



7630 Major Mackenzie - Residential Building Renovation

OBJECTIVE: To procure a general contractor to perform residential building renovations to 7630 Major Mackenzie Drive, Markham Ontario in Rouge National Urban Park. Complete the construction renovation in a timely and cost effective manner and ready 7630 Major Mackenzie for farm tenant lease program occupation.

BACKGROUND: The property at 7630 Major Mackenzie Drive E. is a two-storey brick house with partial basement. The original house was built in the mid-late 1800's. The residential building was built as a "grand" house with above average construction details. The house has a 2,242 sq. foot floor plan. Property is owned by Rouge National Urban Park. Complete renovation is required before it becomes a farm tenanted lease within the RNUP. This is considered a federal building and not subject to municipal building permitting process. A designated substance survey has been completed and is attached to this statement of work.



STATUS OF BUILDING(S): The original farm house is in good structural condition, and with the decommissioning of additions to the original building, it will deliver a "look and feel" of a traditional farm house, while providing energy efficiencies and modern amenities to the future tenanted farm lease. There are no outbuildings connected with this project

BUILDING DESIGNATED SUBSTANCES ABATEMENT: Prior to the proposed renovation project, a contract for designated substances and hazardous material abatement has been completed (DS Abatement Report appendix). The completed contract leaves the building free of designated substances, hazardous material, interior finishes, mechanical, electrical. The interior of the building will have complete demolition back to the building framework (Designated substance/ hazardous material report included in appendix).

PROJECT SCOPE OF WORK:

item /Project elements	Renovation
Exterior building	
1.0 Front porch (closed into sunroom)	1.1 Removal and disposal of wall closures from front porch and repair wall and supports back to original construction 1.2 Removal and disposal of sub-floor, decking, deck joists, beams and supports. 1.3 Supply and install concrete pier footings, vertical supports and main beam supports as required for Ontario Building Code OBC 1.4 Supply and install 2"x8" pressure treated deck joists, 5/4" decking and complete staircase from front porch to grade 1.5 Supply and Install white aluminum picket railing system "heritage look & feel" on perimeter of deck and stair casing 1.6 Repair and paint tongue and groove (T&G) 1"x3" ceiling board 1.7 Repair and/or replace damaged rafters, rafter ties/ceiling joists



