



Statement of Work

Construction Renovation –7501 Steeles AVE.

OBJECTIVE

Retain the services of a qualified and experienced General Contractor to perform construction renovation, creating a flex space for park housing at the Butternut Farm - 7501 Steeles Ave, property.

BACKGROUND

This residential building is a high heritage property and intended for a future Parks Canada Flex Space featuring staff housing.



STATUS OF BUILDING

Vacant building with completed DSHM abatement /interior demolition. The building will retain construction electrical power at panel / limited water supply during construction renovation.

PROJECT SCOPE OF WORK

Exterior & Outbuildings		
1.0	Barrier free access ramp	1.1 supply and install continued veranda deck as per drawing. 1.2 supply and installation of minimum 6" concrete deck/ramp support piers or helical piles with mounting hardware. Installed below frost line (Locate required to avoid new underground electrical service) to under ramp/deck elevation 1.3. supply and install deck /ramp framed with pressure treated (PT) lumber 1.4. supply and install deck, deck face, and ramp with composite decking, picture framed and lattice to grade PC selection 4 sided capped composite, color/finish to a finished elevation of 1 st level interior floor 1.5 supply and installation of 6'x20'x6" reinforced stamped PC selection of stamp pattern concrete slab landing at base of ramp and apron across front of garage <i>see site plan</i>
2.0	Front veranda deck/railing system	2.1 removal and disposal of all wood decking material 2.2 repair and/or replace damaged deck frame with pressure treated wood 2.3 supply and installation of composite decking with picture frame pattern PC selection of 4 sided capped composite product colour / finish 2.4 removal and disposal of existing railing system 2.5 supply and installation of aluminum or composite railing system replication of existing heritage feature found on veranda 2.6 refinish all vertical veranda posts repair, prime, paint 2.7 refinish open rafter ceilings on veranda repair, prime paint 2.8 supply and install main and side veranda stairs (PT frame/composite decking) 2.9 supply and installation of 4'x24' stamped concrete walkway <i>see site plan</i> 2.10 fabrication and installation of cellar access hatch with removable 6' section of deck/frame complete with matching front cellar entrance cap <i>see cellar hatch detail design/ shop drawing required</i> 2.11 fabrication, replication and installation of existing window well deck grates in aluminum material with addition unit installed on extend veranda deck
3.0	Back porch deck /railing system	3.1 removal and disposal of all wood decking material 3.2 repair and/or replace damaged deck frame with pressure treated wood 3.3 supply and install composite decking with picture frame pattern, lattice to grade PC selection of 4-sided composite product colour /finish



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		<p>3.4 supply and installation of aluminum or composite railing system <i>replication of existing heritage feature found on veranda</i></p> <p>3.5 refinish all vertical veranda posts <i>repair, prime, paint</i></p> <p>3.6 paint open rafter ceilings on veranda <i>repair, prime paint</i></p> <p>3.7 supply and install main back porch stairs pressure treated framing with composite cladding</p>
4.0	Windows	<p>4.1 removal of windows for heritage conservation PC to determine storage facility</p> <p>4.2 Supply and installation of replication heritage windows PC to provide specifications, inventory, evaluation report from heritage window manufacturer</p> <p>4.3 Provide new framework for window changes and window removal. Modifications may require exterior building repair, prime, paint <i>see window modification detail design</i></p> <p>4.3 restoration and refinishing of existing exterior window millwork</p>
5.0	Exterior doors	<p>5.1 removal of exterior doors for heritage conservation PC to determine storage facility</p> <p>5.2 Supply and installation of replication heritage exterior doors.</p> <p>5.3 restoration and refinishing of existing exterior doors/lite millwork</p>
6.0	Attached wood shed (exterior)	<p>6.1 Supply and install 36"x80" exterior door at end of veranda deck into wood shed complete with interior landing and stairs</p> <p>6.2 removal and disposal of garage door into attached wood shed</p> <p>6.3 supply and install frame work and a 7'x9' heritage coach house garage door and opener</p> <p>6.4 removal of window opening over the garage door, repair, refinish</p> <p>6.4 restoration and refinishing of existing exterior siding, window, and door(s) millworks</p> <p>6.5 Replacement of framework and wood shed window with "like" found on adjacent main building</p> <p>6.6 supply and install reinforced concrete floor with foundation modifications for garage door floor area approx. 14'x28'x6"</p> <p>6.7 repair foundation walls above grade</p> <p>6.8 clean, prime and paint interior walls, rafters and ceiling of attached wood shed</p>
7.0	Detached Garage	<p>7.1 removal and disposal of existing wood sub floors and joists (outside plates remain in place to support concrete floor)</p> <p>7.2 supply and installation of 6" reinforced thickened slab concrete floor</p> <p>1.7.3 Removal and disposal of existing windows and doors</p> <p>1.7.4 Supply and installation of heritage windows, doors and coach house style 7'x9' garage door and opener</p> <p>1.7.5 restoration and refinishing of existing exterior windows, doors, siding and millwork</p>
Interior building		
8.0	1 st level framing	<p>8.1 supply and install glulam beam support in M-2 area Contractor to provide shop drawings of beam installation.</p> <p>8.2 frame all interior 1st level non-load bearing and load bearing partitions as per the floor plan and Ontario Building Code OBC</p> <p>8.3 supply and installation of solid horizontal wall bridging to create fire breaks in "balloon framed" building</p>
	2 nd level framing	<p>8.3 removal and disposal of all rafter/collar ties in 2nd level floor plan</p> <p>8.4 Supply and install structural ridge beams at center rafter peak with supporting column's in all 2nd level roof ridges that are not supported by planned interior partition framing</p> <p>8.5 frame all interior 2nd level non-load and load bearing partitions as per the floor plan and Ontario Building Code OBC</p> <p>8.6 supply and installation of solid horizontal wall bridging to create fire</p>



