

# Detailed Scope of Work

## Interior Upgrades – Detachment in Minnedosa, MB

### Objective:

Royal Canadian Mounted Police (RCMP) “D” Division is looking to change and upgrade the interior of the detachment in Minnedosa, MB to better meet Operational requirements. On the main floor, the secure interview room will be transformed into an office; an office will be re-purposed into a secure interview room; several fire safety items will be installed; the worn flooring in several areas will be replaced with durable vinyl and/or rubber flooring product; the new office will be painted; an exterior window will be replaced, and a new interior window will be installed. In addition, existing kitchen cabinetry on the main floor will be removed to make room for more office space. On the second floor, new kitchen cabinets will be installed and upstairs bathroom vanity will be removed and replaced; a new wall will be built to separate the fitness from break area. A wall is also being removed to make the fitness area larger, and closets on the second floor will be modified to provide storage space.

### Background information:

The detachment in Minnedosa has been in the RCMP inventory for forty-nine years. In several areas it is presenting as worn; additionally, changes in requirements have affected how space must be used. Appendix A provides a current floor plan with the approximate measurements (in meters) of the areas of work. Appendix B shows the future floor plan; purple and orange areas require replacement vinyl flooring product; in blue and blue hatch are the areas receiving rubber tile; in pink are the new kitchen cabinets, and the second floor vanity requiring replacement. Asbestos sampling was performed in this building and confirmed the presence of asbestos containing materials (ACM) in the following areas: the second floor washroom and the drywall joint compound throughout the building (see Appendix C).

### Building:

DBU 185: 271 1st St SW, Minnedosa, Manitoba

### Regulatory Requirements

All of the following apply to any work performed under the contract. It should be noted that the latest editions of each shall be enforced during the term of the contract:

- National Building of Canada
- Part II of Canada Labour Code
- Canada Occupational Safety and Health Section of Part II of the Canada Labour Code
- Canadian Environment Assessment Act (CEAA)
- National Fire Code
- Canadian Construction of Canada Labour Safety Codes, Workers’ Compensation Board
- Canadian Electrical Code, Part 1, CSA C22.1
- The Contractor’s “Electrical Safety Requirements” – which shall include lockout procedures
- Part 7, NBC, The Canadian Plumbing Code
- Materials and workmanship must conform to or exceed applicable standard of Canadian Government Specification Board (CGSB), Canadian Standard Association (CSA), American Society for Testing Materials (ASTM) and referenced organizations
- In the event of a conflict between any of the above codes or standards the most stringent must apply
- All asbestos remediation work will require to follow Manitoba Regulations 217/2006.

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- Concentration of asbestos to be measured in accordance with NIOSH method 7400
- Asbestos waste must be packaged in sealed impermeable containers and labelled in accordance with the requirements set for this the Workplace Health Hazard Regulations – MB 53/88 – section 11
- Asbestos waste must be separated from non-asbestos waste.

### Work involves:

- Reviewing documents referenced in Appendices.
- Any concerns found by the contractor during the scope of work must be reported to the Asset Manager/ Project Authority prior to proceeding
- Remove all trace of ACM containing flooring in second floor bathroom
- Responsibility of the Contractor to measure all requirements.
- Contractor is responsible for moving furniture, filing cabinets, pictures, etc. to accommodate the work, including any painting or floor replacement
- Develop and provide a work plan and project schedule.
- All products that are removed from the building will be disposed of adhering to local by-laws.

