

Two Hills/Andrew Employee Housing

SCOPE OF WORK

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/Project Authority;
- 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.

Work Required:*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;
- Supply and paint rear exterior metal vent covers (three) with, at a minimum, two coats of white 100% acrylic exterior enamel semigloss paint. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the vent covers. If additional coats are required to cover the vent covers, Contractor shall provide the additional coats at the Contractors expense;
- Provide and install new bedroom window and window trim to replace existing broken window. New window to visually match existing windows on the rear of the residence;
- Provide and install two new basement windows and window trim to replace existing old basement windows. New windows to visually match existing windows of the residence;
- New windows must be factory assembled, maintenance-free, prefinished rigid PVC, complete with glass, triple glazing, operable hardware, weatherstripping, fiberglass insect screens, and all required anchorages, attachments and shims. Windows shall conform with the Canadian Code for Energy Conservation in New Buildings, and shall conform with current NBC or CMHC requirements, whichever is more stringent. New windows must carry a 20 year manufacturer's guarantee; and
- Provide and install new white stormdoor to replace existing broken stormdoor on the side of the residence. New stormdoor to include new weatherstripping, insect screen and hinge mechanism.

Interior of Residence

- 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 50 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 and install 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;
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there isn't, supply and install a new electrical sub panel;
- Supply and install new thermostat in central location, capable of controlling both heating and cooling;
- 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/Project Authority 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 and dispose of any existing smoke detectors, and repair ceiling finish as required.

Work Required:*Exterior of Residence*

- Repair/reattach chain link fence to horizontal top framing at rear of residence;
- Redesign and extend rain water leader (downspout) at rear of residence to prevent water pooling and concrete pad degradation. New downspout can either be installed above the man-gate at a minimum of 7' height from the concrete pad, or underneath the concrete pad so that water will drain away from the residence. Final design to be approved by Asset Management/Project Authority prior to execution. Colour to match existing;
- Supply and install new concrete to extend existing poured concrete driveway pad and sidewalk to the paved Village street (approximately 10 linear feet each). Concrete to have compressive strength of 25 MPA or higher, cement type 50 (sulphate resistant), slump 75 +/- 25, air content 5% +/- 1%. Concrete depth should be comparable to existing (minimum 6" for driveway), so that finished levels shall be flush with existing driveway, sidewalk and Village street. All base materials must be well compacted, granular (gravel) less than 25mm (1") in size containing no organics or topsoil and must be reasonably free of coal, clay and excessive silt. Float and trowel all slabs to provide a smooth, hard, blemish free surface. Contraction joints shall be placed every 1524mm (5') and are to have a minimum depth of 45mm (1.5"). Finish concrete slabs as per manufacturers specifications with a combination curing and sealing compound;
- Provide and install two new white stormdoors to replace existing broken stormdoors at front and on the side of the residence. New stormdoors to include new weatherstripping, insect screens and hinge mechanisms;
- Add wooden trim to side stairwell to remove approximately 4" gap between steps and side of the residence. Care is to be taken to ensure vinyl siding is not damaged by installation of this trim;
- 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;
- Supply and paint all surfaces of the wooden side stairs, including but not limited to the railings, steps and base with, at a minimum, two coats of grey and white 100% acrylic exterior enamel semigloss paint, to match existing finishing colours. Existing un-painted parts of the side stairs shall be painted to match existing. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wooden surfaces. If additional coats are required to cover the stairs, Contractor shall provide the additional coats at the Contractors expense; and

- Supply and paint rear vertical siding trim with at a minimum, two coats of white 100% acrylic exterior enamel semigloss paint, to match existing finishing colour. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the vertical trim, to ensure existing blemishes are not visible. If additional coats are required to cover the trim, Contractor shall provide the additional coats at the Contractors expense.

Interior 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;
- Supply and paint all sides of the front door 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 entirety of the door. If additional coats are required to cover the trim, Contractor shall provide the additional coats at the Contractors expense;
- Supply and paint all interior doors and door trim with, at a minimum, two coats of 100% acrylic kitchen and bath interior enamel low luster/eggshell paint, 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;
- 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 and install 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;
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there isn't, supply and install a new electrical sub panel;
- Supply and install new thermostat in central location, capable of controlling both heating and cooling;
- 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/Project Authority prior to installation; and

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

Kitchen

- Provide and install new kitchen cabinetry and Arborite (or equivalent) 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.

Bathroom

- 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. Bathroom cabinetry and countertop shall match new cabinetry and countertops of the Kitchen and Ensuite;
- 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, lavatory, etc. to eliminate water infiltration.

Ensuite

- 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.

Bathroom cabinetry and countertop shall match new cabinetry and countertops of the Kitchen and Ensuite;

- 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, lavatory, etc. to eliminate water infiltration.

