Washroom exhaust to be provided to all washrooms and shower areas.

2.17 Electrical

2.17.1 New dark sky compliant exterior lighting systems to be installed on all buildings.

2.17.2 New energy efficient lighting and lighting control system to be installed

2.17.3 Electronic sensor controls for plumbing fixtures and washroom ventilation.

2.17.3 See drawings for the scope of work for this trade.

2.17.4 Services to be exposed on u/s of roof trusses shall be concealed within conduit.

2.18 CCTV, Data and Security

2.18.1 No work associated with Communications, Security, or Closed Circuit TV systems.

**END OF SCOPE OF WORK**