

**Annex A**  
**Interior and Exterior Renovations**  
**SCOPE OF WORK**

Date: 13 June 2017

Work under this contract will involve, but is not limited to the following for the Royal Canadian Mounted Police (RCMP): Supply all labour, material, tools, equipment, transportation, and supervision necessary to complete interior and exterior renovations at five Royal Canadian Mounted Police residences in Desmarais, AB and is further described in the Statement of Work and any amendments thereto.

**General Information:**

- 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 (ie. 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;
- 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; and
- Any changes to the Scope of Work and/or costs must be approved in writing by the Senior Asset Manager and Contracting Authority before proceeding.

**Project IO: 207926**

**Building No: KBU 77 (857 Stony Point Rd) Cost Centre: K4157**

Work Required:

*Exterior of Residence*

- Provide and install new white stormdoor to replace existing broken stormdoor on the rear of the residence. New stormdoor to include new weatherstripping, insect screen and hinge mechanism; and
- Reattach existing rain water leader (downspout) to side of residence.

*Interior of Residence*

- Remove all existing layers of flooring (and associated products) throughout the main floor, stairwells, landings and basement, with the exception of the bathrooms, furnace room and basement laundry room. Clean and prepare wooden and/or concrete subfloor as per manufacturers specifications;
- Once flooring has been removed from the basement bedroom, ensure basement bedroom closet floor is sufficiently cleaned with anti-bacterial and anti-fungal solution;
- Supply and install new luxury vinyl plank flooring throughout main floor, on stairs, landings and basement. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install Groveland – Natural 48' x 6' plank, or equivalent. Matching trim, transitions and molding to be installed where applicable. Stair edge grips to be installed. Not to be installed within bathrooms, Furnace room or basement laundry room. Installation must be in strict accordance with manufacturer's instructions, including fastener type and spacing. Colour to be approved by Asset Management prior to ordering. Protect newly installed flooring material from damage during other renovation activities;
- Supply and install new door hinge stopping mechanism on basement furnace room door, to prevent door handle from damaging the hot water tank;
- Repair and reinstall flush the ceiling mounted heat registers in basement;
- Supply and install two new wooden pony-wall topper, approximately 10' wide, to replace existing pony-wall toppers adjacent to main entrance stairwell;
- Supply and install baseboards where missing or significantly damaged (approximately 20 linear feet) to match existing;
- Prepare the 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 surfaces, including walls, doors, trim and wooden stairwell handrails, 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 new high efficiency central air conditioning unit sufficient to control the temperature of the entire residence. Air conditioner must be 13 SEER or greater, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Carrier Infinity 16 Central Air Conditioner 24ANB6, or equivalent;
- Supply and install new concrete paving blocks to support condensing unit base at exterior of the residence. Location of condensing unit to be agreed upon between Contractor and RCMP Asset Management prior to installation; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, basement and within each bedroom. (minimum four in total) Remove existing detectors and repair ceiling finish as required.

#### *Kitchen*

- Supply and install new weatherstripping around window in kitchen to replace existing weatherstripping;
- Supply and install new window insect screen in kitchen to replace existing;
- Supply and install new modern light fixtures throughout kitchen to replace existing commercial-grade fluorescent light fixtures. Replacement of light fixtures to include for any required repair of stipple-finish ceiling;
- Supply and install new cabinet in kitchen to replace existing mould-impacted kitchen cabinet (Sink cabinet only). Cabinet shall exceed or be equivalent to Thomasville Standard cabinet construction;
- Supply and install new sink and faucet to replace existing kitchen sink and faucet. New sink and faucet to be equal to or greater quality than existing. New sink and faucet to be stainless steel finish;
- Supply and install new Arborite (or equivalent) countertops in the kitchen to replace existing kitchen countertops. Quality to be equal to or greater than existing;
- Install tile backsplash throughout kitchen, flush with bottom of cabinets and top of newly installed countertops. Tile backsplash to continue behind stove and underneath kitchen window; and
- Caulk around all edges of sink, faucet, countertops, etc. to prevent water infiltration.

