

## **Part 1            General**

### **1.1            RELATED SECTIONS**

### **1.2            Appendices**

- .1        Appendix A –Electrical/Plumbing/Carpentry Specs
- .2        Appendix B – Kitchen Plan
- .3        Appendix C – Drawings
- .2        Departmental Representative: Within the context of these specifications, this refers to the person exercising the roles and attributes of Canada under the contract. Parks Canada Agency will be fulfilling the role of Departmental Representative for this Contract.
- .3        Owner: For the purpose of this Contract, the Owner is the Parks Canada Agency, who operates the site.
- .4        Contractor: The contractor to undertake the site management and operation services defined, within the context of these specifications, as the Contractor.

### **1.3            PROJECT LOCATION**

- .1        441 Cougar St, Banff, Alberta
- .2        The objective of this project is to:
  - .1        One legal 2 bedroom basement and one legal 3 bedroom on main floor suite.
  - .2        Main and basement floors. New kitchen, bathroom and laundry renovation, laundry hookups. All renovations as shown on the existing scenario and new architectural drawings.

### **1.4            PROJECT SCHEDULE**

- .1        It is imperative that this work be completed by March 27, 2020.
- .2        This is mainly a labour intensive project. The contractor is expected to have enough resources to complete the project on time.

### **1.5            WORK COVERED BY CONTRACT DOCUMENTS**

Note: All work must meet or exceed National Building Code - Alberta Edition 2019 and all other discipline codes.

- .1        Concrete Coring and Cutting Basement
  - .1        Core or cut basement floor as per plan for bathroom and other drainage as required and to replace cast sewer TY with ABS TY and new ABS vent plus install back-water prevention device
  - .2        Main building water supply shut off to be replaced with a new Gate valve.
  - .3        Add floor drains for the basement utility room and 2” drainage for the washing machine. Add main floor drains as required.
- .2        Heating and Venting to be done by a journeyman licenced contractor and inspected
  - .1        Relocate the two (2) furnaces currently located in the basement to the new location as per plan. Connect electrical, gas lines and interlocks to the 2 relocated as per code.

- .2 Adapt supply air and return air to existing duct work to upper floor furnace
  - .3 New supply air and return air ducting for both floor furnaces.
  - .4 1-New dryer vent for each floor
  - .5 1-New range vent hood vent for lower floor
  - .6 Demo of duct work
  - .7 Install 2 hot water tanks one on each floor and plumb and vent to code for each unit. HWT to be supplied by Parks Canada.
  - .8 Maintain proper clearances at the sides and back to combustible construction, when furnaces and other gas-burning appliances are enclosed. This should be as per code.
  - .9 Provide outside air to all natural gas-fired appliances for combustion
  - .10 All gas installations and piping must be carried out by a qualified licensed contractor
  - .11 Supply and install all ducting for upper and lower suites and supply and install air returns as needed by code. Keep in mind minimum headroom while running ducts for minimal ceiling height of 6'11" which is allowed to be reduced to 6'6" under beams and ducts.
  - .12 Supply and install vents and duct work for bathroom fans, ovens and dryers or any other item/s as required. .
- .3 Carpentry
- .1 Basement
    - .1 Install new vented entry doors and frame and dispose of screen doors
    - .2 Cross bridge or block @ ½ span from bearing beam to exterior
    - .3 Frame exterior walls with 2x4 @ 16" o.c. (or as shown on plans but which ever has maximum size with SPF#2 or better framing to be insulated with closed cell medium density spray insulation
    - .4 Create smoke separation in between joists to meet code to separate main floor and basement floor.
    - .5 Frame around all venting and ducting for drywall to complete the smoke separation. Keep the minimal ceiling height of 6'11" which is allowed to be reduced to 6'6" under beams and ducts
    - .6 Install and shim as needed subfloor panels that allow air flow throughout the lower unit except where the furnace and utility rooms are and where the tub will be located
    - .7 Frame interior walls and plumbing walls to layout @ 16" o.c. with SPF #2 or better.
    - .8 Install backing for tub surrounds, toilet paper dispenser, towel bars, any other plumbing items and door knobs height in walls.
  - Main Floor
    - .9 Renovate main floor kitchen, washroom and laundry/Utility rooms with all new plumbing fixtures
    - .10 Laundry/storage as per plans.
    - .11 Install new vented entry doors and frame and dispose of the storm doors.

