

Joseph Gavey House

Recognized Federal Heritage Building

RS-1: Preparation of contract drawings and specifications, including insulation of the building envelope

RS-2: Services during the invitation to tender

RS-3: Contract administration and site supervision services



Forillon National Park, Gaspésie, Quebec

Project No.: PRO-1686

**Project Description for:
Architectural and engineering consulting services – **STAGE 1****

PD: PROJECT DESCRIPTION

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PD 1: PROJECT INFORMATION

- .1 **Project title:** Preparation of contract drawings and specifications – Insulation of the Joseph Gavey House building envelope. services during tender period, construction administration and supervision.
- .2 **Project address:** Forillon National Park, Grande Grave sector, Gaspé, Quebec
- .3 **Project Number:** PRO-1686

PD 2: PROJECT IDENTIFICATION

2.1 Background

Parks Canada Agency is planning to preserve, restore and rehabilitate four (4) recognized federal heritage buildings and eight (8) outbuildings in order to develop an authentic accommodation experience. Conservation and the adaptive re-use of these buildings will improve the Park's accommodation offer, confirm the unique cultural character of the Grande-Grave heritage site and develop an original accommodation product particular to the Gaspé region. The buildings involved in the overall project are:

1. Elias-Gavey complex
2. Daniel-Gavey complex
3. Joseph-Gavey complex
4. C.P.-Bartlett complex
5. Dolbel-Roberts complex



Figure 1 - Identification of heritage building complexes in Grande-Grave

All buildings require significant preservation and rehabilitation to the foundations, framing and building envelope. The target level of accommodation is set at 3 stars, allowing us to offer all modern comforts to our visitors.

PD: PROJECT DESCRIPTION

This scope of work is for the Joseph-Gavey house only, circled in yellow. The designation of this house is "recognized" by the Federal Heritage Buildings Review Office (FHBRO). The drawings and specifications are to be completed for the entire building and the **insulation of the building** envelope must be based on principles of excellence, taking into account the heritage value of the building and the characteristics of the site. The framework within which the conservation approach will be developed will be consistent with the Parks Canada Cultural Resource Management Policy and the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition (<https://www.historicplaces.ca/en/pages/standards-normes.aspx>).

The recommended conservation treatment for this project is preservation. In cases where extensive replacements are required, a rehabilitation approach should be considered. A combination of the two approaches will likely be required.

2.2 Services Required in this contract

An architectural consultant is currently preparing contract drawings and specifications for the heritage conservation of the Joseph Gavey House. The contract documents are at 75 % completion. The insulation of the building envelope is an additional scope of work and was not included in the original contract. The required services in this contract are:

- RS-1** Modifications to the construction drawings and specifications for the addition of insulation to the building envelope assembly;
- RS-2** Services during the invitation to tender;
- RS-3** Construction administration and supervision services.

2.3 Project organization

As noted, a mandate for architectural services is already in place for the preparation of the contract drawings and specifications for the preservation and rehabilitation of the Joseph Gavey House. The existing contract INCLUDES the study of computer simulations of the exterior walls of the building (report will be made available to successful proponents) but EXCLUDES the design related to the insulation of the building envelope and the integration of mechanical ventilation systems, as required.

Other ongoing projects include:

- Design and planning of septic systems;
- Hazardous materials report and specifications;
- Planning of access routes and parking;
- Planning of potable-water systems;
- Geotechnical, drainage, structural foundation inspections and topographic surveys.

The modifications to the contract drawings and specifications (RS-1) and services during the invitation to tender (RS-2) included in this contract will take into account the work and planning by all other consultants and will be coordinated and fully integrated.

Construction administration and supervision (RS-3) will include ALL work included in the contract documents including the complete exterior rehabilitation and the interior fit-up (in accordance with drawings and specifications of the current architectural firm. Prime consultants will be required to coordinate the drawings and specifications of the architectural finishes with the specifications for the removal of hazardous materials (hazardous materials report and specifications have been completed).

PD: PROJECT DESCRIPTION

PD 3 SCOPE OF THE WORK

3.1 Required Services 1 (RS-1):

Modifications to existing construction drawings and specifications - insulation to the building envelope.

3.1.1 Goals

1. Develop contract documents to be issued for tender purposes (drawings and specifications) to include the addition of an insulated building envelope with the, as required, mechanical ventilation, both technically and in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition.
2. The design is intended to improve the user comfort, thermal resistance, air and vapour tightness, and water penetration resistance of the existing composition, while retaining as the heritage components of the original assembly whenever possible. The envelope assembly option retained by Parks Canada includes:
 - o Deconstruction and /or demolition of the exterior siding and the intermediate siding;
 - o Installation of a vapour barrier;
 - o insulation;
 - o Re-installation of the intermediate siding.
 - o Installation of a vapour permeable weather barrier on the exterior face of the intermediate siding;
 - o Installation of mesh;
 - o Re-installation and/or replacement of existing siding.

3.1.2 General Deliverables

Deliverables	50% milestone	99% milestone	100% milestone	Milestone document for construction
Drawings	for comments (bilingual)	for comments (bilingual)	for tender, stamped (bilingual)	100% Issued for construction (PDF and CAD format - bilingual)
Specifications	for comments (French)	for comments (French)	For bid (French)	100% for construction (French)
Meetings with minutes	3X	2X	1X	1X

3.2 Required Services 2 (RS-2): Services during the invitation to tender

3.2.1 Goal

Support Parks Canada throughout the tender process, until a contract is awarded to a qualified contractor.

3.2.2 General Deliverables

- Participation in the bidders' visit
- Answers to bidders' questions and issuing of addendums
- Analysis and recommendations on the bids received

PD: PROJECT DESCRIPTION

3.3 Required Services 3(RS-3): Construction administration, site supervision services and post construction services

3.3.1 Goals

1. Implement the project in accordance with the contract documents of various consultants, while ensuring contract administration of the project and site supervision of the work, in accordance with their sequence and requirements of each discipline;
2. The multidisciplinary aspect of the project as well as the location of the site involves interdisciplinary cooperation in order to minimize supervision costs while ensuring adequate supervision.

3.3.2 General Deliverables

- Shop drawing register
- Site meeting minutes
- Site visit reports
- Notice of Proposed Amendments (NPA) and Notice of Amendments (NOA) when required
- Certificate of Substantial Completion (government form)
- Certificate of Completion (Final) (government form)
- As-built drawings and specifications
- Twelve-month (12) warranty inspection certificate
- Progress payment requests
- Construction Site Directive, where applicable

PD4 SCHEDULE

Award of contract to consultant:	July 2023
Required Services 1 (RS-1):	July - November 2023
Required Services 2 (RS-2):	November 2023- February 2024
Required Services 3 (RS-3):	Spring 2024 - Fall 2025.

END OF PROJECT DESCRIPTION – STAGE 1