

Annex A

Jasper RCMP Housing Renovations

General Information:

- The Contractor must 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 the Project Authority or their designate;
- All specialized work (ie. plumbing, electrical, etc.) must be completed by a qualified worker;
- All work must be crafted in a professional manner. No drips, flaws, or second rate work will be accepted. If craftsmanship is lacking, the Contractor must correct the deficiencies at no additional cost to the RCMP;
- All construction waste generated on Site must be the responsibility of the Contractor, and must be disposed of properly off site;
- Upon completion of all work, the Contractor must 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 pre-approved in writing by the Project Authority, or their designate before proceeding.

Scope of Work:

KBU65 - A

Exterior of Residence

- Replace existing exterior wooden fencing with 6' privacy fence. Standard 1.8M (6') high, flat panel, pressure treated wood fencing. Post secured with concrete, spaced approx. every 1.8M-2.4M (6'-8'); and
- Supply and stain all wooden surfaces with 100% acrylic latex solid colour stain to match existing.

Interior of Residence

- Replace light fixtures throughout residence (comes with LED bulbs). Light fixtures must be of a similar style and size as existing, brushed nickel or similar finish;
- Replace floor registers throughout residence with adjustable grill registers, white in colour; and

- Replace flooring throughout the main floor, less bathrooms (do not replace flooring in the full bath, or half bath).

Main Floor

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. Remove and dispose of any existing smoke detectors, and repair ceiling finish as required; and
- Remove all existing layers of flooring (and associated products) throughout the main floor and kitchen. Clean and prepare wooden subfloor as per manufacturers specifications; and
- Supply and install new luxury vinyl plank flooring throughout main floor and kitchen. 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. Protect newly installed flooring material from damage during other renovation activities.

Kitchen

- Provide and install new kitchen cabinetry and Arborite laminate (or equivalent) countertops in a light neutral colour to replace existing. New cabinets and countertops must be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;
- New millwork in a darker neutral colour 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 must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Provide and install new kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration. Sink and faucet must be of similar or greater quality than existing. Faucet must be chrome finish; and
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window.

Full Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;
- Vanity top to have 4” backsplash wherever it meets the wall;

- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Provide and install new Tub-shower one-piece unit complete with faucet, drain, and shower head to replace existing, and repair wall finish as required. Tub-shower must be of similar or greater quality than existing. Tub-shower must be white in colour with chrome finish plumbing hardware;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration;
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

Half Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and full bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration; and
- Replace electrical outlets to GFI within 2M of water sources.

KBU65 - B

Exterior of Residence

- Replace existing exterior wooden fencing with 6' privacy fence. Standard 1.8M (6') high, flat panel, pressure treated wood fencing. Post secured with concrete, spaced approx. every 1.8M-2.4M (6'-8'); and
- Supply and stain all wooden surfaces with 100% acrylic latex solid colour stain to match existing.

Interior of Residence

- Replace light fixtures throughout residence (comes with LED bulbs). Light fixtures must be of a similar style and size as existing, brushed nickel or similar finish;
- Replace floor registers throughout residence with adjustable grill registers, white in colour; and
- Replace flooring throughout the main floor. No flooring replacement is required on the second floor or stairs, including bathrooms.

Main Floor

- Remove all existing layers of flooring (and associated products) throughout the main floor including kitchen. Clean and prepare wooden subfloor as per manufacturers specifications; and
- Supply and install new luxury vinyl plank flooring throughout main floor. Acceptable product is Armstrong Flooring LUXE Plank with Fastak Install, Farmhouse Plank – Natural 48" x 7" plank, or equivalent. Matching trim, transitions and molding to be installed where applicable. Protect newly installed flooring material from damage during other renovation activities.

Kitchen

- Provide and install new kitchen cabinetry and Arborite laminate (or equivalent) countertops in a light neutral colour to replace existing. New cabinets and countertops must be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;
- New millwork in a darker neutral colour 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 must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;

- Provide and install new kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration. Sink and faucet must be of similar or greater quality than existing. Faucet must be chrome finish; and
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window.

Second Floor

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. Remove and dispose of any existing smoke detectors, and repair ceiling finish as required; and
- No flooring replacement is required on the second floor including bathrooms.

Full Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Provide and install new Tub-shower one-piece unit complete with faucet, drain, and shower head to replace existing, and repair wall finish as required. Tub-shower must be of similar or greater quality than existing. Tub-shower must be white in colour with chrome finish plumbing hardware;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration;
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

Half Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;

- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration; and
- Replace electrical outlets to GFI within 2M of water sources.