### *Bathroom*

- Repair minor damage to ceiling drywall and drywall joint compound finish surrounding ceiling fan;
- Supply and install new ceiling fan to replace existing bathroom ceiling fan;
- Supply and install new baseboard to replace existing water-damaged baseboard adjacent to bathtub; and
- Remove existing caulking around all edges of tub enclosure and replace with white new caulking (including along flooring).

**Project IO: 1005247**

**Building No: KBU 216 (847D Stony Pt Rd) Cost Centre: K4157**

Work Required:

*Interior of Residence*

- Supply new high efficiency central air conditioning unit sufficient to control the temperature of the entire residence. Air conditioner must be 13 SEER or greater, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Carrier Infinity 16 Central Air Conditioner 24ANB6, or equivalent;
- Supply and install new concrete paving blocks to support condensing unit base at exterior of the residence. Location of condensing unit to be agreed upon between Contractor and RCMP Asset Management prior to installation; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway and within each bedroom. (minimum three in total) Remove existing detectors and repair ceiling finish as required.

**Project IO: 207899**

**Building No: KBU 216 (847D Stony Pt Rd) Cost Centre: K4157**

Work Required:

*Exterior of Residence*

- Remove existing '847D' sign from front stairs. Replace existing wooden front stairs, deck and railing with new pressure-treated wooden stairs, deck and railings. Install a minimum of 2" x 6" railing top on all railings. Install new pressure-treated decorative deck skirting to both sides of the new stairs. Replace '847D' sign on new stairs;
- Provide and install two new white stormdoors to replace existing broken stormdoors on the front and side of the residence. New stormdoors to include new weatherstripping, insect screens and hinge mechanisms; and
- Repair exterior paving along side entrance to residence.

*Interior of Residence*

- Remove all existing layers of flooring (and associated products) throughout the kitchen and bathrooms. Clean and prepare wooden subfloor as per manufacturers specifications;
- Supply and install new vinyl sheet flooring to replace existing vinyl sheet flooring within Kitchen and Bathrooms. New vinyl sheet flooring to carry a minimum 25 year limited warranty. Acceptable product is Traffic master Brushed Limestone Neutral 12 ft. Wide x Your Choice Length Residential Vinyl Sheet, equivalent or better. Installation must be in strict accordance with manufacturer's instructions, including fastener type and spacing. Colour to be approved by Asset Management prior to ordering;
- Prepare the 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; and
- Supply and paint all interior surfaces, including walls, doors, trim and wooden stairwell handrails, with two coats of 100% acrylic kitchen and bath interior enamel low luster/eggshell paint. Paint colours to be approved by Asset Management prior to purchase. 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.

## *Kitchen*

- Supply and install new Arborite (or equivalent) countertops in the kitchen to replace existing kitchen countertops. Quality to be equal to or greater than existing;
- Provide and install new replacement drawer fronts and cabinet doors to replace existing kitchen drawers and cabinet doors. New kitchen cabinet drawers and doors to be natural oak in colour, to visually match existing cabinet box finish;
- 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. Cabinet doors shall exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- New cabinetry to include new chrome finish drawer and door hardware;
- Supply and install round plastic caps, natural oak in colour, to cover previously drilled electrical access holes in lower kitchen cabinet wall;
- 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 cabinets and top of newly installed countertop. Tile backsplash to continue behind stove and underneath kitchen window.

**Project IO: 1005248**

**Building No: KBU 217 (847A Stony Pt Rd) Cost Centre: K4157**

Work Required:

*Exterior of Residence*

- Remove existing '847A' sign from front stairs. Replace existing wooden front stairs, deck and metal railing with new pressure-treated wooden stairs, deck and railings. Install a minimum of 2" x 6" railing top on all railings. Install new pressure-treated decorative deck skirting to both sides of the new stairs. Replace '847A' sign on new stairs;
- Provide and install two new white stormdoors to the front and side of the residence. New stormdoors to include new weatherstripping, insect screens and hinge mechanisms;
- Provide and install new weatherstripping around existing exterior man doors at front and rear of residence;
- Repair exterior parging along front, sides and rear of the residence;
- Supply and install new vent cap to the front of the residence to replace the temporary tape-covering currently installed; and
- Repair or replace (colour and style to match existing) loose vinyl siding on side of residence (approximately 5 loose pieces).