- .12 Remove existing fire place and opening to be filled as called out on the drawing. Paint the wall as per item .6 below. Painting throughout both floors.
- .4 Insulation and Drywall
  - .1 Basement
    - .1 Spray Insulate all exterior walls with min 3” thick medium density spray insulation and drywall with ½” GB. Spray insulate rim joist cavities with minimum 3” spray insulation
    - .2 Insulate ceiling with 6" acoustical batt insulation as per code. Strap the ceiling with resilient channels as per manufacturers instruction (do not short circuit) and install 1/2"GB wall to meet code and smoke separation as per building code.
    - .3 Drywall all knock-downs and exposed beam
    - .4 Mud and tape 3 coats and sand to ready for paint
    - .5 Seal all holes for smoke separation
  - .2 Main Floor
    - .1 Install drywall where needed, mud and tape 3 coats and sand to ready for paint
    - .2 Plumbing to be done by a licenced Plumber and inspected
  - .3 Basement
    - .1 Supply and install new toilet, sinks, bath tub with surround, fixtures for sinks and showers, new HWTs (supplied by Parks Canada) and all associated venting, valves and plumbing all brought up to code
    - .2 Plumb for optional dishwasher and clothes washer
    - .3 Auger existing sewer lateral
    - .4 Camera existing sewer laterals
    - .5 Clean and reuse existing floor drains
    - .6 Install water pressure regulator
    - .7 Install back –water prevention device on the branch drain of the sanitary sewer line and provide access for maintenance
    - .8 Keep water lines away from ducts if possible
  - .4 Main Floor
    - .1 Supply and install new toilet, sinks, bath tub with surround, fixtures for sinks and showers, new HWTs and all associated venting, valves and plumbing all brought up to code
    - .2 Plumb for optional dishwasher and clothes washer
- .5 Electrical to be done by a journeyman licenced electrician and inspected
  - .1 Basement
    - .1 Supply and install new 100 Amp breaker panel in basement utility room.
    - .2 Organise with Fortis to increase amperage to house to 200Amps

- .3 Wire in for all new fixtures, receptacles and switches as per plans.
- .4 Wire in for new bath fan, range hood, washer, dryer, kitchen appliances and dishwasher or any other item as shown on plans.
- .5 Wire for new phone, cable, thermostats and door bells
- .6 Wire in for interconnected CO2/Smoke alarms for both units as per code
- .7 Install phone service for basement kitchen and utility room
- .8 Install all new receptacles and switches as per code and as per plans.
- .2 Main Floor
  - .1 Wire for new kitchen, washer, dryer and optional dishwasher
  - .2 Wire in for interconnected CO2/Smoke alarms for both units as per code
  - .3 Install phone service for main floor kitchen and utility room
  - .4 Wire for new phone, cable, thermostats and door bells
  - .5 Wire for new thermostat in utility room as needed
  - .6 Supply and install new 200 Amp in main floor laundry room
  - .7 Replace all original receptacles and switches with new and add as shown on plans.
  - .8 New garage feed to be fed out of the 200 Amp panel.
- .6 Painting throughout both floors
  - .1 Walls, trim and doors to be min of base coat and 2 coats eggshell latex to cover.
  - .2 All trim work to be dapped and painted base coat with 2 finish coats
  - .3 Painting and silicone in bathrooms to be mildew resistant
  - .4 Main floor, sanding primer on existing painted surfaces only. Paint where construction is being done. All to match existing.
- .7 Finish Carpentry both floors
  - .1 Install kitchen and bathroom cabinets, counters and tile backsplash (up to upper cabinets in kitchens and 4 rows above vanities) as needed to be chosen by Parks Canada for both floors (lower kitchen layout to be designed during project)
  - .2 Install all doors, windows sill boxes, hardware and low profile trim mitred at corners as needed to be chosen by Parks Canada
  - .3 Trim out all openings, all base board with low profile trim and mitered corners, and closets to be chosen by Parks Canada
  - .4 Seal for moisture around all fixtures, windows, doors use mildew resistant where needed
  - .5 All bathroom and kitchen fixtures, surrounds and hardware to be installed..
- .8 Flooring
  - .1 To be installed as per manufacturers installation guide lines on floors that are marked out in the architectural plan, types of flooring are on the spec sheet. refer attached copy.

