



7797 16th Ave. - Residential Building Renovation

OBJECTIVE: To procure a contractor to perform residential building renovations to 7797 16th Avenue, Markham Ontario in Rouge National Urban Park. Complete the construction renovation in a timely and cost effective manner and ready 7797 16th Avenue for tenant occupation.

BACKGROUND: This residential property is a Victorian farm house built in the mid 1800's, 2 full storey house with a full below grade basement and outbuildings. Property is owned by Rouge National Urban Park. Upgrades are required before it becomes tenanted. This is considered a federal building and not subject to municipal building permit applications. A designated substance survey is attached to this statement of work.

STATUS OF BUILDING(S): Vacant residential building with electrical service currently disconnected. Existing back shed addition and adjacent car garaged scheduled for demolition. Out building include barn and driving shed that are in good condition.



PROJECT SCOPE OF WORK:

1# item	Project elements	Renovation
exterior		
1.0	Brick Cladding	1.1 Repair, replace all brick and mortar in locations impacted by additions 1.2 Replace matching brick/ mortar on closed off exterior entrances
2.0	Soffit, fascia, eavestrough downspouts	2.1 minor repair and touch up paint to soffit and fascia. 2.2 remove/ realign eave trough from front of windows and install new down spouts as required.
3.0	Basement cellar Entrance	3.1 Repair exterior cellar access, located below front deck using pressure treated frame /cladding, membrane and aluminum cap.
4.0	Window(s)	4.1 Sand, seal, prime and paint all window frame following the DSR mitigations
5.0	exterior Entrance	5.1 Close off entrance from decommissioned attached shed into back wall of kitchen area, repair structural frame and replace exterior cladding door opening with matching brick
6.0	decks/ patio	6.1 Existing decks require re-decking with 5/4" x 6" pressure treated decking boards (544sq') 6.2 Construction of additional decks to create a wrap around three (3) side deck area.1 (204sq') 6.3 The existing concrete shed foundation (396sq') will be incorporated into the deck and lower level patio (16'x16'). Stamped concrete pad in patio area (1% slope out to 4' entrance at back yard elevation 6.4 Replacement of all existing deck stairs casing(s), and new stair construction into patio level 6.5 replace and construct railing system on existing and new decks
Interior		
7.0	Walls	7.1 Repair, sand prime and paint all interior walls on both levels



		<p>7.2 Remove aggressive stucco wall surfacing, install drywall board and finish walls located in entrance area</p> <p>7.3 Remove slat board wall dividing entrance and kitchen and install support beam in ceiling to allow for kitchen design</p> <p>7.4 frame/finish back wall in kitchen exterior door opening</p> <p>7.5 remove back stairs and wall to 2nd level, install support beam</p> <p>7.6 Remove door, and close in wall at top of second level stairs</p> <p>7.7 Remove door and close in wall at upstairs bathroom, frame, install door, drywall and finish new bathroom (detail drawing)</p> <p>7.8 Remove wall and door at top of back stairs well, repair ceiling for additional square footage in bedroom 4</p> <p>7.9 Remove 2nd level bathroom and frame, drywall and finish for bathroom closet</p>
8.0	Ceilings	<p>8.1 Repair, sand, prime and paint all interior ceilings on both levels</p> <p>8.2 install support beam in back stairs ceiling opening, frame and finish</p> <p>8.3 install support beam in kitchen/entrance divider wall opening</p> <p>8.4 install support beam in wall opening between entrance /living room</p> <p>8.5 frame and finish ceiling in back stairs 2nd level wall opening</p>
9.0	Kitchen	9.1 Install kitchen cupboards/countertops (as per design)
10.0	Floor	<p>10.1 Remove all floor covering, repair, sand and finish all original floors on both levels.</p> <p>10.2 install floor joists, and matching floor boards on decommissioned back stair well 2nd level.</p>
11.0	Ventilation / exhaust fans	<p>11.1 Install exhaust fan/hood over kitchen range</p> <p>11.2 Replace bathroom fan in 1st level bathroom</p> <p>11.3 install bathroom fan in new 2nd level bathroom construction</p>
Basement		
12.0	Walls/ceilings/floors	11.1 Remove debris, clean surfaces and paint
Electrical		
13.0	Electrical service	Electrical service replacement completed under separate contract
14.0	Washer/Dryer	14.1 Install electrical outlets
15.0	dishwasher	15.1 Install electrical outlets
16.0	Bathroom 2 nd level (new)	16.1 Install electrical outlets, bathroom fan
17.0	kitchen	17.1 Install electrical outlets , exhaust fan
Plumbing		
18.0	Washer	18.1 Install washer plumbing outlet box
19.0	Kitchen	<p>19.1 Install kitchen sink</p> <p>19.2 Install connections for dishwasher</p>
20.0	Bathroom 2 nd level	<p>20.1 Install 3-pc. 60" acrylic or fiberglass bathtub / shower</p> <p>20.2 Install 60" vanity and single sink</p> <p>20.3 Install standard toilet</p> <p>20.4 Decommission the existing 2nd level bathroom fixtures, connect new install to existing plumbing system</p>

WORKMANSHIP: Construction renovations on 7797 16th Ave. property must meet or exceed the standards of The Ontario Building Code, The Electrical Safety Code – Electrical Safety Authority



DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS ABATEMENT

A designated substance and hazardous materials survey (DSHMS) was conducted for the property to confirm the presence or absence of lead or asbestos or other potentially hazardous substances associated with the structures on site. **All designated substances and hazardous materials identified in the DSHMS report that are subject to renovation work should follow the type/level of abatement and disposal in conformance with the Regulations.**

ATTACHMENTS: Designated Substance Report, Kitchen design, 2nd level bathroom design, Alectra Utilities service layout

HEALTH AND SAFETY:

The contractor is responsible for health and safety of persons on site, safety of property on site and for protection of persons adjacent to site and environment to extent that they may be affected by conduct of Work. The contractor will develop a site-specific Health and Safety Plan based on hazard assessment and the COVID pandemic prior to beginning site work. The contractor will comply with and enforce compliance by employees with safety requirements of Contract Documents, applicable federal, provincial regulations and ordinances, with site-specific Health and Safety Plan. A PCA Representative will respond in writing, where deficiencies or concerns are noted and may request re-submission. The contractor is responsible to following mitigations and safety requirements set out in the Designated Substance Report

ENVIRONMENT:

The contractor is responsible for keeping the site clean and reducing the impact on and in the surrounding environments. This includes:

- Preventing materials from the job site to contaminate air, water and land during removal and application.
- Comply with municipal by-laws concerning noise pollution.
- All construction materials or otherwise contaminates are to be cleaned up on the premise.
- Hazardous spills are to be immediately contained to limit spread and cleaned up in accordance with provincial regulation.

Kirk Gibbons – Project Authority