### Disclaimer

RCMP will not be held responsible for mis-measured work

### *Office Conversion to Interview Room*

- Remove wall noted on Appendix A/B (with door and window)
- Re-build wall at indicated line on Appendix B. Wall construction to be wood studs, 16" OC, and covered with 2 layers of type x drywall on each side, taped, and mudded.
- Install rubber tile flooring in this interview room: high quality rubber tile product, Tarkett Microtone in Chocolate Cream in the Green areas noted in Blue on Appendix B.
- Supply and install an acoustic fire-rated metal door and frame (minimum 45 minutes) with a sound attenuation STC rating of 46, with heavy duty closer. Door size is approx. 35.5"W x 83"H. Door to be located on the cell block side, entering into the new hard interview room.
- Fire rated Door to be prepped for ANSI F14 Schlage L9466 with knob escutcheon
- Supply and install Schlage L9466P N07 626 Lockset on fire rated door
- Installation of 1" neutral coloured tectum board correctional panels on walls for sound attenuation. Panels must be secured, and all conduit or electrical must be located beneath tectum board to limit tampering.
- Overall STC rating of 46 for this space.
- Supply Batko camera housings (Model FB-13P1HS) in remaining 3 corners of the room, wired with Cat6 cable to each to the monitoring room (noted in Appendix A).

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- Supply an interconnect wire (also Cat6), routed from the monitoring room to the cell recording equipment located at the guard desk in the cell block (noted on Appendix B). Wire to be run through wall mounted conduit to termination point.
- Supply a microphone jack wired in from the east wall 3 pin XLR female and twisted pair, welded microphone/communication cable. Wire to be in conduit and covered by tectum board to prevent damage to the wiring
- Supply and install unit-specific tamper-proof cage over existing smoke detector, and apply approved pick resistant caulking (Anchor Fix 3001) around ceiling surface to mitigate tampering.
- Ensure smoke detector in interview room is connected to annunciator panel at Guard station

### ***Flooring (Office area, stairs to second floor and second floor, and main floor bathrooms)***

- Remove existing carpet and prepare existing sheet vinyl surfaces for installation of the new product for quality adhesion (see purple areas in Appendix B).
- Ensure subfloor is level and secure before placement of new flooring and that all dust, dirt, grease, etc. have been cleaned to ensure adhesion of the products. Any subfloor that has rot must be brought to the attention of the Project Authority for review and direction.
- Install Armstrong Luxury Vinyl Tile – Natural Creations – EarthCuts – in Delicato Natural TP529, 12”x24” tiles in required areas (per purple highlighted areas in Appendix B): equivalent products will be accepted provided they meet the following performance specifications: minimum 20mil wear layer; low-maintenance (no buff/ no polish) cleaning, and a wear surface embossed for texture, with a stone tile appearance- any substitutions must be confirmed and approved by Project Authority prior to installation to ensure they meet both the performance and aesthetic objectives
- Slip-retardant nosing must be applied to vinyl that is installed over stairs: Tredsafe, AA208.
- Standard transition strips to be supplied and installed in all applicable locations.
- Installation to be as recommended by Manufacturer.
- Supply an additional 10% of matching extra flooring product to remain on site for replacement purposes.;
- All existing vinyl baseboard in affected areas shall be removed and discarded, with new 4” Johnsonite Tightlock Resilient in Sable (42) vinyl baseboard supplied and installed. All efforts shall be made to keep intact the wall surfaces; if any wall damage takes place, the vendor shall repair and make good said damages.
- Install ¼” thick rubber flooring tiles square edge tiles, Tarkett Replay in “Sky” in the areas noted in blue cross hatch on Appendix B. Substitutions accepted if they meet FloorScore certified and CA01350. Must be made of 80% or higher in post-consumer recycled content. Install as per manufacturer’s recommendations.

### ***Interview room to Office Conversion***

- Remove tectum board from walls and dispose of at legal dumping site.
- Install a fixed pane window in the east-facing interior wall, measuring approximately 36” x 48”, noted on Appendix B
- Install frame and casing on both sides of the new window, and paint
- Patch any imperfections in the walls to ensure smooth finish of paint

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- Paint must be of a high quality, with low or no VOC, according to EPA Method 24; in egg shell finish for the wall, and high gloss for the frame – colour matched to existing office wall colour and frame colours. Substitutions accepted provided they meet noted specification

### ***Painting (additional areas)***

- Areas to be painted:
  - The new wall built on the bullpen side of the new secure interview room;
  - Surrounding the new window in the boardroom area;
  - The affected wall in the bathroom
  - The new kitchen area.
- Sand or patch and repair imperfections in the drywall (dents, dings) to ensure smooth finish of paint
- Ensure all appropriate measures are taken to protect RCMP furniture and equipment from dust, debris, or damage related to the work
- Paint must be of a high quality, with low or no VOC, according to EPA Method 24; in egg shell finish
- Paint to be colour matched to existing walls in the particular area. When painting/patching, the entire wall must be painted to ensure consistent colour and finish.
- Debris to be removed from worksite upon completion as well as clean-up of any drywall dust, instances of spilled paint, etc