Work Required:*Exterior of Residence*

- Repair exterior stucco in multiple locations (front right corner of house, front right corner of garage, above roof chimney stack in its entirety, etc.), colour to match existing;
- Chimney repair to include replacing the cast-in place concrete capping around the chimney flue vent on the top of the chimney, stripping away of existing caulking and installing new waterproof caulking and/or membrane around the flue vent and the concrete capping, as well as around the fireplace air intake vent on the exterior of the north wall of the residence, to prevent further water egress;
- Supply and install new modern exterior light fixtures (two) to replace existing light fixtures installed on the front of the garage;
- Supply and install new steel or fiberglass overhead garage door to replace existing. Acceptable product is the Overhead Door Traditional Steel Garage Door Standard, or equivalent. Colour to be approved by Asset Management/Project Authority office prior to ordering. Existing garage door opener, tracks and chains to be reused and reinstalled;
- Supply and install new keyless entry keypad with weather-proof cover to the right side of overhead garage door, including all required electrical wiring. Note: currently there is no keyless entry keypad at this residence;
- Remove existing rear exterior deck plywood flooring, including step, supply and install new 5/8" pressure-treated plywood flooring. Build new pressure-treated wooden step to rear sliding kitchen door, ensuring width of new step spans entire sliding doorway. Supply and install Duradek outdoor material (or equivalent) to the plywood flooring surface and step. Colour to be approved by Asset Management/Project Authority office prior to ordering;
- 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;
- Supply and paint all wooden surfaces of the rear exterior deck, including but not limited to the railings, exterior panels and roof beams, with a minimum two coats of 100% acrylic exterior enamel semigloss paint, colour to be approved by Asset Management/Project Authority office. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wooden surfaces. If additional coats are required to cover the decking materials, Contractor shall provide the additional coats at the Contractors expense.

Interior of Residence

- Repair cracks in living room drywall wall and texture-finish ceiling. Prepare affected areas 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 section of affected living room wall and ceiling with 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 existing paint. If additional coats are required to cover over existing paint, Contractor shall provide the additional coats at the Contractors expense;
- 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 50 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 and install 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;
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there isn't, supply and install a new electrical sub panel;
- Supply and install new thermostat in central location, capable of controlling both heating and cooling;
- 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/Project Authority 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 and dispose of any existing smoke detectors, and repair ceiling finish as required.

Work Required:*Exterior of Residence*

- Remove wooden window sill from bottom of front window;
- Supply and install new exterior siding (including all applicable subsurfaces such as Tyvek wrap, etc., and all other associated finishes such as starter strip, J channel around windows and doors, corner and edge capping, etc.) to residence and detached garage, to replace existing. New siding to carry a minimum 15 year warranty against defects in finishing, a 25 year warranty against cracking, denting and damages caused by severe weather, and a written one year warranty on the installation workmanship. Acceptable product is Ridge Wood D-5 grooved double plank from Canexel, or equivalent. Screws, fasteners and accessories used as per manufacturer's specifications. Installation must be in strict accordance with manufacturers instructions, to allow for expansion and contraction, including fastener type and spacing. Colour to be approved by Asset Management/Project Authority prior to ordering;
- Provide and install two new basement windows and window trim to replace existing old side basement windows. New windows to visually match existing windows of the residence;
- New windows must be factory assembled, maintenance-free, prefinished rigid PVC, complete with glass, triple glazing, operable hardware, weatherstripping, fiberglass insect screens, and all required anchorages, attachments and shims. Windows shall conform with the Canadian Code for Energy Conservation in New Buildings, and shall conform with current NBC or CMHC requirements, whichever is more stringent. New windows must carry a 20 year manufacturer's guarantee;
- Excavate dirt around side basement windows to the footing/weeping tile. Check and clean weeping tile for cracks, clogs, breakage, or other deficiencies, as required. Supply and install vertical drainage tile as required for each window. Supply and install new galvanized, corrosion-resistant steel window wells at each basement window. Finished installation should extend 4-6" above the soil grade. Fasten new steel window wells to the wall with concrete anchors, and seal with waterproof caulking. Fill the vertical drains and the base of the window wells with new clean, crushed rock. Back fill and compact the excavated areas, and return landscaping to previous condition;
- Remove existing parging cement (approximately 4" in width) from exterior of residence. Supply and install new parging cement around lower exterior section of residence and garage, including the installation of new J channel capping around basement windows;