KBU38 - A

Exterior of Residence

- Replace existing exterior wooden fencing with 6' privacy fence. Standard 1.8M (6') high, flat panel, pressure treated wood fencing. Post secured with concrete, spaced approx. every 1.8M-2.4M (6'-8'); and
- Supply and stain all wooden surfaces with 100% acrylic latex solid colour stain to match existing.

Interior of Residence

- Replace light fixtures throughout residence (comes with LED bulbs). Light fixtures must be of a similar style and size as existing, brushed nickel or similar finish;
- Replace floor registers throughout residence with adjustable grill registers, white in colour; and
- Replace flooring throughout the main floor, stairs, and second floor. No flooring replacement is required in the bathrooms.

Main Floor

- Remove all existing layers of flooring (and associated products) throughout the main floor, kitchen, stairwell, and landing. Clean and prepare wooden subfloor as per manufacturers specifications; and
- Supply and install new luxury vinyl plank flooring throughout main floor, kitchen, stairwell, 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.

Kitchen

- Provide and install new kitchen cabinetry and Arborite laminate (or equivalent) countertops in a light neutral colour to replace existing. New cabinets and countertops

must be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;

- New millwork in a darker neutral colour 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 must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Provide and install new kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration. Sink and faucet must be of similar or greater quality than existing. Faucet must be chrome finish;
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window; and
- Replace dishwasher with Stainless steel built-in unit, comparable to a LG LDF5545ST model.

Second Floor

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. Remove and dispose of any existing smoke detectors, and repair ceiling finish as required;
- Remove all existing layers of flooring (and associated products) Clean and prepare wooden subfloor as per manufacturers specifications;
- Supply and install new luxury vinyl plank flooring throughout the second floor, less the bathrooms. 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; and
- Provide and install a new insulated access door in the east bedroom to cover the attic access location. Trim and paint to match existing room colours.

Full Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;

- Provide and install new Tub-shower one-piece unit complete with faucet, drain, and shower head to replace existing, and repair wall finish as required. Tub-shower must be of similar or greater quality than existing. Tub-shower must be white in colour with chrome finish plumbing hardware;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration;
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

Half Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration; and
- Replace electrical outlets to GFI within 2M of water sources.

KBU38 - B

Exterior of Residence

- Replace existing exterior wooden fencing with 6' privacy fence. Standard 1.8M (6') high, flat panel, pressure treated wood fencing. Post secured with concrete, spaced approx. every 1.8M-2.4M (6'-8'); and
- Supply and stain all wooden surfaces with 100% acrylic latex solid colour stain to match existing.

Interior of Residence

- Replace light fixtures throughout residence (comes with LED bulbs). Light fixtures must be of a similar style and size as existing, brushed nickel or similar finish;
- Replace floor registers throughout residence with adjustable grill registers, white in colour; and

- Replace flooring throughout the main floor, less bathrooms. (do not replace flooring in the full bath, or half bath)

Main Floor

- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. Remove and dispose of any existing smoke detectors, and repair ceiling finish as required; and
- Remove all existing layers of flooring (and associated products) throughout the main floor and kitchen. Clean and prepare wooden subfloor as per manufacturers specifications;
- Supply and install new luxury vinyl plank flooring throughout main floor and kitchen. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install, Farmhouse Plank – Natural 48” x 7” plank, or equivalent. Matching trim, transitions and molding to be installed where applicable. Protect newly installed flooring material from damage during other renovation activities; and
- Repair drywall tape seam in main living room ceiling. To include removal of textured ceiling throughout the room, mud and tape seam to a high standard including primer sealer/ paint, and re-apply knock-down textured ceiling.

Kitchen

- Provide and install new kitchen cabinetry and Arborite laminate (or equivalent) countertops in a light neutral colour to replace existing. New cabinets and countertops must be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;
- New millwork in a darker neutral colour 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 must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Provide and install new kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration. Sink and faucet must be of similar or greater quality than existing. Faucet must be chrome finish;
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window; and
- Replace dishwasher with Stainless steel built-in unit, comparable to a LG LDF5545ST model.

