

FOX CREEK EMPLOYEE HOUSING RENOVATIONS STATEMENT OF WORK

December, 2019

1 Background

1.1

The Government of Canada currently has five (5) employee housing (EH) units in Fox Creek, Alberta requiring renovations to interiors and exteriors, including one garage. Specific requirements by housing unit will be detailed further in this scope.

2 Objective

2.1

The single family houses were built in 1985-1995. They vary in the state of wear and tear. The intent is to update and/or repair each unit as outlined further in the scope.

3 Scope of Work

3.1 - KBU 283 (Built 1994)

3.1.1 Misc. Exterior Repairs

3.1.1.1 The contractor must remove existing front and side walkway/front slab and replace.

- Remove existing concrete walkway and slab, and dispose of properly off site;
- Supply and professionally install new concrete walkway and slab. Concrete to have compressive strength of 25 MPA or higher, cement type 50 (sulphate resistant), slump 75 +/- 25, air content 5% +/- 1%;
- Final sidewalk/slab must be level with the front entry stairs and sloped in such a way as to direct water away from the building. Supply and install all needed materials to correct the grade;
- 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 must 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; and
- Return landscaping to previous condition or greater, including re-sod or re-seed where applicable, so that lawn continues to grow unimpeded directly adjacent to newly installed slab and walkway.

3.1.1.2 The contractor must supply and install a new white stormdoor to replace existing.

- New stormdoor to include new weather stripping, insect screens and hinge mechanisms, and any applicable casings or trim.

- Supply and install heavy duty storm door closer with torsion bar painted white, complete with brackets and screws as required. Door should also have an manual interior only locking mechanism (not keyed).

3.1.2 Interior doors and trims

- Remove kitchen pantry door and replace with door and trims to match existing.
- All doors, frames, and trim will be painted with a minimum of two coats of semi-gloss white paint

3.1.3 Flooring replacement

3.1.3.1 The Contractor must remove and dispose of existing main level flooring completely;

- Clean and prepare subfloor as per manufacturers specifications. Removing all adhesives, grouts, fasteners etc.;
- Repair or replace subfloor areas as required to ensure a level and true subfloor is achieved prior to new flooring application;
- Remove all existing baseboards to ensure new flooring is installed under baseboards once re-installed;
- Supply and professionally install new vinyl plank flooring throughout the main floor of the house. Example of an acceptable product is Lifeproof, Distressed Wood Multi-width x 47.6 inch luxury vinyl plank flooring;
- Minimize any room transitions.
- Install new, minimum 3.5" profile, Baseboards, painted with semi-gloss, white;
- Final style and color of the flooring and the baseboards to be pre-approved by Project Authority office prior to ordering and/or installing;

3.1.4 Correct plumbing in master bath (no water pressure)

- Determine cause of no water pressure in en-suite bathroom sink and correct.

3.1.5 Window Replacement

- Remove existing windows and replace with same sizes/functions in a Triple Pane, Dual Low E Argon filled window, ENERGY STAR rated and efficient for climate zone 2, and have a minimum ER rating of 29;
- Basement windows are to be proper egress windows where required,
- Window Installation
 - Install windows in accordance with manufacturer's instructions.
 - Set frames plumb, square, level at correct elevation in alignment with adjacent work.
- Anchor securely. Adjust operable parts for smooth friction free operation
- Windows are to be white PVC, complete with brickmold to match exterior of house and screens and same styles as existing;
- Make good all drywall or wood surfaces in area of construction.
- Insulate and caulking as required to ensure a sealed finish.

- Supply and install 2 ½" PVC casing on interior windows trim (onsite conditions may dictate larger size)
- Clean up and dispose of all debris, nails and other unused materials.

3.2 – KBU 284 (Built 1985)

3.2.1 Siding Replacement

- Remove and dispose of current siding.
- Supply and install new exterior hail-resistant fiber cement 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. if applies) to residence. 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 James Hardie fiber cement siding, or equivalent. Screws, fasteners and accessories used as per manufacturer's specifications. Installation must be in strict accordance with manufacturer's instructions, to allow for expansion and contraction, including fastener type and spacing. Color to be approved by Asset Management prior to ordering;
- Remove and dispose of all window trims.
- Install new fiber cement window trims. Acceptable product is HardieTrim Boards, or equivalent. Colour to be approved by Asset Management prior to ordering;
- Remove existing parging cement from exterior of residence.
- Once existing parging cement and siding have been removed from the residence, investigate as to any potential source(s) of water egress which may 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 new parging cement around lower exterior section of residence and garage, including repair or replacement of sub surfaces and the installation of new J channel capping around basement windows as applicable;