**1.6 CONTRACT METHOD**

- .1 Construct Work under lump sum price contract.

**1.7 PERMITS and INSPECTIONS**

- .1 Contractor to apply plumbing, gas and electrical permits and organise inspection through third party inspection agency. Parks Canada to obtain building permit.

**1.8 WORK BY OTHERS**

- .1 Where it is necessary that work is to proceed in areas of this project common to both the Contractor and forces of others, the Contractor shall cooperate with the other Contractors and the Owner in reviewing their construction schedules, sharing his work space, and shall coordinate his operations with the other Contractors, including traffic management and construction staging.

**1.9 CONTRACTOR USE OF PREMISES**

- .1 Contractor has unrestricted use of site subject to 1.7.1 above until the Contract Completion date.
- .2 Contractor shall limit use of premises for Work, for storage, and for access, to allow:
  - .1 Owner occupancy.
  - .2 Work by other Contractors.
- .3 Coordinate use of premises under direction of the Departmental Representative.
- .4 The Contractor and any Subcontractors shall obtain a business license from Realty Services in the Banff Park Administration building in Banff town site, prior to commencement of the contract.
- .5 All Contractor's business and private vehicles are required to display a vehicle work pass from Parks Canada. These permits may be obtained free of charge from PCA Environmental Surveillance Officer or as directed by the Departmental Representative.
- .6 At completion of operations condition of work: to be equal or better than that which existed before new work started.

**1.10 WARRANTY**

- .1 All work and materials will be warranted for a period of one year after substantial completion date.

**1.11 DOCUMENTS REQUIRED**

- .1 Maintain at job site, one copy each document as follows:
  - .1 Contract Drawings.
  - .2 Specifications.
  - .3 Addenda.
  - .4 Change Orders.
  - .5 Other Modifications to Contract.
  - .6 Field Test Reports.
  - .7 Copy of Approved Work Schedule.
  - .8 Health and Safety Plan and Other Safety Related Documents.

.9 Other documents as specified.

**1.12 CONSTRUCTION SIGNAGE**

.1 No signs or advertisements, other than warning signs, are permitted on site.

**Part 2 Products**

**2.1 NOT USED**

.1 Not used.

**Part 3 Execution**

**3.1 NOT USED**

.1 Not used.

**END OF SECTION**

Item	Finish	Hardware	material	Knobs	colour	profile	Size	other/supplier
<b>Doors</b>								
Interior Doors	Paint grade	satin nickel Galiano	solid core	lever	parks trim	no profile	as requiredx1 3/8	N/A
Exterior Doors	Paint grade	satin nickel	aluminum with vent	lever	white	6 panel	as requiredx1 3/4	double drilled passage and dead bolt
Closet doors	Paint grade	satin nickel	hollow	button knob	parks trim	no profile	as requiredx1 3/8	N/A
Hinges	satin nickel	satin nickel	N/A	N/A	N/A	N/A	3 1/2" interior 4" exterior	N/A
<b>Kitchen</b>								
Cabinets	coventry	satin nickel	coventry Thermofoil	pulls	satin white	coventry	as required	White Melamine
counters	laminate	N/A	N/A	N/A	Travertine Silver 3458-34	square edge wrap	N/A	Postform
counters	laminate	N/A	N/A	N/A	Beige Pampas	square edge wrap	N/A	Postform
<b>Closets</b> *closets to be half jamb*								
Shelving	Paint grade	N/A	MDF shelf 1 1/2" maple nosing		parks trim	eased nosing	length as required 3/4" thickness	N/A
rods	stainless	N/A	1/16 steel	N/A	chrome	N/A	1 1/4 tubing	N/A
<b>trim</b>								
case door/ window	paint grade	N/A	MDF	N/A	parks trim	no profile	3x 5/8	mitred corners
base	paint grade	N/A	MDF	N/A	parks trim	no profile	4x 1/2	mitred corners
Window sill extension	paint grade	N/A	MDF/Vinyl	N/A	parks trim	1/4 bullnose	depth as required 3/4" thickness	N/A
door stops	satin nickel	wall type floor or hinge if required						
<b>Walls</b>								
wall finish	Dulux Ultra Pewter Grey 50YY 47/053 eggshell	N/A	N/A	N/A	parks wall	N/A	N/A	
Ceiling Finish	Dulux Ultra Parks Trim 94800 semi gloss							
<b>Bathroom</b>								
wall finish	Dulux Ultra Pewter Grey 50YY 47/053 eggshell mildew resistant	N/A	N/A	N/A	parks wall	N/A	N/A	mildew resistant drywall/paint
Ceiling Finish	Dulux Ultra Parks Trim 94800 semi gloss mildew resistant							mildew resistant drywall/paint
towel bar	N/A	satin nickel	N/A	N/A	N/A	N/A	N/A	2x6 backing @ 26" o.c.
tiolet paper	N/A	satin nickel	N/A	N/A	N/A	N/A	N/A	2X6 backing @ 48" o.c.
shower rod	N/A	chrome	N/A	N/A	N/A	N/A	N/A	78" height
<b>flooring</b>								
Luxury Vinyl Plank(LVP)	Rialto Bridge	N/A	vinyl	N/A	N/A	N/A	12x24	Eco 360 Adhesive
Carpet-Bedrooms Only	4275 Opus II	N/A	100% BCF Solution Dyed Polyester	N/A	84725 Scenic Grey	N/A	N/A	8 lbs 7/16 underlay
<b>tile</b>								
tile subway	N/A	N/A	N/A	N/A	white	N/A	3"X6"x 10mm	N/A