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	<p>1.8 Supply and install 5/8" T&G plywood, synthetic underlayment, metal roof starter strip, shingles and flashing on front porch roof</p> <p>1.9 Supply, replace, repair all fascia and soffit</p>
2.0 side porches	<p>2.1 remove and dispose of both side rear addition(s) wall closures (provide temporary support for roof systems)</p> <p>2.2 supply and install 21' support beam and horizontal posts 12" in from fascia (cladded white aluminum/ solid white aluminum soffit/fascia) for both side porches. See detail -appendix</p> <p>2.3 removal and disposal of side porches existing concrete floor (8'x21' /168sq feet x 2) and replace with footing piers for horizontal supports and stamped (plank) concrete 6" depth reinforced slabs (bottom of exterior door(s) elevation)</p> <p>2.4 form basement access (cellar hatch) into concrete floor and provide custom 4'x8"x2" plank hatch door /frame with lift assist</p> <p>2.5 reduce the roof eave overhang to the intersection of rafter/rafter tie (approx.8-12" reduction)</p> <p>2.6 supply and install PVC ceiling panel (trusscore) on the top side of exposed 4"x8" rafter/ceiling ties</p> <p>2.7 replace / repair shingles at eaves</p>
Interior building	
3.0 Kitchen (16'x21' 335 sq ft)	<p>3.1 removal and disposal of all remaining wall / ceiling board, and kitchen sub floor</p> <p>3.2 supply and install all electrical requirements for kitchen, kitchen cabinet design per ESA code (lighting fixtures average grade)</p> <p>3.3 Supply and install all mechanical/plumbing for kitchen design requirements (average grade)</p> <p>3.4 supply and install interior framed walls 16" O.C to support insulation, drywall, electrical, mechanical, plumbing (back wall of kitchen is off-set 24" to allow for servant stairs, chimney base, furnace mechanical)</p> <p>3.5 supply and install a 30"x48" single hung vinyl window (window well 24")</p> <p>3.6 supply and install kitchen cabinets/counters (kitchen design – appendix)</p> <p>3.7 remove wall between kitchen and living area (96"x82" opening), supply and install steel beam to support kitchen/ living area opening and carry living area LVL beam. see detail – appendix</p> <p>3.8 repair and resurface servant quarter's stair case/well (SQ frame/door/ step/ trim to match cabinet finishing)</p> <p>3.9 repair and paint/stain exposed 4"x10" floor joist beams and bottom of floor boards/kitchen ceiling</p> <p>3.10 repair, refinish plank flooring (16'x21' 336sq feet)</p>
4.0 exterior Entrance(s)	<p>4.1 supply and installation of 2- steel or composite entrance doors (36'x80" half-vented) with interior/exterior finishes (average grade hardware)</p> <p>4.2 repair and refinish front entrance door/lites</p>
5.0 Living area, hall, entrance 445 sq ft	<p>5.1 removal and disposal of all interior/ exterior wall board</p> <p>5.2 supply and install interior-exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing</p> <p>5.3 supply and install insulation, mechanical, electrical, drywall board/finish/prime/paint.</p> <p>5.4 supply and install replacement of main stair railing system to Ontario Building Code OBC "farm house look and feel"</p> <p>5.5 supply and install structural 3 ply x16" x 22' LVL beams spanning the length of main residence at 1st level (see 5.5 detail – appendix)</p> <p>5.6 supply and install structural 2 ply x16"x22' LVL beams spanning the length of the 2nd level and inserted into the bedroom(s) interiors partition (see 5.6 detail – appendix)</p>
Bedroom 1 st level (1 rooms)	<p>5.7 supply and install interior- exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing</p> <p>5.8 removal and disposal of all interior/ exterior wall board</p> <p>5.9 supply and install insulation, mechanical, electrical, drywall board/finish/prime/paint.</p> <p>5.10 supply and install all trim work</p>
Bedrooms 2 nd level (3 room)	<p>5.11 supply and install interior-exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing</p> <p>5.12 removal and disposal of all interior/ exterior wall board</p> <p>5.13 supply and install insulation, mechanical, electrical, drywall board/finish/prime/paint.</p>



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	5.14 supply and installs all trim work
6.0 1 st level bathroom (8'x8.6' – 68.8 sq ft)	6.1 supply and install interior-exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing 6.1 removal and disposal all wall board, flooring, fixtures, mechanical, electrical 6.2 supply and install interior wall and door between bathroom / bedroom 6.2 supply and installation of 3pc bath, linen closet (see detail bathroom design) 6.3 supply and install insulation, mechanical, electrical, drywall /finishing as per bathroom design
7.0 Main floor laundry (under staircase 3.39'x8' – 27.12 sq ft)	7.1 removal and disposal of wall board 7.2 supply and install insulation, mechanical, electrical, drywall/finish, paint 7.3 supply, frame and install 2- 32"x80" double doors into laundry closet located under main stair case
8.0 2 nd level bathroom (106.5 sq ft)	8.1 supply and install interior-exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing 8.2 Removal and disposal of all wall board, mechanical and electrical 8.3 Supply and install bathroom partition wall as per the design 8.4 supply and install mechanical, plumbing and electrical for 3pc bathroom 8.5 drywall, finish, prime and paint all walls and ceiling, ceiling 8.6 supply and install subflooring and commercial vinyl flooring 8.7 supply frame and install a 32"x80" interior door between master bedroom / 2 nd floor washroom
9.0 Servant Quarters (16'x21'– 336sqft)	9.1 supply and install interior- exterior framed walls to support insulation, drywall, electrical, mechanical, plumbing on half walls (43") 9.2 Removal and disposal of wall and ceiling board, partitions from servant quarters 9.3 Supply and install electrical, mechanical, insulation and drywall/finish (insulation R22 ceiling/vents) 9.4 remove rafter collar ties for finished ceiling height 9.5 supply and install 1x6t&g pine v-match on sloped ceilings (half walls (42") finished drywall) 9.6 refinish /seal exposed brick walls (entry front /back, back wall) 9.7 supply and install 32"x80" interior frame/door/trim door into servant's quarters (exposed rafters may be present at upper corners of door opening) 9.6 supply and install one rise/run step/24" landing at base of door into servants quarters 9.7 supply and install 5/8" t&g plywood subfloor (16'x21 336sq') 9.8 supply and install picket railing at top of servants quarters stairs (approx. 7 linear ft.)
Electrical	
10.0 Electrical service	Electrical service replacement completed under separate contract
Living space	10.1 supply and replace all electrical wiring, receptacles, and lighting (average grade) on both levels as per ESA code
Washer/Dryer	10.2 Install electrical requirement for laundry room (dryer, washer, lighting, receptacles)
Kitchen/dishwasher	10.3 supply and install all electrical requirements in kitchen counter/island area as per electrical code 10.4 supply and install exposed in conduit kitchen ceiling lighting over kitchen, island and dining area. Average grade lighting fixtures
Bathroom 1 st level	10.5 supply and install electrical requirements for 3pc bathroom as per ESA code
Bathroom 2 nd level	10.6 supply and install electrical requirements for 3pc bathroom as per ESA code
Mechanical/ Plumbing	
11.0 Laundry closet	11.1 supply and Install washer, dryer, laundry sink mechanical /plumbing 11,2 supply and install laundry sink/ cabinet and upper cabinet
Kitchen	11.2 supply and Install kitchen sink /prep sink mechanical/plumbing 11.3 supply and install kitchen sink / island prep sink as per kitchen design 11.4 supply and Install connections for dishwasher 11.5 supply and install range hood/vent mechanical 11.6 supply and install range hood as per kitchen design
Bathroom 2 nd level	11.7 supply and Install 3-pc. 60" acrylic or fiberglass bathtub / shower or tub/shower and tile 11.8 supply and Install 60" vanity, double sink and mirror 11.9 supply and Install standard toilet