- Once existing parging cement and siding have been removed from the residence, investigate as to the potential source(s) of water egress which have historically lead to leaks into the basement, and repair as required. Seal any potential points of moisture entry with waterproof caulking or equivalent. If further work is required to prevent future water egress into the residence, contact Asset Management/Project Authority immediately;
- Supply and install a new sump pump complete with a minimum 15 feet of drainage lines, directed to the property line;
- Back fill and compact the excavated areas, and return landscaping to previous condition, ensuring that the new grade on the entirety of the residence is 2% positive or greater;
- As part of new exterior siding installation, ensure any electrical outlets, light fixtures, etc. that may have exposed wires are properly re-routed inside the building walls;
- Supply and install new pressure-treated wooden 2"x6" railing top to replace existing wooden 2"x4" railing top on the front veranda;
- Supply and install new pressure-treated lower deck skirting around the bottom of the front veranda;
- Supply and install new front door and stormdoor to replace existing front door and stormdoor. New doors should have the reverse swing of existing, so that the doors open and lay flat against the perpendicular exterior wall. New doors shall be of equivalent or greater quality than existing;
- Remove wooden section of fencing from rear of residence. Supply and install new aluminum privacy fencing along rear of residence, complete with rear man-gate near detached garage, to match in height and appearance the existing fencing at side of residence;
- Supply and install new aluminum vent cover to replace existing damaged vent cover at rear 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 wooden door and window trim on the exterior of the residence 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 wooden surfaces. If additional coats are required to cover the materials, Contractor shall provide the additional coats at the Contractors expense.

Interior of Residence

- Repair vinyl sheet flooring within dining area of residence where flooring meeting railing. Existing flooring is in good condition, however some peeling is beginning to be noticed, and should be repaired before its condition worsens;

- 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 50 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 and install 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;
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there isn't, supply and install a new electrical sub panel;
- Supply and install new thermostat in central location, capable of controlling both heating and cooling;
- 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/Project Authority 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 four in total). Remove and dispose of any existing smoke detectors, and repair ceiling finish as required.

Ensuite

- Remove existing shower enclosure. Provide and install new two or three-piece shower enclosure and all associated fixtures (including new shower door) to replace existing. Ensure new shower enclosure door is sealed properly to prevent water egress from shower. Ensure finishing trim installed beneath shower enclosure is not wooden. Shower enclosure shall be white in colour. Fixtures shall be chrome finish; and
- Remove approximately 12 square feet of water-damaged drywall, insulation, baseboard and all other associated building materials from the adjacent left side wall and from beneath the shower enclosure within the ensuite. (Note – adjacent left wall contains ensuite pocket door) If suspect mould growth is identified, follow appropriate work procedures as outlined in the "Best Practices Mould at the Worksite" document

prepared by the Government of Alberta, dated July 2009.

<https://open.alberta.ca/publications/4468981> Replace all finishes to match existing.

Work Required:*Exterior of Residence*

- Repair lower corners of exterior siding at rear of residence, colour to match existing;
- Repair/replace exterior rain water leader (downspout) at rear of residence, colour to match existing. Seal around the joint between downspout and flashing with caulking;
- 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;
- Supply and paint all wooden surfaces of the rear exterior deck, including but not limited to the railings, steps, exterior panels, floor panels and roof beams, with a minimum two coats of 100% acrylic exterior enamel semigloss paint, colour to be approved by Asset Management office. Paint shall have a 10 year warranty. Paint shall be applied uniformly and shall fully cover the wooden surfaces. If additional coats are required to cover the decking materials, Contractor shall provide the additional coats at the Contractors expense;
- Provide and install new bedroom window and window trim to replace existing broken front right bedroom window. New window to visually match existing windows on the front of the residence; and
- New window must be factory assembled, maintenance-free, prefinished rigid PVC, complete with glass, triple glazing, operable hardware, weatherstripping, fiberglass insect screens, and all required anchorages, attachments and shims. Window shall conform with the Canadian Code for Energy Conservation in New Buildings, and shall conform with current NBC or CMHC requirements, whichever is more stringent. New window must carry a 20 year manufacturer's guarantee.

Interior of Residence

- Supply and install 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;
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there isn't, supply and install a new electrical sub panel;
- Supply and install new thermostat in central location, capable of controlling both heating and cooling;

- 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/Project Authority prior to installation;
- Remove all existing layers of flooring (and associated products) throughout the main floor, stairwell and landing. Clean and prepare wooden subfloor as per manufacturers specifications;
- Supply and install new luxury vinyl plank flooring throughout main floor, on stairs and landing. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install Limed Oak – Chateau Gray 48' x 7' plank, or equivalent. Matching trim, transitions and molding to be installed where applicable. Stair edge grips to be installed. Protect newly installed flooring material from damage during other renovation activities;
- Supply and install new modern metal stair railings to replace existing. New railing shall be properly installed along the top of the half wall adjacent to the stairwell, as opposed to on top of the stair runners as it is currently. New stair railings should be sufficiently anchored so that they do not wiggle when used; and
- Supply and install new interior doors (estimated 8), and all applicable hardware (including hinges and handles) to replace existing interior doors. Acceptable product is the Masonite Molded Panel Series 2 Panel Square Top Smooth Door, or equivalent. Door paint colour to be approved by Asset Management/Project Authority prior to application. Door hardware to be chrome finish.

Basement Bathroom

- Provide and install new basement 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;
- New 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 replace with new vinyl floor covering of minimum thickness of 5 mm. 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.