

Fort Chipewyan Employee Housing - SCOPE OF WORK

A. General Information:

- The Contractor shall provide all materials, labour and equipment necessary to complete the work;
- All measurements are to be confirmed on site by the Contractor;
- All finishes, colours and/or patterns of new and replacement materials are to be approved prior to purchase and/or installation by Asset Management or proxy;
- All specialized work (i.e. plumbing, electrical, etc.) shall be completed by a qualified worker;
- All work shall be crafted in a professional manner. No drips, flaws, or second rate work will be accepted. If craftsmanship is lacking, the Contractor shall correct the deficiencies at no additional cost to the Owner;
- All construction waste generated on Site shall be the responsibility of the Contractor, and shall be disposed of properly off site and;
- Upon completion of all work, the Contractor shall sufficiently clean the work area including vacuuming with a HEPA filter-fitted vacuum all visible surfaces except the ceiling, followed by wet-wiping.

B. Description:

1. Work Required:

Project IO: 208245 Building No: KBU 182 (Singles Quarters) Cost Centre: K1577

I. Interior of the Residence:

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (Three (3) in total.)

II. Bathroom:

- Remove existing bathtub and tub enclosure. Provide and install new three-piece bathroom tub, enclosure and all associated bathtub fixtures to replace existing bathtub. Tub and tub enclosure shall be white in colour. bathtub fixtures shall be chrome finish;
- Remove approximately four (4) square feet of water-damaged drywall, insulation, vinyl baseboard and all other associated building materials from the right corner of the tub enclosure within the bathroom. If suspect mold growth is identified, follow appropriate work procedures as outlined in the "Best Practices Mold at the Worksite" document prepared by the Government of Alberta, dated July 2009. Replace all finishes to match existing;
- Provide and install new modern-style bathroom light fixture to replace existing light fixture;

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- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet shall be an equivalent height, width and length as existing. Cabinets shall exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors shall exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory shall be white in colour, and shall be of similar or greater quality than existing. Faucet shall be chrome finish;
- Remove existing vinyl floor covering and trim, and replace with new vinyl floor covering of minimum thickness of 5 mm. New flooring to include minimum 4" vinyl trim on all walls. New bathroom flooring finished thickness shall be flush with the adjacent hallway flooring. Installation shall be in accordance with manufacturer's recommendations inclusive of floor preparation. Caulk wall/floor joints to eliminate water infiltration. Protect newly installed flooring material from damage during other renovation activities; and
- Caulk all joints around newly installed vanity, countertop, backsplash, tub enclosure, lavatory, vinyl floor covering, etc. to eliminate water infiltration.

III. Kitchen:

- Provide and install new kitchen cabinetry and countertops to replace existing. New cabinets and countertops shall be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;
- New millwork to include solid wood or Thermofoil doors and drawers, crown molding at top edges, metal hinges and pulls, soft close hardware on all drawers. Cabinets shall exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors shall exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Reinstall existing kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration; and
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window.

2. Work Required:

Project IO: 208243 Building No: KBU 177 Cost Centre: K1577

NOTE: Work within the interior of this vacant residence must be completed in August of 2018. Start date to be coordinated with the Detachment Commander. All exterior work can be completed as per the schedule of work.

I. Interior of Residence:

- Prepare all interior walls to be repainted, according to paint manufacturer's instruction. This shall include cleaning wall surfaces, chipping and scraping all loose paint, filling scratches, chips and holes with drywall joint compound, sanding all surfaces smooth;

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- Supply and paint all interior walls with two coats of 100% acrylic interior kitchen and bath enamel low luster/eggshell paint. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the existing paint. If additional coats are required to cover over existing paint, Contractor shall provide the additional coats at the Contractors expense; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (Three total)

II. Bathroom:

- Provide and install new modern-style bathroom light fixture to replace existing light fixture;
- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet shall be an equivalent height, width and length as existing. New cabinet shall be an equivalent height, width and length as existing. Cabinets shall exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors shall exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory shall be white in colour, and shall be of similar or greater quality than existing. Faucet shall be chrome finish; and
- Caulk all joints around newly installed vanity, countertop, backsplash, tub enclosure, lavatory, etc. to eliminate water infiltration.