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	11.10 supply and install all mechanical for plumbing supplies, drains, fan/controls
Bathroom 1 st level	11.11 supply and Install 3-pc. 60" acrylic or fiberglass bathtub / shower or tub/shower and tile 11.12 supply and Install 60" vanity and double sink 11.13 supply and Install standard toilet 11.14 supply and install bathroom electrical requirements 11.15 supply and install all mechanical for plumbing supplies, drains, fan/controls
Furnace	11.16 supply and install all furnace ductwork requirements for recently replaced gas furnace
Propane gas supply	11.17 supply and install gas supply lines/connections for main floor fireplaces 11.18 supply and install gas supply line/connection for clothes dryer 11.19 supply and install gas supply line /connection to kitchen range 11.20 supply and install gas supply line/ connection for BBQ on back porch
12.0 Insulation	12.1 R22 walls (combination of 2" spray foam / R14 rock wool inserted into interior exterior 2x4 + 2" void framed walls at 16" O.C) see detail - appendix 12.2 R60 ceilings (combination of R22 rock wool/ R38 or 12" of blown-in cellulose) 12.3 R22 attic ceiling (rafter vents, 2" spray foam, R14 batt , horizontal 1"x4" strapping)
13.0 Flooring (Vinyl flooring 565 sq ft) (Refinish floors 1,367sq ft)	13.1 repair /refinish all original wood plank t&g flooring on both levels (excluding commercial vinyl flooring coverage) 13.2 supply and install commercial vinyl plank flooring in 1 st level bathroom 13.3 supply and install commercial vinyl plank flooring in main level laundry room 13.4 supply and install commercial vinyl plank flooring in 2 nd level bathroom 13.5 supply and install commercial vinyl plank flooring in servant quarters (16'x21' 339sq' 13.6 refinish main staircase treads with non-slip stained/painted surface 13.7 refinish servant quarters staircase
14.0 Interior doors/trim	14.1 supply and install all identified interior doors (painted pine shaker style panel) 14.2 supply and install painted pine 4" square edge door trim 14.3 supply and install 6" square edge floor trim for the "heritage look and feel" 14.4 supply and install all access appropriate door average grade hardware
15.0 windows	15.1 supply and install 30'x45" single hung kitchen window /complete with exterior finishing and interior 24" window well and trim 15.2 supply and install all interior build-outs, sills and trim (painted pine square edge)

WORKMANSHIP: Construction renovations on 7630 Major Mackenzie 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 have been abated under a separate construction contract (DSR – appendix)**

ATTACHMENTS: Designated Substance Report, Abatement report Kitchen design, 1st and 2nd level bathroom design, structural design details

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