

1 GENERAL

1.1 SECTION INCLUDES

- .1 General description of the scope of work for the rehabilitation of the exterior walls, balconies, decks, roofs and exterior stairwells of the seven buildings located at 3480 Main Street, Vancouver, BC and collectively known as *Newport on Main*:

The seven buildings included in the project are:

Building A	3480 Main Street
Building B	225 East 19 th Avenue
Building C	228 East 18 th Avenue
Building D	235 East 19 th Avenue
Building E	245 East 19 th Avenue
Building F	248 East 18 th Avenue and
Building G	238 East 18 th Avenue

- .2 This section provides only a general description of the scope of work and process. This section is not definitive and the Work must be completed in accordance with all of the Contract Documents. The word 'install' means 'supply and install' unless there is a specific instruction that goods are to be re-used or owner supplied.

1.2 SCOPE OF WORK

- .1 Start-Up
 - .1 Supply and maintain all temporary Construction Facilities and Services.
 - .2 Make all submittals as described in the Contract Documents and ensure project schedules are submitted and accepted at project start-up.
 - .3 Clearly identify the value of the work in each area as a percentage of the total project value and break each area into tasks, attaching the value of the work of each task as a percentage of the total project value for the purpose of evaluating applications for payment and change orders. Submit these completed schedules prior to commencing with the work.
 - .4 Complete rehabilitation to a representative area of each wall cladding type, including a window, balcony door, a balcony, and a saddle interface as mock-ups prior to undertaking widespread repairs. Clarifications and acceptance issued by the Consultant during the mock-ups will form the basis for the remaining rehabilitation as well as any necessary adjustments to the Contract.
- .2 General
 - .1 Supply for distribution a minimum of every 4 weeks a written description of the project status and specific information about the work that will affect the Owners. Increase the frequency of the submission as necessary to keep the Owners informed. Communicate with Owner's representative and Consultant with

- respect to all issues impacting the building occupants use of the site and building.
- .2 Prepare for and attend all project progress meetings.
 - .3 Identify any landscaping which will prevent the efficient performance of the work. The Owner will make arrangements for removal and reinstatement of the plantings in the existing landscaping. This contract will include the removal of hard landscaping from the perimeter of the walls of the building for access to the walls, including removal of soils and cribbing adjacent to the walls.
 - .4 Supply and maintain suitable scaffolding, ladders and other necessary means to access the work safely for all trades and the Consultant.
 - .5 Erect hoarding and weather protection as necessary to protect the structure and all components from the elements. It is particularly important to ensure that the moisture content in the wood products does not exceed specified standards.
 - .6 Obtain and pay for trade permits as required (not including Building Permit).
- 3 Exterior Walls (rehabilitated wall areas as indicated)
- .1 Included in this contract is rehabilitation of the previously completed envelope rehabilitation at the east elevation of Building A. Under this contract, remove existing stucco, accessories, flashing, furring and sheathing paper to the sheathing. Protect existing sheathing. Remove existing windows and doors, according to the following.
 - .2 Remove existing stucco (including accessories), sheathing paper, sheathing, and flashing from wall areas.
 - .3 Remove windows and dispose of windows. Salvage value of windows and glass to be applied to cost of removal and disposal.
 - .4 Remove and protect doors.
 - .5 Remove and protect fabric and frame canopies at Building A. Provide backing and blocking necessary to carry awning loads as part of base contract work. Install awnings once wall rehabilitation is completed. Owners to provide repair to awning and fabric.

[Add. No.2]

- .6 Contractor to determine locations for awning frame mounts off existing frame and provide backing blocking for new mounts in the drained cavity.

Utilize details A/D05-02 and CD5-02 for attaching the awning frames.

Remove and protect various fixtures including mechanical and electrical devices on walls as per allow fixture or assembly not specifically identified to be replaced. Protect existing security systems. Maintain and/or repair rough-in wiring for devices. Suite owner will provide de-commissioning, installation of devices and commissioning of security system.

- .9 Undertake remedial work to deteriorated framing as directed. Replace decayed wood with new framing.

Remove and protect various fixtures including mechanical and electrical devices as well as any other fixtures or assemblies not specifically identified to be replaced. Protect existing security systems. Maintain and/or repair rough-in wiring for devices. Suite owner will provide de-commissioning, installation of devices and commissioning of security system. Undertake remedial work to deteriorated ...