### ***Kitchen – removal of cabinets and conversion to office space – main floor***

- Remove existing original kitchen cupboards in the parade room. Dispose of at a legal dumping site.
- Remove existing drywall and air vapour barrier behind kitchen cabinet wall
- Remove and cap all supply lines and drains running to the area.
- Relocate electrical outlets 12” FF
- Add batt insulation between studs to meet an R-30 insulation value
- Install 6 mil polyethylene air-vapour barrier. Seal edges and overlaps with acoustical sealant
- Seal any air leakage gaps surrounding the window
- Re-install 5/8” drywall, mud, tape and sand to make a smooth finish.
- Paint to match same.

### ***Kitchen – build, second floor***

- Build a wall, dividing the gym space from the new kitchen space, located as per Appendix B. Studs to be wood construction, 16” OC, and drywall on both sides, patched and painted. Plywood backing to be installed behind drywall (noted on Appendix B) to support wall-mounted tv brackets on both sides of wall (bracket supply and install not included in this project)
- Relocate new cabinets to second floor (see Appendix B)
- See proposed diagram for kitchen cabinets (Appendix D)
- Supply new plumbing to the cabinet
- Cabinets to be thermofoil – solid cabinets in wood grain, medium tone “Warm walnut”
  - interiors to be white melamine, exposed trim to match exterior colour;

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- handles to be Richilieu, non-button style brushed nickel hardware;
- Countertop to be laminate with waterfall or bullnose edge and textured surface in Wilson AE “Bronze Eclipse”.
- Install new 24” SS single sink
- Install a tall, ADA compliant 2-handle kitchen faucet with accessible levers
- Work must include all plumbing – disconnecting and reconnecting supply lines, shut off valves, drain lines, caulking , faucets, sink, and all misc. supplies
- Supply and install new braided supply lines and shut-off ball valves on all supply lines
- Ground fault Circuit interrupter receptacles (GFCI) are to be installed at all outlets on the kitchenette countertop as per Appendix D,
- Additional GFCI to be installed on the left side of the sink (as per Appendix D)
- Supply and install under-cabinet LED; RAB UCT-LED to be activated by a rocker-type switch located above counter top, in natural white.
- Install a dedicated GFCI outlet behind the microwave space.
- Supply an outlet behind the fridge area
- Install a wall mounted soap dispenser (Uline H-6067) to the right of the sink
- Install Armstrong Luxury Vinyl Tile – Natural Creations – EarthCuts – in Sierra; Cream NC500, 18”x18” tiles in required orange area (per Appendix B): equal or exceeds will be accepted - any substitutions must be confirmed and approved by Project Authority prior to installation to ensure they meet both the performance and aesthetic objectives
- Install two standard 110V outlets on both sides of the new wall (one on the “gym” side, one on the “kitchen” side as noted on Appendix B) to support future television(s) – approx. 60”FF.

#### **2<sup>nd</sup> floor bathroom**

- Remove existing original bathroom cabinet and dispose of at legal dumping site
- Remove and replace existing toilet with ADA compliant two piece toilet, with elongated bowl. 6.0L flush max, and must be compatible with generic replacement parts (i.e. American Standard)
- Remove vinyl flooring in bathroom in accordance with Manitoba regulations for ACM materials.
- Ensure subfloor is level and secure before placement of new flooring and that all dust, dirt, grease, etc. have been cleaned to ensure adhesion of the products.
- Install Armstrong Luxury Vinyl Tile – Natural Creations – EarthCuts – in Sierra; Cream NC500, 18”x18” tiles in the orange area (per Appendix B): equal or exceeds will be accepted - any substitutions must be confirmed and approved by Project Authority prior to installation to ensure they meet both the performance and aesthetic objectives
- Supply new 30” bathroom vanity, and counter top. Cabinets to be thermofoil – solid cabinets in wood grain, medium tone “Warm walnut”; counter top to be Wilson AE “Bronze Eclipse”
- Install standard 24” porcelain sink
- Install a tall, ADA compliant 2-handle faucet with accessible levers
- Work must include all plumbing – disconnecting and reconnecting supply lines, shut off valves, drain lines, caulking , faucets, sink, and all misc. supplies
- Supply and install new braided supply lines and shut-off ball valves on all supply lines
- GFCI to be installed on left hand wall beside the bathroom sink.
- Sand or patch and repair imperfections in the drywall (dents, dings) to ensure smooth finish of paint