*Interior of Residence*

- Supply and install baseboards where missing or significantly damaged (approximately 4 linear feet) to match existing;
- Supply and install wooden or plastic cap to cover previously drilled electrical access hole in living room floor near baseboard, colour to match existing flooring;
- Remove existing caulking around all edges of tub enclosure and replace with new white caulking (including along flooring);
- Re-plumb the basement sump pump plumbing located in the basement laundry room so that it has its own isolated line, and is no longer connected to the laundry sink (to prevent backing up);
- Plumber to investigate seemingly redundant loose water lines hanging in basement laundry room, and remove and cap if possible. If lines are deemed required, properly secure to the structure;
- Supply and install new backwater valve to basement shower to prevent waste water backups;
- Replace mid-efficiency furnace with high efficiency furnace, including new exhaust flue and condensate line. New furnace must have variable-speed blower, dual heat

exchanger, an AFUE rating of 90% or greater, carry a 10 year parts manufacturer's warranty, and must meet Energy Star requirements. Acceptable product is the Carrier Performance Boost 90 Gas Furnace 59SP5, or equivalent;

- Supply new high efficiency central air conditioning unit sufficient to control the temperature of the entire residence. Air conditioner must be 13 SEER or greater, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Carrier Infinity 16 Central Air Conditioner 24ANB6, or equivalent;
- Supply and install new concrete paving blocks to support condensing unit base at exterior of the residence. Location of condensing unit to be agreed upon between Contractor and RCMP Asset Management prior to installation; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (minimum three in total). Remove existing detectors and repair ceiling finish as required.

**Project IO: 1005249**

**Building No: KBU 218 (847B Stony Pt Rd)**

**Cost Centre: K4157**

Work Required:

*Exterior of Residence*

- Supply and install new 2" x 4" deck boards to replaced existing broken and damaged deck boards at rear of residence, approximately 10 lengths;
- Prepare the surfaces to be restained, according to stain manufacturer's instruction. This shall include cleaning surfaces, and chipping, scraping and sanding all loose stain/paint;
- Supply and stain the rear deck with, at a minimum, two coats of semi-transparent weatherproofing wood stain. Stain shall have a 6 year warranty. Stain shall be applied uniformly and shall fully cover the wood exterior deck, steps and railing. If additional coats are required to cover, Contractor shall provide the additional coats at the Contractors expense;
- Extend sump pump drainage hose to the edge of the property line near the fence from where it currently sits near the base of the rear deck, including trenching underground, and restoring landscaping to match existing;
- Repair and professionally remount gas line at rear of residence to prevent further damage to vinyl siding. Repair the damaged siding and siding end cap, colour to match existing;
- Supply new siding boards to replace missing and damaged siding boards of exterior storage shed, colour and size to match existing. (approximately 5 boards);
- Supply and install additional corrugated metal roofing material to replace missing roofing of exterior storage shed, colour and size to match existing. (approximately 1 ft x 10 ft section required);
- 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 sides of the man door to the exterior storage shed with, at a minimum, two coats of 100% acrylic exterior enamel semigloss 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.

*Interior of Residence*

- Supply and install new front door, including new weatherstripping, hinges, peephole, lock and handle, to replace existing. New door to be of equal quality or greater than existing. New door hardware to be brushed chrome in finish;