- .10 At chimney feature at west elevation of Building A, supply and install framing to box in the chimney so that the rehabilitated wall in plane. Vent enclosed space.
 - .11 Supply and install new wood sheathing.
 - .12 Waterproof window and door openings.
 - .13 Install new windows.
 - .14 Reinstall existing doors and adjust as required. Install new doors at locations indicated.
 - .15 Reinstall existing suite entry doors and adjust as required.
 - .16 Modify penetrations including mechanical and electrical openings.
 - .17 Install new sheathing paper, self-adhesive membrane, and flashing.
 - .18 Detail and prepare all transitions.
 - .19 Supply and install new vent hoods for dryer, kitchen and bathroom exhaust fans as required.
 - .20 Supply and install new wood framing, strapping and blocking as indicated on drawings to create the rainscreen cavity.
 - .21 Apply new rainscreen stucco, vinyl or hardi assemblies including all accessories. Protect windows, flashing, and other adjacent finishes during construction of the new wall assembly
- [Post Tender Addenda #1 – Issue for Construction:]**
- .22 The following is a general description of the wall areas to be rehabilitated with Rainscreen Stucco, Vinyl and Hardi siding Wall assemblies. For detailed layout and locations refer to floor plans and elevation drawings.
 - .1 Stucco clad walls
 - .1 Bay window features of Bldg A, B & C (presently in green MDO plywood)
 - .2 Balcony upstand walls and columns of Bldg A, B & C
 - .3 Partial west elevations of Bldg B & C
 - .4 Partial wall areas of Bldgs D, E, F & G
 - .5 Isolated wall areas of Bldgs A, B, C
 - .2 Vinyl clad walls
 - .1 Majority of wall areas – Bldgs A,B, C
 - .3 Hardi panel siding
 - .1 Partial east elevations of Bldg. B & C
 - .2 Partial wall areas of Bldgs D, E, F & G
 - .23 Apply new cornice and trim features according to drawings.
 - .24 Post tender addenda no. 1 – install hardi trim at windows in stucco, vinyl and hardi siding at locations and as indicated on drawings
 - .25 Install new trim at windows, doors and other locations as indicated.
 - .26 Reinstall fixtures, assemblies, fabric and frame canopies or devices previously removed and stored.

- .27 Seal all joints and penetrations.
 - .28 Waterproofing at base of wall and tie-in to existing membrane.
 - .1 **[Add No.1] – With respect to detail D1-10, liquid applied WP membrane; approved product is HLM 5000. Follow manufacturer's instructions; apply in two lifts with intermediate reinforcing scrim at corners.**
 - .29 Concrete bollards in landscaped areas
 - .1 Remove concrete bollards adjacent to the building where the bollards interfere with building envelope rehabilitation.
 - .2 Patch and repair chipped bollard surface flush with adjacent finishes.
- [Addenda No. 2]:**
- .30 **The first floor level of Building A, all four elevations in non-combustible construction. As such, the replacement sheathing shall be exterior non-combustible construction. As such, the replacement sheathing shall be exterior non-combustible sheathing according to Section 09250. Vertical furring shall be G90 galvanized steel, ¾ in. hat sections. Reference standard for accessories and installation is the AWCC manual Section 9.1.9.**
 - .31 **At the roof level of Building A, scope of rehabilitation shall include the walls at the pyramid roofs and the mechanical penthouse.**
 - .32 **Galvanized counter flashing required under all joints in cross-cavity flashing, as indicated on Detail D1-01, including corners.**
- .4 Exterior Walls (areas to remain)
 - .1 Stucco clad walls:
 - .1 Pressure wash and clean wall and trim areas. Protect from water ingress during cleaning to interior areas.
 - .2 Remove all exterior sealants.
 - .3 Reseal joints between stucco, and adjacent elements including other claddings, windows, doors, exhaust ducts, electrical and mechanical penetrations, complete with bond breaker or backer rod.
 - .4 Perform localized repairs as required (as part of Contingency Allowance). Face seal stucco repairs indicated on drawings to be part of base bid work.
 - .5 Paint existing stucco cladding and trims.
 - .6 Clean remaining areas, as required.
 - 5 Balconies (rehabilitate areas as indicated)
 - .1 Co-ordinate balcony repair with adjacent wall repair.
 - .2 Remove and protect various fixtures including mechanical and electrical devices as well as any other fixtures or assemblies not specifically identified to be replaced.
 - .3 Remove existing guardrails. Salvage value of railings and glass to be applied to cost of removal and disposal.

