

Annex A

Interior and Exterior Renovations

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 three Royal Canadian Mounted Police residences in High Level, AB and is further described in the Statement of Work and any amendments thereto.

Scope of Work:

KBU258 (83.60 m2)

Main Floor

- Replace entry doors, front and back including frame (double hung c/w storm doors)
- Paint all walls and baseboards on main floor (ceilings not included)
- Replace kitchen cabinetry (include rough in for microwave/range hood & rough in for dishwasher including electrical & plumbing- appliances will be supplied by RCMP)
- Replace electrical receptacles with GFI with 2M of water sources
- Replace all other electrical receptacles/switches (Decora Style)
- Install hardwired CO detector outside of bedrooms (ceiling)
- Replace interior lighting fixtures (c/w LED lighting)
- Install ceiling fans in bedrooms with remotes.
- Install ceiling fan in living room with lights
- Repair flooring transitions
- Replace cool air exchange
- Replace interior doors including closet doors (bi-fold style doors)
- Replace tub and tub surround
- Replace washroom fan/ventilator unit, upgraded CFM. Ensure sufficient ventilation and ducting of exhaust to attic
- Supply and install central AC

Exterior

- Remove and replace siding
- Clean and repair chimney
- Clean and repair eaves troughs

Site work

- Install sod 2m around perimeter of building c/w pavers
- Replace exterior fencing with chain link c/w privacy inserts
- Regrade backyard to redirect water to the front of house and between 10351 and 10355 98 Ave residences, achieve a minimum of 3% slope. Includes sod replacement

KBU257 (99.10 m2)

Main Floor

- Replace kitchen cabinetry (include rough in for microwave/range hood & rough in for dishwasher including electrical & plumbing – appliances will be supplied by RCMP)
- Paint all walls and baseboards on main floor (ceilings not included)
- Replace electrical receptacles with GFI with 2M of water sources
- Replace all other electrical receptacles /switches (Decora Style)

- Install hardwired CO detector outside of bedrooms (ceiling)
- Replace interior lighting fixtures (c/w LED lighting)
- Install ceiling fans in bedrooms (with remotes)
- Install ceiling fan in living room (with lights and remote)
- Repair flooring transitions
- Replace cool air exchange
- Replace interior doors including closet doors
- Replace entry doors, front and back including frame (double hung c/w storm doors)
- Replace washroom fan/ventilator unit, upgraded CFM. Ensure sufficient ventilation and ducting of exhaust to attic
- Replace toilet, sink fixture and tub/shower surround
- Supply and install central AC

Exterior

- Remove and replace siding
- Clean and repair eaves troughs
- Clean and repair chimney

Site work

- Replace exterior fencing with chain link c/w privacy inserts
- Regrade backyard to redirect water to the front of house and between 10351 and 10355 98 Ave residences, achieve a minimum of 3% slope. Includes sod replacement

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Exterior

- Remove and replace siding
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General Requirements

1. Owners may occupy the building during the duration of the contract
2. Execute work with least possible interference or disturbance to normal use of premises. Make arrangements with owner to facilitate work as stated.
3. Construction Parking will be permitted onsite provided it does not disrupt performance of work or impeded the operation of the owners.
4. Water supply: water is available onsite provided by the building owner
5. Building smoking environment: Comply with smoking restrictions: Smoking and "vaping" (use of electronic cigarettes, vaporizers and e-liquids) are not permitted.
6. Asbestos: demolition of spray or trowel-applied asbestos is hazardous to health. Stop work immediately when material resembling spray or trowel-applied asbestos is encountered during demolition work. Notify Departmental Representative.
7. PCB: Polychlorinated Biphenyl: stop work immediately when material resembling Polychlorinated Biphenyl is encountered during demolition work. Notify Departmental Representative.
8. Ventilating: prevent accumulations of dust, fumes, mists, vapours or gases in areas occupied during construction other than those generated by the owner.
9. Provide on-site containers for the disposal of debris and waste materials. Determine the location with the competent authorities
10. Remove debris and waste materials from the site, and place in waste containers at the end of each work period

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.

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

Kitchen cabinets & countertop

1. Mid-grade prefabricated counter tops – color and style to be selected by local RCMP
2. Laminate countertops
3. Tile backsplash
4. Provide accommodation for electrical and ventilation for microwave rough in and range hood.

Interior light fixtures

1. Mid-grade
2. Make model and style to be recommended to, and approved by local RCMP

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.

Fencing

1. The fencing shall be "Chain Link" material. Fabric shall be 9 gauge wire, 2 inch mesh, hot dip galvanized or electro galvanized. Posts, top rails, frames, braces and fabric shall conform to Specification CAN2 138.1-96 latest edition. Wire shall have a minimum tensile strength of 65,000 psi. All minimum of 1.2 oz. zinc coating per square foot of surface. All pipes shall be .125 wall. Details as follows:
 - (a) Line Posts "Chain Link" - Fence Line Posts shall be hot dip galvanized scale free pipe, sections 47mm O.D. minimum

- (b) Terminal and Corner Posts - "End and Corner" posts shall be hot dip galvanized scale free pipe, sections 73mm O.D. minimum
- (c) Gate Posts - All gate posts shall be hot dipped galvanized scale free pipe, 73mm O.D. minimum
- (d) Post Caps - All posts shall be fitted with heavy malleable iron or pressed steel tops. Base of post caps shall have flanges around the outside of the posts to provide a watertight top.
- (e) Top Rail
 - (1) Top Rail shall be 42mm O.D. minimum, hot dip galvanized continuous pipe section
 - (2) Top Rail shall pass through the line post tops and form a continuous brace from end to end of each run of fence. Couplings shall be made of the sleeve type in which provision is made for expansion and contraction of the top rail.
- (f) Gates
 - (1) All gates shall be 1067 wide with fittings to match fence. Gates shall be constructed of 42mm O.D. full weight galvanized scale free pipe.
 - (2) Replace existing RV width gates with similar width gates (3.05m)

Exterior Doors

1. To be manufactured to meet requirements as established by CSA Specifications 0132.2 Series-90 (R2003)
2. Exterior Doors:
 - a. Entrance doors and storm doors shall be factory pre-hung, double hung units. Entrance doors shall be 45mm, insulated to RSI 2.1, embossed face. Storm doors shall be 35mm, insulated, embossed face, c/w double glazed and screened vertical slider.
 - b. Sill shall be aluminum clad with vinyl thermal break; adjustable door sweep, triple sealed with compression bulb type seals.
 - c. Weather-stripping shall be non-absorbent, vinyl-clad polyurethane foam on head and jambs.
 - d. Lever style door handles with matching Weiser Electronic Lock SmartCode 5 deadbolt or higher.

Interior Doors

1. Prefabricated, pre-painted (white)
2. Mid quality, colonial panel doors
3. Lever style door handles
4. Bathroom and bedroom doors to have lockable style levers

Siding

1. Canxel Siding, 228mm (horizontal), colour to be selected by local RCMP Commander.