3.2.2 Window Replacement

- Remove existing windows and replace with same sizes in a Triple Pane, Dual Low E Argon filled window, ENERGY STAR rated and efficient for climate zone 2, and have a minimum ER rating of 29;
- Basement windows are to be proper egress windows where required;
- Window Installation
 - Install windows in accordance with manufacturer's instructions.
 - Set frames plumb, square, level at correct elevation in alignment with adjacent work.
- Anchor securely. Adjust operable parts for smooth friction free operation
- Windows are to be white PVC, complete with brickmold to match exterior of house and screens and same styles as existing;
- Make good all drywall or wood surfaces in area of construction.
- Insulate and caulking as required to ensure a sealed finish.

- Supply and install 2 ½" PVC casing on interior windows trim (onsite conditions may dictate larger size)
- Clean up and dispose of all debris, nails and other unused materials.

3.2.3 Misc. Exterior Repairs

3.2.3.1 The contractor must remove existing front and side walkway/front slab and replace.

- Remove existing concrete walkway and slab, and dispose of properly off site;
- Supply and professionally install new concrete walkway and slab. Concrete to have compressive strength of 25 MPA or higher, cement type 50 (sulphate resistant), slump 75 +/- 25, air content 5% +/- 1%;
- Final sidewalk/slab must be level with the front entry stairs and sloped in such a way as to direct water away from the building. Supply and install all needed materials to correct the grade;
- 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 must 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; and
- Return landscaping to previous condition or greater, including re-sod or re-seed where applicable, so that lawn continues to grow unimpeded directly adjacent to newly installed slab and walkway.

3.2.3.2 **Repaint Rear Stair hand rail**

- Surface is to be completely stripped/sandblasted as required to prepare for new paint.
- Prime surfaces with an anti-corrosive metal primer.
- Paint should be black in color and be rust proof.

3.2.4 Kitchen upgrades

3.2.4.1 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.

3.2.5 Bathroom upgrades

3.2.5.1 Main 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. 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 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.

3.2.5.2 Master Ensuite

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

3.2.6 Replace Light Fixtures

- Replace light fixtures throughout residence (c/w LED bulbs, excluding bathrooms). Light fixtures must be modern, brushed nickel or chrome, flush or semi flush (max 10" height)

mount, of a similar base size as existing. Example of an acceptable product is allen+roth 13-in Brushed Nickel Frosted Glass Semi-Flush Mount light or equivalent.

3.2.7 Painting, Interior doors, trims and baseboard

- Remove interior doors, frame and trim completely and replace with white 6 panel with white trim to match baseboards;
- Remove closet doors, frame and trim completely and replace with white 6 panel.
- Remove all baseboards on main level, stairs and entryway and replace with new white MDF 3.5 inch baseboards; and
- All doors, frames, trim, and base boards will be painted with a minimum of two coats of semi-gloss white paint
- Entire main floor walls and ceilings to be re-painted with semi-gloss interior paint. Color TBD.

3.2.8 Replace Main Level Flooring

3.2.8.1 The Contractor must remove and dispose of existing flooring completely;

- Clean and prepare subfloor as per manufacturers specifications. Removing all adhesives, grouts, fasteners etc.;
- Repair or replace subfloor areas as required to ensure a level and true subfloor is achieved prior to new flooring application;
- Remove all existing baseboards to ensure new flooring is installed under baseboards once re-installed;
- Supply and professionally install new vinyl plank flooring throughout the main floor of the house. Example of an acceptable product is Lifeproof, Distressed Wood Multi-width x 47.6 inch luxury vinyl plank flooring;
- Minimize any room transitions.
- Install new, minimum 3.5" profile, Baseboards, painted with semi-gloss, white;
- Final style and color of the flooring and the baseboards to be pre-approved by Project Authority office prior to ordering and/or installing;

3.3 – KBU 285 (Built 1985)

3.3.1 Window Replacement

- Remove existing windows and replace with same sizes in a Triple Pane, Dual Low E Argon filled window, ENERGY STAR rated and efficient for climate zone 2, and have a minimum ER rating of 29;
- Basement windows are to be proper egress windows where required.
- Window Installation
 - Install windows in accordance with manufacturer's instructions.
 - Set frames plumb, square, level at correct elevation in alignment with adjacent work.
- Anchor securely. Adjust operable parts for smooth friction free operation

- Windows are to be white PVC, complete with brickmold to match exterior of house and screens and same styles as existing;
- Make good all drywall or wood surfaces in area of construction.
- Insulate and caulking as required to ensure a sealed finish.
- Supply and install 2 ½" PVC casing on interior windows trim (onsite conditions may dictate larger size)
- Clean up and dispose of all debris, nails and other unused materials.

