MUSKEG LAKE CREE NATION 102

HOUSING DEPARTMENT

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Scope of Work

House 143 Larry Arcand Renovation
912 Sq ft Bungalow

- All carpentry, heating, plumbing, and electrical finishes to be completed as required. Workmanship shall be carried out in accordance with industry standards and good construction practices.
- Work to include all demolition and disposal of materials to suitable landfill site.
- All permits and inspection reports to be obtained as per local authority having jurisdiction.
- Dimensions and quantities provided on this list of work items shall be considered approximate. The contractor is responsible for confirming all dimensions and quantities on site.

1. **General:**
   Provide all the labor, tools, equipment and supervision to complete the work, including but not limited to the supply and installation of all rough and finish, carpentry, millwork, doors, windows, glass, hardware, insulation, trim, flooring and mechanical required for the proper construction and completion of the work and for temporary services and maintenance of the work site during construction.
   The construction must meet the current editions of the National Building Code of Canada, other applicable building codes and all applicable CSA standards.
2. **Does not appear skylights properly flashed/sealed at time of inspection- appears skylights beginning to let in moisture.**

Material Cost $_____ Labor Cost $_____

3. **Siding warped and missing sections at time of inspection**
   -Resecure and adjust loose siding where required
   -Replace damaged/missing sections of siding as required
   NOTE: STRIP AND RE-CAULK/RESEAL VENTILATION HOOD AT REAR FACING EXTERIOR WALL ADJACENT TO BROKEN BASEMENT WINDOWPANE

   Material Cost $_____ Labor Cost $_____

4. **Replace both sets of exterior stairs with PWF**
   -Remove both sets of stairs
   -2”x6” ACQ joists @ 16” OC & 2-2”x8” ACQ beam with two P.T 4”x4” posts
   -Use beam to post connectors and joist hangers
   -Lag & screw deck header to house
   -All materials shall be ACQ treated & fasteners ACQ certified (green)

   Material Cost $_____ Labor Cost $_____

5. **Replace front exterior door**
   -Ensure meets energy code zone 7A requirements
   -Provide new locksets, deadbolts (key front & rear alike)
   -Install new door stop
   -Install door viewer
   -Key locks alike
   -Install new brickmould (painted/caulked) & new casing

   Material Cost $_____ Labor Cost $_____
   NOTE: REMOVE AND REPLACE WEATHER STRIPPING AT REAR ENTRANCE DOOR AS REQUIRED

6. **Repair/Refasten kitchen cabinet doors & hardware.**
   -Replace countertop and caulk backsplash
   -Refasten all loose hardware as required including hinges/drawer slides etc.
   -Replace kitchen faucet

   Material Cost $_____ Labor Cost $_____

7. **Replaced boxed in section of cabinets at range hood ducting above cabinets.**

   Material Cost $_____ Labor Cost $_____

8. **Drywall repair required beneath living room window.**

Material Cost $_____ Labor Cost $_____

9. **Remove and replace existing casing and baseboards throughout**

   Material Cost $_____ Labor Cost $_____

10. **Replace main floor bath vanity and replace existing tub W/new walk-in shower- will likely need to remove adjacent partition wall if tub one piece type**
    -Replace sink, faucet, drain kit and counter

    Material Cost $_____ Labor Cost $_____

11. **Replace all interior doors W/frames contractor to rehang/adjust closet doors at main floor adjacent to bathroom.**
    -Replace passage sets & lockset at bath door
    -Install door stops

    Material Cost $_____ Labor Cost $_____

12. **No return air inlet observed within main floor hallway or kitchen at time of inspection- qualified contractor to verify**
    -Ensure return air inlets in place on each floor level as required by the 2015 NBC
    -2020 NBC section 9.33.6.12-sentence 2) states: except for unfinished floor areas and floor levels which are less than 900mm above or below an adjacent floor level which is provided with a return air inlet, at least one return-air inlet shall be provided in each floor level in a dwelling unit.

    Material Cost $_____ Labor Cost $_____

13. **Remove and replace handrail to basement.**
    -Handrail support brackets to be no more than 4’ apart and no more than 8’” from hand rail ends

    Material Cost $_____ Labor Cost $_____
    NOTE: CLOSE OFF OPEN SIDE OF STAIRWELL OR INSTALL GUARDRAIL AS REQUIRED

14. **Reseal joist pockets at perimeter of mech room and reinsulate at furnace exhaust/intake as required.**

    Material Cost $_____ Labor Cost $_____

15. **Ensure any mold on sub-floor/floor joists remediated as required**

    Material Cost $_____ Labor Cost $_____

16. **Qualified mechanical contractor to clean HRV filters and condensate lines as required.**
    -Foil tape HRV ducting as required

    Material Cost $_____ Labor Cost $_____

17. **Electrical panel within basement bedroom closet**
    -Rule 26-402 (location of panel boards) sentence (1) states: “Panel boards shall not be located in coal bins, clothes closets, bathrooms, stairways, high ambient rooms, dangerous or hazardous locations, nor in any similar undesirable places”.

If an item is not quoted when the bids are reviewed the bid becomes incomplete, an incomplete bid will result in the bid being null and void. Please insure every item is quoted on in bid.