- .4 Remove the soffit cladding, membrane, and sheathing.
 - .5 Remove stucco cladding, sheathing paper, sheathing and framing from wall up-stands at balconies, where indicated on drawings. On Building A, wall up-stand cladding and structure are to be rehabilitated.
 - .6 Undertake remedial work to deteriorated framing as directed. Replace decayed wood with new framing.
 - .7 Reinforce rim-joists at balcony and deck ends and sides to receive new railings.
 - .8 Re-slope the balcony with dimensioned lumber.
 - .9 Remove exterior doors.
 - .10 Install new sheathing.
 - .11 Where directed, install new PVC membrane, PVC coated flashing and tie-ins including at door opening complete with sill pan.
 - .1 Add. No. 1
 - .2 For balconies (Assembly D1) the approved membrane is a 2-ply, sheet PVC membrane, Dec Tec R12000/DecTec D4800.
 - .3 All balconies and decks are to receive new plywood floors according to description (Ref. 1.2.5.4 and 1.2.5.10)
 - .12 Reinstall doors.
 - .13 Install spray in place foam at walls in soffit area.
 - .14 Install new blocking, vented soffit panels and trim boards.
 - .15 Supply and install new gutter and drainage system at each balcony.
 - .16 Supply new, pre-engineered guardrails and install to incorporate horizontally mounted guardrail configuration and to allow for strapped cavity wall assembly. Install new railings at fascia-mounted locations. Provide backing and blocking necessary to carry guardrail loads as part of base contract work.
 - .17 Supply and install pre-engineered screen dividers to incorporate vertically mounted guardrail configuration and to allow for strapped cavity wall assembly. Install new screens at decks where indicated. Provide backing and blocking necessary to carry screen loads as part of base contract work.
 - .18 Re-install fixtures, devices and assemblies previously removed.
 - .19 Supply and install new flashing and drains.
 - .20 Add. No. 06 – Overflow scuppers will be required for balconies and decks that retain the up-stand walls, particularly on Building A, D, E, F and G
- .6 Exterior Stairways
- .1 Protect existing elements including electrical and life safety as required.
 - .2 Maintain means of egress for all suit occupants at all times during work. Provide safety plan and co-ordinate with local authorities as required.

- .3 Co-Ordinate stairway repair with adjacent wall repair.
- .4 Remove and protect fixtures or assemblies as required.
- .5 Remove guardrails and flashings at existing openings.
- .6 Remove existing soffit assemblies to expose structural framing.
- .7 Undertake remedial work to deteriorated framing as directed. Replace decayed wood with new framing.
- .8 Install new soffit sheathing.
- .9 Install new stucco soffit assembly.
- .10 Supply and install new glazing system including new glazed canopy where indicated. Add No. 04 – Glass for stairway enclosures: Tint is to be grey.
- .11 Re-install fixtures, devices and assemblies previously removed.
- .12 Co-ordinate work with Grinnell Fire Protection as sub-trade, carried under this contract by cash allowance, for supply, installation and commissioning for sprinkler system for the east stairways for Buildings B and C.
- .13 Remove and replace with new door, the existing door at the north elevation, ground floor of Building A. Reuse existing hardware. Maintain or reinstate rough-in security wiring. Owner will provide de-commissioning, installation of devices and commissioning of security system.

.7 Asphalt Shingle Roofs

.1 Main Roofs

- .1 Coordinate work with adjacent wall repair.
- .1 Remove existing asphalt shingles and underlayment where indicated.
- .2 Replace areas of damaged sheathing.
- .3 Install new single ply SBS roof membrane and associated flashing.
- .4 Install tie-ins and protection of existing assemblies including walls, penetrations, vents flues etc.
- .5 Install new asphalt shingles.
- .6 Install new gutters and rainwater leaders.

[Addendum No. 2]

- .7 Supply and install roofing according to new specification section Asphalt Shingles 07311.
- .8 Work includes all areas of the 18 pyramid roofs of Building A.
- .9 All fascia boards shall be painted. Fascia boards requiring replacement are out of base contract.
- .10 Chimneys on Buildings B, C, D, E, F, and G are in the scope of work for rehabilitation. Base of wall to roof flashing and new cap flashing is also in scope for chimneys.
- .11 Remove reference to ice and water shield at detail D1-04.

9 All fascia boards shall be painted. Fascia boards requiring replacement are out of base contract.
10 Chimneys on Buildings B, C, D, E, F and G are in the scope of work for rehabilitation. Base of wall to roof flashing and new cap flashing is also in scope for chimneys
11 Remove reference to ice and water shield at detail D1-04.

