

SCOPE OF WORK

Value Asset Inc.

25 Main Street North, Brampton, Ontario

Façade Improvement



Prepared By

TACOMA

ENGINEERS

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Introduction

The purpose of this Scope of Work is to convey the extent of work and technical requirements required to complete the façade improvements of the Main Street Elevation of 25 Main Street North, Brampton, Ontario.

This document is intended as a guideline specification for tendering and contract management. The nature of restoration work is such that modifications and revisions of the work should be anticipated during restoration. Tacoma Engineers will work cooperatively with owner (Value Asset Inc.) and the successful restoration contractor to ensure a successful completion of the proposed work. Based on this Scope of Work, the contractor is to submit a written proposal for review and approval by owner prior to undertaking the work. Upon approval, CCDC2 contract will be prepared for execution by all stakeholders. Tacoma Engineers will complete regular periodic reviews of the work in progress and submit written reports certifying the work complete. Reviews of architectural work will be undertaken by Tachnoarch Architects and Designers. Tacoma Engineers will also complete the Contract Administration including certification of payments and issuance of any change notices.

Background

The building is a commercial property with residential apartments located on the Main Street of Brampton's downtown. The building is believed to have been constructed in circa 1870. Over the past century and a half, the masonry has deteriorated due to environmental exposure, poor detailing and inadequate tie back to the floor structure. As a result, the existing masonry is in poor condition and restoration is required to restore the structural integrity and provide long-term durability.

Note that the property is designated under the Ontario Heritage Act and as such any renovation or alteration requires the approval of municipal heritage authorities.

Scope of Work

The restoration of the 25 Main Street facade is to include:

1. Supply & erect protective barriers around the work area to minimize the risk damage due to the work and to restrict unauthorized access to the work area. Obtain all required utility locates. Contractor will be required to obtain a sidewalk and street occupancy permit from City of Brampton.
2. Supply & erect temporary access system to gain access to the building façade.
3. Replacement of existing windows, including main level storefront system.
4. New exterior cladding / panel system on the main level.
5. New lighting and signage over the commercial suite.
6. Removal and replacement of all peeling paint with a non-abrasive method. Paint to be replaced with a new vapour permeable paint.
7. Installation of exterior steel plates, and associated anchorage, as detailed on the Tacoma Engineers structural drawings.
8. Undertake a review of all brick masonry on the front façade, and replace any split, broken, or spalled units. Use a lime based mortar, compatible with the existing historic masonry.
9. Rake out any spalled or loose mortar joints, and repoint with a lime based mortar, compatible with the existing historic masonry.
10. Provide a separate price to remove all existing paint from the brick surface, with a non-abrasive means. Extent of work area to terminate at 9'-0" down alley elevation.

<u>Work Item</u>	<u>Bid Quantity</u>	<u>Unit Price</u>	<u>Contract Cost</u>
1. <u>Protection & Coordination</u> General Conditions	Lump Sum	\$	\$
2. <u>Scaffolding and Access</u>	Lump Sum	\$	\$
3. <u>Windows and Doors</u>	Lump Sum	\$	\$
4. <u>New Cladding and Signage</u>	Lump Sum	\$	\$
5. <u>Lighting</u>	Lump Sum	\$	\$
6. <u>Masonry Restoration</u> Repointing (to 1.5")	2000 l.ft	\$ /l.ft	\$
Unit Replacement	200 bricks	\$ /brick	\$
Paint (remove and replace)	300 sf	\$ /sf	\$
7. <u>Structural Reinforcing / Stabilization</u>	Lump Sum	\$	\$
8. <u>Roof Flashing</u>	Lump Sum	\$	\$
TOTAL ESTIMATED COST		\$	

Final construction cost to be based on actual quantity of masonry work completed under the direction of the engineer and upon the approval of the Owner.

<u>Separate Price Item</u>	<u>Bid Quantity</u>	<u>Unit Price</u>	<u>Contract Cost</u>
1. <u>Complete removal of paint</u>	Lump Sum	\$	\$