Schluter	satin nickel	N/A	N/A	N/A	N/A	N/A	10mm	N/A
Electrical								
Smoke Detectors	white	Smoke/Carbon minoxide						
Electrical Panels	grey	200Amp						
Electrical sub- Panels		100Amp						
Bathroom Fans	white							
Range Hood	white	2 Speed						
Switches	Decora/white							
Recepticales	Decora/white							
light fixtures		LED or medium socket						
Plumbing								
toilet	white	C744E#01						
Lavatory	white						3 hole 4 inch centres	
faucets	stainless							
Kitchen sink	stainless						3 hole 8 inch centres	
Tubs	white	60x30 with 2 Piece surround					60x30	
Stut-off valves		R-14						
Wall paint	Dulux Ultra Pewter Grey 50YY 47/053 eggshell							
Trim paint/Ceiling	Dulux Ultra Parks Trim 94800 semi gloss							
Square Wrap Postform Formica Travertine Silver								

Or Similar to be approved by Parks Canada



**brand**

Wiser  
Wiser

N/A  
N/A

N/A  
Formica  
Wisonart

N/A

N/A

N/A  
N/A  
N/A

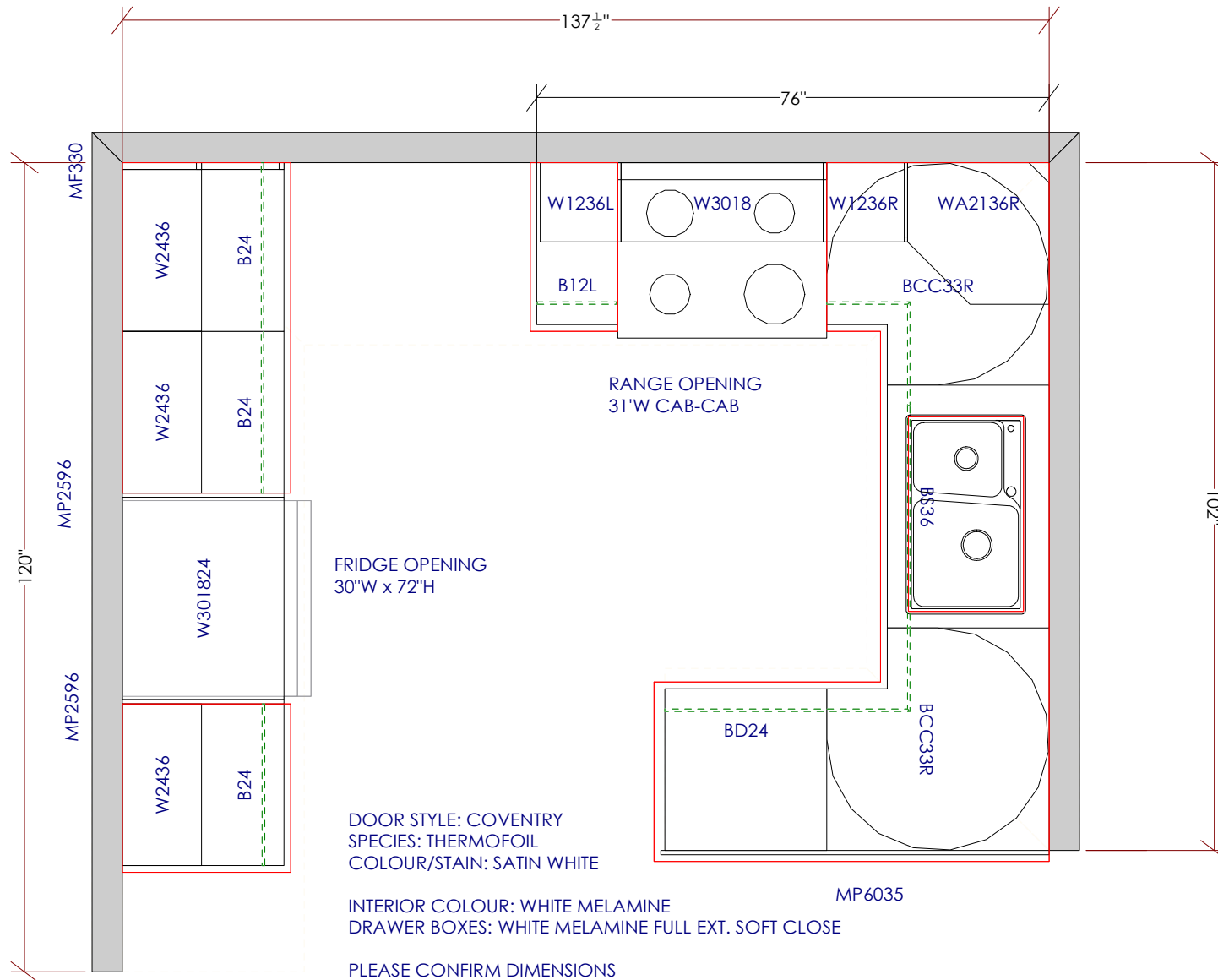
Dulux

Dulux  
Dulux  
N/A  
N/A  
N/A

Drop& Done flooring  
Coronet

N/A

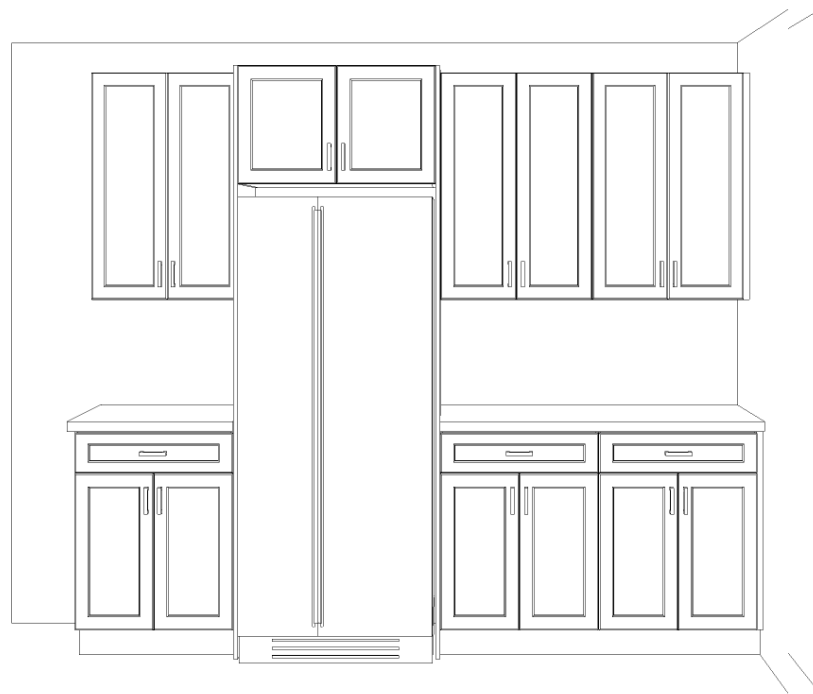
N/A
Kidde
Square D QO200
Square D QO100
Broan AE110C
Broan AE110C
Toto
American Standard
Delta
Altrek