- .12 Ice and water shield shall be applied in a 30 in. wide band to both slopes of the valley formed at the dormer shown in detail D4-09.

- .8 Glazed canopies at balconies and decks
 - .1 Coordinate work with work at contiguous balconies and adjacent wall repair.
 - .2 Supply and install new glazed canopy.
 - .3 Install new wood framing, sheathing, membrane, tie-ins and flashing.
 - .4 Install new gutter and rainwater leaders, as indicated.
 - .5 Add no. 04 – canopy below curtain wall and all other canopies is not to be tinted.
 - .6 Add no. 04 – Laminated canopy glass is to be thickness according to manufacturer's design.

- .9 Wood Framing Remedial Work
 - .1 Undertake removals sufficiently ahead of the repairs to enable reasonable time for the Consultant to evaluate any additional deterioration to the framing, to adjust the scope of the work, and for the Contractor to prepare submissions and seek approvals for those changes.
 - .2 Do not undertake any repairs without receiving direction and approval for the work from the Consultant.
 - .3 Complete the approved remedial work to the wood framing.
 - .4 Replacement of framing and new framing required due to wood decay to be done as part of contingency allowance. All hours expended on this work must be recorded and verified by the Owner's representative daily or such costs will not be accepted.

- .10 Interior Repairs
 - .1 Co-ordinate unit access for the removal and replacement of the windows/doors and all interior work by providing the Owner's representative with a written notice a minimum of 48 hours prior to commencing work. A copy of the notice is to be faxed to the Owner's representative and Consultant at the same time.
 - .2 Erect temporary in suite enclosures and protection for finishes.
 - .3 Repair any interior damage caused by the exterior wall or window work. Repairs will be limited to preparation of the surfaces to paint ready status (cracks and holes patched and primer applied) and installation of wood trim as indicated on drawings. Add No. 05 The Intent is to include in the contract price, the interior repair work for the base scope of rehabilitation.
 - .4 All interior repair work (not including work described in .3) to interior finishes associated with the repair or replacement of decayed framing, as authorized by the Consultant, to be done as part of contingency allowance. All hours expended on this work must be recorded and verified by the Owner's representative daily or such costs will not be accepted.

.11 Other

- .1 Connection of new RWLs to existing sub-surface drainage system, by way of cash allowance.
- .2 Waterproofing repairs near front entrance by Cash Allowance No. 1. work to include:
 - .1 Removal of concrete topping
 - .2 Waterproofing repairs to existing membrane
 - .3 Replace topping
- .3 Floor drain repairs along commercial frontage by Cash Allowance No. 2. Work to include:
 - .1 Clean out all of existing 9 drains
 - .2 Repair drains, as required
 - .3 Relocate drains as required
 - .4 Waterproofing repairs as required
- .4 Supply and install new floor drain at west end of courtyard by Cash Allowance No. 3. Work to include:
 - .1 Locate new drain
 - .2 Remove topping
 - .3 Coring through structural slab
 - .4 Install new drain
 - .5 Connect to existing drain piping in garage
- .5 New fences and gates for yards around Buildings, D, E, F, and G by Cash Allowance No. 4.
- .6 Supply and install new aluminum and glass guard rail at east end of courtyard by Cash Allowance No. 5.
- .7 Supply and install new aluminum and frosted glass screens at front entrance to Buildings B and C by Cash Allowance No.6.
- .8 **Add. No. 06 – Additional deck drains will be required for larger decks at the SW corner of the third floor (assume 5 deck drains and 4 overflow scuppers) and the NW corner of the fourth floor (assume 6 deck drains and 6 overflow scuppers) of Building A and at the fourth floor of Building B (assume 3 deck drains and 2 overflow scuppers for each of 4 decks) and Building C.**

.12 Owner Work

- .1 Owner is responsible for relocation of any landscaping that it wishes to ensure will not be damaged in the execution of the Work.
- .2 Owner will obtain and pay for the Building Permit.

.13 Site Clean-up

- .1 Clean site as directed. Ensure that no debris is left in landscaping.

1.3 WORK SEQUENCE

- .1 Undertake Work in stages to accommodate Owner's continued use of premises during construction.

**1.4 OWNER
OCCUPANCY**

- .1 Owner will occupy premises during entire construction period under normal occupancy.
- .2 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.

2 PRODUCTS (NOT APPLICABLE)

3 EXECUTION (NOT APPLICABLE)

END OF SECTION