- Supply and install new weatherstripping to replace existing worn and missing weatherstripping on rear man door;
- Supply and install new modern light fixtures to replace existing fixtures within the front and rear entry;
- Supply and install new glide mechanisms on hinged closet doors to replace broken or missing mechanisms where required throughout the residence (estimated a minimum of 5 sets of glides will be required);
- Replace mid-efficiency furnace with high efficiency furnace, including new exhaust flue and condensate line. New furnace must have variable-speed blower, dual heat exchanger, an AFUE rating of 90% or greater, carry a 10 year parts manufacturer's warranty, and must meet Energy Star requirements. Acceptable product is the Carrier Performance Boost 90 Gas Furnace 59SP5, or equivalent;
- Replace mid-efficiency water heater with high efficiency water heater to tie in with new exhaust flue. New water heater must be a tank-type with a minimum 60 gallon capacity, 0.67 UEF or higher, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Rheem Performance Platinum Series, or equivalent;
- Supply new high efficiency central air conditioning unit sufficient to control the temperature of the entire residence. Air conditioner must be 13 SEER or greater, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Carrier Infinity 16 Central Air Conditioner 24ANB6, or equivalent;
- Supply and install new concrete paving blocks to support condensing unit base at exterior of the residence. Location of condensing unit to be agreed upon between Contractor and RCMP Asset Management prior to installation; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (minimum three in total). Remove existing detectors and repair ceiling finish as required.

### *Bathroom*

- Supply and install new modern ceiling-mounted light fixture to replace existing heat lamp within bathroom of the residence;
- Supply and install new curved metal shower rod to replace existing rust-stained curved metal shower rod within the bathroom of the residence; and
- Supply and install new High CFM (minimum 100) fan and cover, exhausted to the exterior of the residence, to replace existing fan and cover within the bathroom of the

residence. Ensure exhaust is installed properly, and not blocked or kinked to restrict air movement.

### *Basement*

- Supply and install new batt insulation and polyethylene vapour barrier and caulking to replace missing and damaged batt insulation and poly sheeting on the exterior walls of the basement;
- Supply and install new drywall to replace missing drywall on exterior walls within the basement;
- Install new wooden handrail on basement stairs. New rail to be mounted with metal brackets;
- Prepare the surfaces to be painted, according to paint manufacturer's instruction. This shall include cleaning surfaces, chipping and scraping all loose paint, filling scratches, sanding all surfaces smooth; and
- Supply and paint the wooden handrail 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 Contractor's expense.

**Project IO: 1005250**

**Building No: KBU 219 (847C Stony Pt Rd)**

**Cost Centre: K4157**

Work Required:

*Exterior of Residence*

- Remove existing parging cement (approximately 4" in width) from exterior of residence and adjacent garage, including removal of wooden backing from old exterior fence on side of the residence. Supply and install new parging cement around lower exterior section of residence and adjacent garage. To include the installation of new J channel capping around basement windows;
- Repair vertical cuts in vinyl siding where old exterior fence was installed, by supplying and installing new section of vinyl siding to match existing;
- Cover previously patched vinyl siding at rear of residence with a faux-shuttered window treatment, to visually match treatment currently installed at rear of KBU 217. Caulk around all edges with non-yellowing weatherproof caulking;
- Supply and install new rain water leader (downspout) to side of adjacent garage, and repair associated broken eavestroughing;
- 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 sides of the man door to the adjacent garage with, at a minimum, two coats of 100% acrylic exterior enamel semigloss paint. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the door. If additional coats are required to cover the door, Contractor shall provide the additional coats at the Contractors expense.

*Interior of Residence*

- Reinstall existing wooden hand rail, currently located in basement of residence, on basement stairwell wall;
- Supply and install vinyl or rubber transition to back entrance closet floor where vinyl sheet flooring and wood flooring meet. Transition must cover the existing gap in full;
- Supply new high efficiency central air conditioning unit sufficient to control the temperature of the entire residence. Air conditioner must be 13 SEER or greater, carry a minimum 10 year manufacturer's warranty and must meet Energy Star requirements. Acceptable product is the Carrier Infinity 16 Central Air Conditioner 24ANB6, or equivalent;
- Supply and install new concrete paving blocks to support condensing unit base at exterior of the residence. Location of condensing unit to be agreed upon between Contractor and RCMP Asset Management prior to installation; and

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. (minimum three in total). Remove existing detectors and repair ceiling finish as required.