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		breaks in “balloon framed” building
	Doddy house 1 st & 2 nd level framing	8.6 frame all interior 1 st and 2 nd level non-load bearing and load bearing partitions as per the floor plan and Ontario Building Code OBC 8.7 remove and repair interior/exterior 1 st level D-4 exterior door 8.8 frame floor in the D-4 area to 1 st level main floor elevation and remove floor level transition 8.9 supply and install straight single flight stairway as per the floor plan and Ontario Building Code OBC 8.10 supply and installation of solid wall horizontal bridging to create fire breaks in existing balloon structure framing design building
9.0	Electrical	9.1 supply and install all electrical and lighting as per ESA requirements by area designation 9.2 Supply and install network cable to areas identified in electrical floorplan PC will provide network cable spec's and hardware
10.0	Plumbing /mechanical	10.1 Supply and installation of all plumbing as per the building floor plan, detail design(s) and OBC 10.2 supply and installation of a high efficiency central electric furnace/ heat pump and ductwork for building heating and cooling. 10.3 supply and installation of HVAC system
11.0	Insulation	11.1 supply and installation of spray foam insulation for all 3- levels of building outside walls, and non-vented ceilings to maximize the limited depth of existing framework cavities shop drawings required indicating R-values achieved in specific cavities in wall and ceilings 11.2 supply and installation of noise reduction, sound absorption and fire resistant insulation to all interior walls and 1 st level ceilings
12.0	Interior/exterior walls	12.1 supply and installation of underlayment of ½” plywood prior to finished drywall in the Kitchen cabinet walls and washroom(s) area to provide support for attachments 12.2 supply and installation of standard finished drywall, prime and paint 12.3 horizontal knee wall beams located in areas M-16,17,11,12 will remain exposed finish with clear coat protection only. drywall finish inlaid
13.0	Interior floor	13.1 supply and install underlayment and engineered hardwood flooring to 1 st level main and doddy (approx 2,300 sq ft). PC to provide hardwood floor/finish specifications 13.2 supply and install commercial vinyl plank flooring in bathroom(s) areas on both 1 st and 2 nd levels of main and doddy PC to provide commercial vinyl floor / finish specifications 13.2 resurface and refinish 2 nd level original plank floors in main and doddy
14.0	Interior ceilings	14.0 supply and installation of painted pine 1”x6” t&g center V match board to all ceilings on 1 st and 2 nd floors in main and doddy buildings
15.0	Interior millworks	15.1 heritage conservation interior doors not meeting OBC will be replicated with painted pine Victorian 4-panel solid doors (36”x80”) and to include applicable hardware (passage, privacy, code locking) 15.2 heritage conservation millworks material not meeting quantity/quality to complete project will be replicated shop drawings and/or material samples to be provided NF-MDF
16.0	Kitchen(s)	16.1 Supply and installation of kitchen(s) design with average grade material kitchen design and materials specified in kitchen specifications supplied by PCA
17.0	Bathroom(s)	17.1 Supply and installation of bathroom(s) as per floor plan, bathroom design and material specification;
18.0	Room furnishings	18.1 Supply and installation of wall mounted dresser, desk and wardrobe cabinet custom fitted to wall space in areas M-11,12,13,15,16 Contractor to provide shop drawings



CONTRACTOR RESPONSIBILITIES:

1. Contractor is responsible for all coordination of contractor, sub-contractors, consultants and other related personnel to this contract
2. Contractor will meet and or exceed all requirements of the Ontario Building Code and other related code requirements
3. Contractor will ensure interior millwork of Heritage Conservation considerations are met as per Parks Canada

PARKS CANADA RESPONSIBILITIES:

1. Parks Canada (PC) will identify all heritage conservation (Heritage Conservation tag) and provide on site storage facility
2. PC will be provided clear / exclusive site access
3. PC will identify all known hazards that may be on site for contractor to include in Health and Safety Plan.
4. PC will provide DSHR abatement report showing no hazardous materials or designated substances present within scope of construction.

HEALTH AND SAFETY:

1. 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.
2. The contractor will develop a written 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.

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.