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- Paint to colour match existing bathroom walls
- Install new framed mirror
- Install a wall mounted soap dispenser (Uline H-6067) to the right of the sink

### Windows/ Window coverings

- Supply and install aluminum triple-pane fixed window in the boardroom area; size is approx. 84W x 48”H. Window to be level, plumb, square, true to line, without distortion, and anchored securely in place to structural support and in proper relation to wall flashing and other adjacent construction to produce weathertight construction.
- Install membrane around entire rough opening, lapping into existing flashing at sill and covering existing wood sill and jamb members.
- Apply sealant along leading edge of membrane at exterior.
- Place spray foam insulation in shim spaces around full perimeter to maintain continuity of thermal barrier
- Existing window blinds shall be replaced upon completion of window installation with Designer Roller Shades by Hunter Douglas. Shades to be fit to each exterior window, and are to be semi-opaque, and to be operated by a continuous beaded cord loop, secured to the side of the window frame. Colour to be Light brown/taupe.
- Reflective film (Lumar R20) to be installed on the interior of all exterior windows on the main floor. Film to be cut to fit and installed as per manufacturer’s recommendations.
- All products and materials are to be installed to the manufacturer’s recommendations and specifications.
- Contractor shall check and verify all measurements, on an individual basis. The contractor shall not make any claim to the Owner for incorrectly measured work.

### Other work required:

- Label fire panel to note new locations of hard interview room and office space.
- Install dedicated 110V circuit (noted on Appendix B) to support printer station
- Remove closets located on the second floor and incorporate space into the larger of the two affected rooms (see appendix B). Drywall, tape, mud and paint.
- Firestop service penetrations going into and from the mechanical room in the basement.
- Supply and install an insulated metal door and frame at the rear Staff entrance (noted on Appendix B); door to be prepped for a Schlage L9480P 07 626 00N with corresponding mortise lock. Supply and install heavy duty door closer and Loxem 190 Door viewer 1.57 m above the floor level. Door to have full astragal installed to protect latch mechanism. Door to swing in the direction of egress.

### Constraints:

This is an operational detachment and will be occupied while all work is being executed. Work must be conducted and completed in a way that ensures minimal disruption to the working staff on duty. At the end of each work day, the Contractor will leave the workspace in a neat and tidy manner, allowing for after-hours continued, safe operations. No trip hazards may be left on site upon departure.

The new secure interview room must be functional prior to commencing conversion of the existing interview room, so as to not impede with business continuity.

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All efforts must be taken to eliminate risk of contamination of ACM materials throughout the office and work spaces.

Contractor tools may not be stored on site unless arrangements are made with the senior NCO of the detachment.

Security clearance must be obtained before work can commence.

### **Contractor requirements:**

Plumbing work must be completed by a journeyman plumber.

All electrical work must be completed by a journeyman electrician.

### **Project Milestones:**

January 15<sup>th</sup> for final completion of all work

### **Deliverables:**

1. Schedule, including monthly forecasts of costs
2. Provide O&M manuals for new flooring
3. Successful contractor shall be required to provide the following digital pictures for each stage:
  - a. At the removal of the demolition stage
  - b. At the removal of the cell door and kitchen cabinets
  - c. At the electrical stage to demonstrate installation and location
  - d. For all major stages of project completion
  - e. **NOTE: Pictures are to be provided at the same time as the invoice is submitted. Invoices will not be forwarded for payment until the digital pictures have been submitted via USB to the Project Authority for review.**