

Faust Residence Renovations and Detached Garage Improvement

Scope of Work:

Grounds

- Repair/Replace areas where there are damaged chain link fencing due to fallen trees
- Cut back and remove any overhanging branches, dispose of accordingly

KBU242 – 13B

- Replace missing window screens
- Re-grade perimeter of building (3%, 1.5M away) c/w topsoil and sod
- Repair/replace flooring transitions from kitchen to living room
- Repair/replace washroom exhaust fan
- Repair exhaust ducting to exterior of home
- Paint interior, to include all walls, trim, baseboards and ceiling
- Replace tub shower surround in main washroom
- Replace kitchen cabinetry
- Upgrade sump pump, clear sump line of debris
- Supply and install central AC
- Install GFI plugs in the throughout within 2M of water sources

KBU243 – 13C

- Re-grade perimeter of building (3%, 1.5M away) c/w topsoil and sod
- Apply parging around perimeter footing of building
- Supply/Install rainwater leader c/w concrete splash pads
- Supply and install central AC
- Install GFI plugs in the throughout within 2M of water sources
- Replace basement windows, ensure adequate seal around frames, repair/replace any affected insulation in area of opening
- Replace tub shower surround in main washroom

KBU245 – 13F

- Re-grade perimeter of building (3%, 1.5M away) c/w topsoil and sod
- Replace kitchen cabinetry
- Install GFI plugs in the throughout within 2M of water sources
- Replace wood frame windows

KBU486 – 13D & 13E (Duplex)

- Re-grade perimeter of building (3%, 1.5M away) c/w topsoil and sod
- Install GFI plugs in the throughout within 2M of water sources (For each side)
- Supply and install central AC (For each side)
- Supply/Install rainwater leader c/w concrete splash pads

Detached Garage

- Repair/Replace damaged roof corner, this is to include all affected roofing materials as well as decking.
- Replace affected siding, eaves trough, soffit and fascia.
- Replace any cracked or otherwise affected trusses.

Specifications

Painting

1. Color to be selected by Local RCMP Commander
2. All new or bared surfaces shall receive one (1) full coat of primer.
3. Finish Painting: Two (2) coats of finish paint shall be applied to all surfaces. Finish coats are in addition to prime coats.
4. All new or previously bared surfaces shall receive two (2) finish coats of paint.
5. Workmanship: All paint shall be applied by roller or brush and in strict accordance with manufacturer's instructions. All tools and equipment shall be kept in first class condition.
6. Paint shall be applied in the consistency supplied by the manufacturer. Dilution of paint in very small quantities shall only be permitted if necessary and recommended by the manufacturer.
7. Finish paint work shall be even as to texture, color and consistency with no runs, sags or noticeable overlapping.
8. Supply sufficient protective coverings to prevent paint coming into contact with furnishings and surfaces not to be painted.

Sump Pump

1. Replace with unit to exceed current performance

Windows

1. Triple glazed, low E
2. Vinyl frame, replacement frames to be installed. Existing to be disposed of properly

Kitchen cabinets & countertop

1. Mid-grade prefabricated counter tops – color and style to be selected by local RCMP
2. Laminate countertops
3. Tile backsplash

Tub/Shower surround

1. A contingency for “minor” mold remediation must be carried for areas behind shower fixtures, “Minor” is to be defined as being rectified through cleaning and replacement of minimal materials such as localized studding and subfloor

Chain link fence

1. Match existing material, sizes and gauges.

Central Air Conditioning

1. **Manufacture and BTU to be approved by RCMP Project Authority before ordering of materials. Please provide recommendation prior to ordering. If considered sub-standard we may request substitution at contractor cost if no approval was previously obtained.**