3.3.2 Misc exterior repairs

3.3.2.1 The contractor must remove existing front and side walkway/front slab and replace.

- Remove existing concrete walkway and slab, and dispose of properly off site;
- Supply and professionally install new concrete walkway and slab. Concrete to have compressive strength of 25 MPA or higher, cement type 50 (sulphate resistant), slump 75 +/- 25, air content 5% +/- 1%;
- Final sidewalk/slab must be level with the front entry stairs and sloped in such a way as to direct water away from the building. Supply and install all needed materials to correct the grade;
- 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 must 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; and
- Return landscaping to previous condition or greater, including re-sod or re-seed where applicable, so that lawn continues to grow unimpeded directly adjacent to newly installed slab and walkway.

3.3.2.2 **Removal of tree stump at front of house.**

- Remove tree stump and any above grade roots
- Return landscaping to previous condition or greater, including re-sod or re-seed where applicable. Overfill excavated areas by 2" to minimize settling.

3.3.3 Kitchen upgrades

- 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.

3.3.4 Bathroom upgrades

3.3.4.1 Main 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. 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 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.

3.3.4.2 Master Ensuite

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

3.3.5 Interior doors, trims and baseboard

- Remove interior doors, frame and trim completely and replace with white 6 panel with white trim to match baseboards;
- Remove closet doors, frame and trim completely and replace with white 6 panel.
- Remove all baseboards on main level, stairs and entryway and replace with new white MDF 3.5 inch baseboards; and
- All doors, frames, trim, and base boards will be painted with a minimum of two coats of semi-gloss white paint

3.3.6 Flooring replacement

3.3.6.1 The Contractor must remove and dispose of existing flooring completely;

- Clean and prepare subfloor as per manufacturers specifications. Removing all adhesives, grouts, fasteners etc.;
- Repair or replace subfloor areas as required to ensure a level and true subfloor is achieved prior to new flooring application;
- Remove all existing baseboards to ensure new flooring is installed under baseboards once re-installed;
- Supply and professionally install new vinyl plank flooring throughout the main floor of the house. Example of an acceptable product is Lifeproof, Distressed Wood Multi-width x 47.6 inch luxury vinyl plank flooring;
- Minimize any room transitions.
- Install new, minimum 3.5" profile, Baseboards, painted with semi-gloss, white;
- Final style and color of the flooring and the baseboards to be pre-approved by Project Authority office prior to ordering and/or installing;

3.3.7 HVAC Upgrade

3.3.7.1 High Efficiency furnace

- Replace 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 Infinity 98 Gas Furnace 59MN7, or equivalent.

3.3.7.2 Air conditioning unit

- 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;
- Final install location of condenser unit must be pre-approved by Project Authority.
- Condenser unit must be installed on a level concrete pad to be provided by the contractor.

- Condenser unit must come complete with a removable weather cover.
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there is not sufficient capacity, the Panel will be replaced through a Change Order process.
- Supply and install new thermostat in central location, capable of controlling both heating and cooling.

3.4 KBU 316 (Built 1989)

3.4.1 Kitchen upgrades

- 3.4.1.1 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.

3.4.2 Bathroom upgrades

3.4.2.1 Main 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. 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 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.

3.4.2.2 Master Ensuite

- Provide and install new shower to replace existing including faucets, shower head and drain.
- 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. 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.
- Replace electrical outlets to GFI within 2M of water sources; and
- Replace bathroom ceiling exhaust fan with minimum 80 CFM, quiet operation.

3.4.3 Interior doors, trims and baseboard

- Remove interior doors, frame and trim completely and replace with white 6 panel with white trim to match baseboards;
- Remove closet doors, frame and trim completely and replace with white 6 panel.
- Remove all baseboards on min level, stairs and entryway and replace with new white MDF 3.5 inch baseboards; and
- All doors, frames, trim, and base boards will be painted with a minimum of two coats of semi-gloss white paint

3.4.4 Flooring replacement

3.4.4.1 The Contractor must remove and dispose of existing flooring completely;

- Clean and prepare subfloor as per manufacturers specifications. Removing all adhesives, grouts, fasteners etc.;
- Repair or replace subfloor areas as required to ensure a level and true subfloor is achieved prior to new flooring application;
- Remove all existing baseboards to ensure new flooring is installed under baseboards once re-installed;
- Supply and professionally install new vinyl plank flooring throughout the main floor of the house. Example of an acceptable product is Lifeproof, Distressed Wood Multi-width x 47.6 inch luxury vinyl plank flooring;
- Minimize any room transitions.
- Install new, minimum 3.5" profile, Baseboards, painted with semi-gloss, white;

- Final style and color of the flooring and the baseboards to be pre-approved by Project Authority office prior to ordering and/or installing;

3.4.5 HVAC Upgrade

3.4.5.1 High Efficiency furnace

- Replace 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 Infinity 98 Gas Furnace 59MN7, or equivalent.