Full Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors

must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile.
Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and half bathroom;

- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Provide and install new Tub-shower one-piece unit complete with faucet, drain, and shower head to replace existing, and repair wall finish as required. Tub-shower must be of similar or greater quality than existing. Tub-shower must be white in colour with chrome finish plumbing hardware;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration;
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

Half Bathroom

- Provide and install new bathroom vanity cabinet and countertop to replace existing. New cabinet must be an equivalent height, width and length as existing. Cabinets must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile. Bathroom cabinetry and countertop must match new cabinetry and countertops of the Kitchen and full bathroom;
- Vanity top to have 4" backsplash wherever it meets the wall;
- Provide and install new bathroom lavatory and faucet to replace existing. Lavatory must be white in colour, and must be of similar or greater quality than existing. Faucet must be chrome finish;
- Caulk all joints around newly installed vanity, countertop, backsplash, lavatory, etc. to eliminate water infiltration; and
- Replace electrical outlets to GFI within 2M of water sources.

KBU546

Exterior of Residence

- Replace existing exterior wooden fencing with 6' privacy fence. Standard 1.8M (6') high, flat panel, pressure treated wood fencing. Post secured with concrete, spaced approx. every 1.8M-2.4M (6'-8'). Rear posts secured to existing retaining wall with metal brackets; and
- Supply and stain all wooden surfaces with 100% acrylic latex solid colour stain to match existing.

Interior of Residence

- Replace light fixtures throughout residence (comes with LED bulbs). Light fixtures must be of a similar style and size as existing, brushed nickel or similar finish;
- Replace floor registers throughout residence with adjustable grill registers, white in colour;
- Replace flooring throughout the main floor, second floor, basement, and stairs. (less bathrooms and kitchen); and
- Provide and install closet doors throughout the residence including two (2) on main floor and three (3) on second floor. Doors are to be louvered interior bifold closet doors painted to white to match existing.

Main Floor

- Remove all existing layers of flooring (and associated products) throughout the main floor, less kitchen and bathroom. Clean and prepare wooden subfloor as per manufacturers specifications; and
- Supply and install new luxury vinyl plank flooring throughout main floor including both sets of stairs. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install, Farmhouse Plank – Natural 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.

Main Floor Bathroom

- Provide and install new Tub-shower one-piece unit complete with faucet, drain, and shower head to replace existing, and repair wall finish as required. Tub-shower must be of similar or greater quality than existing and be a soaker tub design. Tub-shower must be white in colour with chrome finish plumbing hardware;
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

Kitchen

- Provide and install new kitchen cabinetry and Arborite laminate (or equivalent) countertops in a light neutral colour to replace existing. New cabinets and countertops must be of similar or greater quality as existing. New cabinetry to include new chrome finish door hardware;
- New millwork in a darker neutral colour 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 must exceed or be equivalent to Thomasville Standard cabinet construction. Cabinet doors must exceed or be equivalent to Thomasville Thermofoil Nelson style door profile;
- Provide and install new kitchen sink and faucet into new countertop, and caulk around all edges to eliminate water infiltration. Sink and faucet must be of similar or greater quality than existing. Faucet must be chrome finish;
- Install tile backsplash throughout kitchen, flush with bottom of newly installed cabinets. Tile backsplash to continue behind stove and underneath kitchen window;
- Replace dishwasher with Stainless steel built-in unit, comparable to a LG LDF5545ST model. Installation is to be relocated to the right side of the sink; and
- Remove suspended ceiling light panelling and repair ceiling as required. Install two (2) flush mount decorative fluorescent lights.

Second Floor

- Remove all existing layers of flooring (and associated products) Clean and prepare wooden subfloor as per manufacturers specifications;
- Supply and install new luxury vinyl plank flooring throughout second floor. Acceptable product is Armstrong Flooring LUXE Plank with FasTak Install, Farmhouse Plank – Natural 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; and
- Provide and install new interconnected, hard-wired combination carbon monoxide and smoke detectors in the hallway, and within each bedroom. Remove and dispose of any existing smoke detectors, and repair ceiling finish as required.

Second Floor Bathroom

- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation; and
- Replace electrical outlets to GFI within 2M of water sources.

Basement

- Remove and dispose of cabinetry located in the SE corner of the basement and remaining interior wall structure located on the SW corner of the basement and repair perimeter wall finish as required;
- Remove and dispose of the furnace room interior wall construction surrounding the mechanical appliances, and construct an interior wall to create a separate utility room complete with door, drywall, and finished consistent with existing basement walls.
- Remove all existing layers of flooring (and associated products) Clean and prepare wooden subfloor/ concrete slab as per manufacturers specifications; and
- Supply and install new residential wear carpet tile throughout the basement, less the bathroom and utility room. Acceptable product is Baldosa Modular Allegro Carpet tiles, Tan in colour, with a 25 year residential wear warranty;
- Repair and extend the suspended ceiling to complete the main space in the basement; and
- 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 Trane XR13, or equivalent;