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



Designed :2019-03-09  
Printed: 2019-03-09



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2020

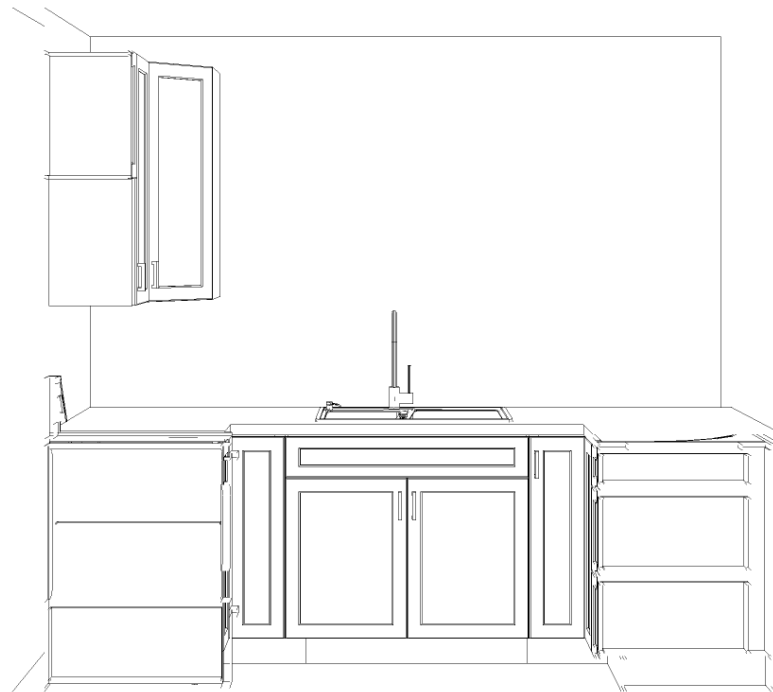
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2020

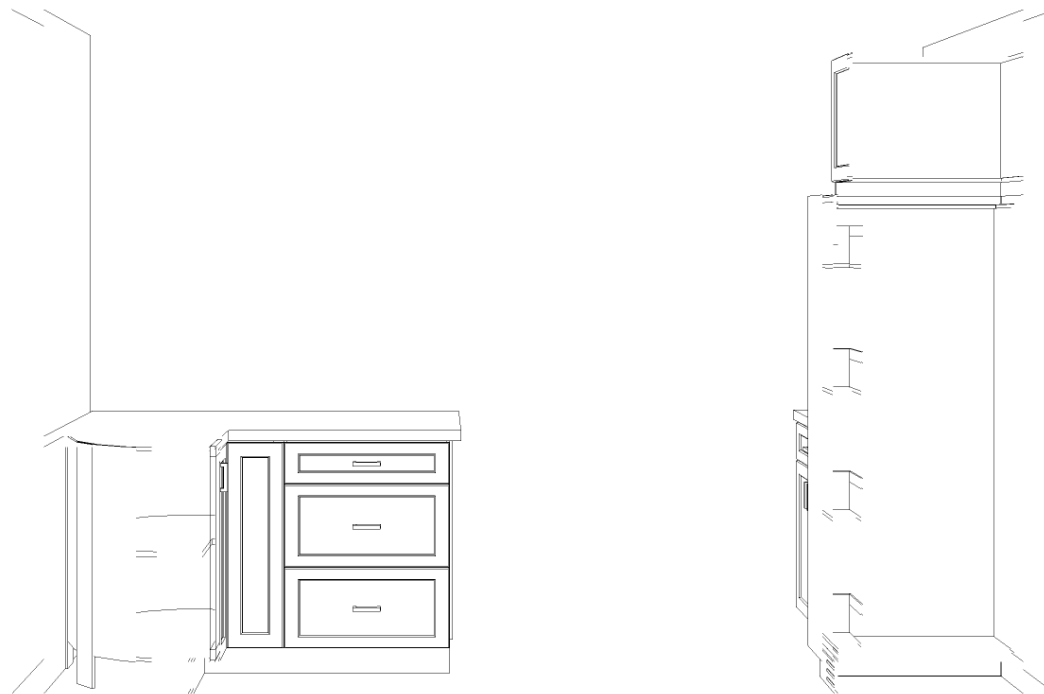
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