3.4.5.2 Air conditioning unit

- 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;
- Final install location of condenser unit must be pre-approved by Project Authority.
- Condenser unit must be installed on a level concrete pad to be provided by the contractor.
- Condenser unit must come complete with a removable weather cover.
- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there is not sufficient capacity, the Panel will be replaced through a Change Order process.
- Supply and install new thermostat in central location, capable of controlling both heating and cooling.

3.5 KBU486 (Garage to KBU316)

3.5.1 Replace Overhead Door

- Aluminum, 45 mm thick
- Paint light color, color to be selected by Project Authority
- Door frame must be compatible with the door
- Hinges - heavy duty, minimum of four per section, bolted and spaced at a maximum of 762 mm

3.5.2 Replace Man door

- Hollow, 45 mm thick with 1.2 mm CRS. Size 914 mm x 2133 mm. Insulated.
- Frame: 1.6 mm steel, having a strike bucket which will accept a 25 mm throw dead bolt. Grout in the area of the strike bucket to prevent spreading.
- Paint light color, color to be selected by Project Authority

- Hinges - heavy duty, minimum of four per section, bolted and spaced at a maximum of 762 mm
- Supply and install lockset and single cylinder deadbolt. To be keyed alike. Deadbolt must be min ANSI Grade 1. Passage set must be min ANSI Grade 2.

3.6 KBU509 (Built 1995)

3.6.1 Remove skylight, repair opening and replace shingles

- Remove existing skylight and associated framing structure(s) so that space is returned to attic space.
- Repair roof sheeting and interior ceiling drywall where structure was removed.

3.6.2 Replace Shingles

- Remove and properly dispose of the existing roofing system and other obstructions.
- The Contractor must supply and implement a debris chute and platform system (if required) when dumping materials from roof, to control waste and dust spread. No on-site waste storage bins will be supplied by the Owner.
- Prepare existing roof plywood sheeting or substrate for application of new roofing materials, as per manufacturer's instructions, ensuring they are clean and free of any debris. Replace rotten boards and roof decking with new material as required.
- Supply and install new drip edge, flashings and vents ensuring adequate ventilation as per the National & Provincial Building Codes.
- The Contractor is responsible to remove and reinstall (where applicable) all rooftop units, including but not limited to plumbing vents, attic vents, ductwork, exhaust fans, air conditioning condensers, etc. to new rooftop system, including all electrical disconnections and reconnections. Coordinate disconnection and reconnection of existing rooftop unit(s) with the site authority to minimize disruption to building operations.
- Install proper starter strip, and synthetic underlay membrane throughout rest of roof surface.
- Install new minimum 25-year Architectural Asphalt Shingles similar in style to GAF Timberline HD Shingles, close match to existing colour.
- Ensure all rooftop penetrations, membrane overlaps, and any other potential areas of water ingress are properly sealed following industry standard best practices with new materials, such as epoxy, caulking, silicone or equivalent.
- Clean up and dispose of all debris, nails and other unused materials, restoring site to original condition.
- Colour schedule: TBD by Project Authority
- Retain an independent, third-party, qualified roofing inspector to complete an inspection of the finished works. A signed and dated copy of their approved inspection document must be provided to the project authority.
- Remove and dispose of existing rainwater leader piping, eaves trough and downspout system
- Supply and install new 125 mm seamless metal eavestroughs, properly graded
- Supply and install new soffit and fascia
- Supply and install new prefinished seamless metal downspouts, properly graded

- New hinged downspout extenders to be included to move water run-off away from the building as much as possible
- Supply and install splash pads (precast concrete)

3.6.3 Exterior Repairs

3.6.3.1 Replace Front Deck

- Tear out and dispose of existing front step/deck boards
- Repair or replace as needed, any framing or support structure for deck. Framing/Supports to be pressure treated.
- Replace with new deck of same dimensions. Material is to be composite deck board with hidden fasteners. Color to match current house trims.