III. Exterior of Residence:

- Prepare the surfaces to be repainted, according to paint manufacturer's instruction. This shall include cleaning surfaces, and chipping, scraping and sanding all loose paint; and
- Supply and paint all exterior trim, including but not limited to all bottom exterior trim of the residence with, at a minimum, two coats of white 100% acrylic exterior enamel semi gloss paint. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wood exterior trim. If additional coats are required to cover the trim, Contractor shall provide the additional coats at the Contractors expense.

3. Work Required:

Project IO: 208244 Building No: KBU 178 Cost Centre: K1577

I. Interior of the Residence:

- Supply and install baseboards where missing (approximately 10 linear feet) to match existing;

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- Prepare all interior walls and surfaces to be repainted, according to paint manufacturer's instruction. This shall include cleaning surfaces, chipping and scraping all loose paint, filling scratches, chips and holes with drywall joint compound, sanding all surfaces smooth;
- Supply and paint all interior walls with two coats of 100% acrylic kitchen and bath interior enamel low luster/eggshell paint. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the existing paint. If additional coats are required to cover over existing paint, Contractor shall provide the additional coats at the Contractors expense;
- Supply and paint all recently replaced baseboards (including those replaced by the Detachment) with two coats of 100% acrylic latex paint, flat or semi gloss finish, colour to match existing. Paint shall have a ten (10) year warranty. Paint shall be applied uniformly and shall fully cover the baseboards. If additional coats are required to cover the baseboards, Contractor shall provide the additional coats at the Contractors expense;
- Supply and paint bathroom door trim with two coats of 100% acrylic latex paint, flat or semi-gloss finish, colour to match existing. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the existing paint. If additional coats are required to cover over existing paint, Contractor shall provide the additional coats at the Contractors expense;
- Supply and install new modern-style kitchen light fixture to replace existing light fixture. Contractor to clean and repaint ceiling (texture finish) surrounding light fixture, colour to match existing;
- Repair or replace inoperable front window locking mechanism;
- Contractor to balance out approximately 9 floorboards in hallway between living room and kitchen so that large gaps do not appear on either side. Contractor may insert blocks flush with finished wall and trim on one or both sides, and/or glue down the loose boards to ensure they no longer slide and 'float' upon the subfloor. Solution to this repair must be presented to Asset Management for approval prior to initiation; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (Three (3) in total.)

II. Bathroom:

- Provide and install new three-piece bathroom tub, enclosure and all associated bathtub fixtures to replace existing bathtub and tile. Tub and tub enclosure shall be white in colour. Bathtub fixtures shall be chrome finish;
- Provide and install new modern-style bathroom light fixture to replace existing light fixture;
- Provide and install new bathroom vanity countertop to replace existing. New countertop shall be of similar or greater quality as existing;

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- Vanity top to have 4" backsplash at back and wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory shall be white in colour, and shall be of similar or greater quality than existing. Faucet shall be chrome finish; and
- Caulk all joints around newly installed bathtub enclosure, countertop, backsplash, lavatory, etc. to eliminate water infiltration.

III. Sunroom

- Supply and install new wooden boards to replace existing water-damaged and rotten boards along the east side of the sunroom (approximately 10 linear feet/40 square feet). New boards must be installed so they are visually similar to the rest of the sunroom. Boards to be cleaned and prepared for painting;
- Supply and paint all new wooden boards with a minimum of two coats of 100% acrylic exterior enamel semi-gloss paint, interior and exterior colours to match existing. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wood exterior trim. If additional coats are required to cover the trim, Contractor shall provide the additional coats at the Contractors expense.

IV. Exterior of Residence:

- Prepare the surfaces to be repainted, according to paint manufacturer's instruction. This shall include cleaning surfaces, and chipping and scraping all loose paint; and
- Supply and paint all exterior trim, including but not limited to all bottom exterior trim of the residence with, at a minimum, two coats of 100% acrylic interior kitchen and bath enamel low luster/eggshell paint, colour to match existing. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wood exterior trim. If additional coats are required to cover the trim, Contractor shall provide the additional coats at the Contractors expense.