3.6.3.2 Replace Rear Deck

- Tear out and dispose of existing rear deck boards.
- Repair or replace as needed, any framing or support structure for deck. Framing/Supports to be pressure treated.
- Replace with new deck of same dimensions. Material is to be composite deck board (not composite capped). Color to match current house trims.

3.6.4 Repair interior walls/ceiling (skylight leak)

- Repair or replace all drywall affected by the leaking skylight. This includes all rooms along the same wall exterior wall as needed.
- Remove and replace any insulation showing signs of water damage
- Clean affected areas and apply anti-microbial agent to all affected surfaces to kill any mold growth or prevent same.

3.6.5 Main floor – Flooring

- Remove laminate flooring in bedrooms and replace with hardwood to match existing hardwood on main floor.

3.6.6 Bathroom upgrades

3.6.6.1 Main 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. 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 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.

3.6.6.2 Master Ensuite

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

3.6.7 HVAC Upgrade

3.6.7.1 High Efficiency furnace

- Replace 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 Infinity 98 Gas Furnace 59MN7, or equivalent.

3.6.7.2 Air conditioning unit

- 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;
- Final install location of condenser unit must be pre-approved by Project Authority.
- Condenser unit must be installed on a level concrete pad to be provided by the contractor.
- Condenser unit must come complete with a removable weather cover.

- When installing the new air conditioning unit, inspect the electrical panel to determine if there is adequate room. If there is not sufficient capacity, the Panel will be replaced through a Change Order process.
- Supply and install new thermostat in central location, capable of controlling both heating and cooling.

4. General Information

- a) The Contractor must provide all materials, labor and equipment necessary to complete the work;
- b) All measurements are to be confirmed on site by the Contractor;
- c) All finishes, colours and/or patterns of new and replacement materials are to be approved prior to purchase and/or installation by Project Authority or proxy;
- d) All specialized work (i.e. plumbing, electrical, etc.) must be completed by a qualified worker;
- e) As per the Alberta Asbestos Abatement Manual (October 2012), any planned renovation activities, which will impact suspect asbestos containing materials, should be completed following applicable safe work procedures unless laboratory testing can show no asbestos is present. Any charges or fees associated with required testing and/or abatement of building materials are to be included in this SOW, and at no additional cost to the Owner;
- f) All work must be crafted in a professional manner. No drips, flaws, or second rate work will be accepted.
- g) Contractor must supply power, water, tools, ladders, hoists and any other materiel which is required to complete the work;
- h) Upon completion of all work, the Contractor must sufficiently clean the work area(s) by vacuuming with a HEPA filter-fitted vacuum all visible surfaces except the ceiling, followed by wet-wiping, where applicable;
- i) All construction waste generated on site must be the responsibility of the Contractor, and must be disposed of properly off site;

5. Requirements

- a) The Contractor must complete the mandatory security clearance process, which can take upwards of 3 weeks. Within 5 business days of contract award, the Contractor is expected to submit all original, hand-signed paperwork required for this process;
- b) The Contractor must liaise with the PA and the Local Departmental Representative to determine a schedule for the work to be initiated and completed. A schedule of work must be presented by the Contractor and agreed to by all parties within 2 weeks of the receipt of successful security clearances;

- c) The Contractor must coordinate material lay-down area with the occupant of the house or the Local Departmental Representative to minimize disruption to member and family living in employee housing unit;
- d) The Contractor must coordinate with the occupant of the house or the Local Departmental Representative to move (and store, if required) furniture, appliances, and all other items located within the work area which may impede the completion of the Scope of Work. All items must be reinstated in place upon completion of the Work.

6. Deliverables:

- a) The Contractor must, within 5 business days of contract award, submit to the Project Authority (PA) all original, hand-signed paperwork required to complete the security clearance process;
- b) The Contractor must provide to the PA a complete schedule of work, within 2 weeks of the receipt of successful security clearances;
- c) Upon completion of the project, the Contractor must supply to the PA a photo log of the project showing clear and sufficient detail of all stages of the project, and the completed project from at least 3 different vantage points;
- d) Retain an independent, third-party, qualified roofing inspector to complete an inspection of the finished roofing works. A signed and dated copy of their approved inspection document must be provided to the PA; and

7. Constraints/Security Requirements:

- a) The Contractor must conduct all work as per the requirements of the Alberta Building Code, the Alberta Asbestos Abatement Manual (October 2012), National Building Code of Canada (NBC) and the Alberta Labour Code.

8. Travel Requirements/Location of Work:

- a) This project requires that the Contractor make arrangements to travel to and from Fox Creek, Alberta to complete the required scope of work. All travel, per diem and accommodation requirements costs must be incurred by the Contractor.