



**CALL FOR TENDERS**  
**Nunatsiavut Affordable Warmth Home Repair Program**  
**2023-2024**

**THIS TENDER IS SUBMITTED BY:**

NAME OF BIDDER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME OF AUTHORIZED REPRESENTATIVE (PLEASE PRINT): \_\_\_\_\_

All enquiries regarding this Request for Proposals (RFP) must be made in writing by email and addressed to:

Attn: Darryl Shiwak, Deputy Minister

Re: Nunatsiavut Affordable Warmth Home Repair Program 2023B

Telephone: 709-947-3600

Email: [Darryl.shiwak@nunatsiavut.com](mailto:Darryl.shiwak@nunatsiavut.com) (cc [infra.ngprocurement@nunatsiavut.com](mailto:infra.ngprocurement@nunatsiavut.com))

**Checklist for Bidders:**

1. Read all the terms and conditions.
2. Complete the following pages that make up your tender (the "Tender"):
  - A signed front cover page of this Call for Tenders;
  - A signed acknowledgement of review of Schedules "A" and "C";
  - A completed Schedule "B";
  - A completed Schedule "D"; and
  - A completed Schedule "E".
3. Submit the Tender on or before the submission deadline using the process outlined within this Call for Tenders.

## Call for Tenders Terms and Conditions:

1. Bidders must submit a Tender that complies with all instructions provided in the terms and conditions including the "Checklist for Bidders" found on the front cover page of this Call for Tenders.
2. By submitting a Tender in response to this Call for Tenders, the bidder is deemed to have agreed to the terms and conditions of this Call for Tenders, and if selected as the successful bidder, to supply the services listed at the prices Tendered in the submitted Tender and on the terms and conditions of a formal written contract that will be prepared between the parties.
3. All tenders must be received no later than November 03, 2023 at 4:00pm AT in accordance with the requirements of this Call for Tenders.
4. Bidders are required to submit their Tender through the Nunatsiavut Governments online procurement service provider at [www.MERX.com](http://www.MERX.com).
5. Bidders are required to register a user profile with the Nunatsiavut Governments online procurement service provider.
6. Tenders not received through the MERX website will not be considered.
7. Tenders must be received on or before the exact closing time and date indicated within the Call for Tenders. Tenders received after that time or by an unacceptable submission method will be rejected. Hard copies of late Tenders will not be considered or evaluated.
8. The Nunatsiavut Government may extend the submission deadline by using an amendment to the Call for Tenders at any time before the submission deadline. Such an extension will apply to all bidders.
9. Tenders will remain valid and irrevocable for 30 days from the closing date of this Call for Tenders, despite anything to the contrary on a Tender bid. The Government of Nunatsiavut will endeavor to award a contract within the specified validity period. A bidder is bound to enter into a contract if it is awarded the contract during the period of irrevocability.
10. No bidder has any obligation to enter into a contract with the Nunatsiavut Government upon the expiration of the irrevocable bid period.
11. Bidders must comply with all applicable laws.
12. In submitting a Tender, bidders represent and warrant to the Nunatsiavut Government that they are licensed and qualified to undertake construction work in the Province of Newfoundland and Labrador and are able to complete the services required in a professional manner.
13. In submitting a Tender, bidders are required to provide evidence of compliance with all requirements with respect to workers compensation (Workplace NL Certificate of Clearance documentation) valid at the submission deadline. Failure to provide these documents at the time of the bid submission shall result in disqualification of the bid.
14. In submitting a Tender the bidder declares and represents that the bidder does not knowingly have any conflict of interest relates to the performance of the Services by the bidder or its subcontractors.
15. In submitting a Tender the bidder agrees that:
  - i. The Call for Tenders, in its entirety, is deemed to be incorporated into and form part of the Tender;

- ii. All Call for Tender amendments have been received, considered and addressed in the Tender;
  - iii. Any valid changes made to a submitted Tender and received by the Nunatsiavut Government form part of the Tender;
  - iv. If determined to be the preferred supplier pursuant to the Nunatsiavut Governments *Procurement Act* the bidder will enter into a contract with the Nunatsiavut Government in accordance with the terms of both this Call for Tenders as well as formal contract to be determined between the Nunatsiavut Government and the successful bidder; and
  - v. The Tender submitted will form part of the formal contract.
16. In submitting a Tender the bidder declares that the bidder is:
- i. Incorporated and in good standing under *The Corporations Act* (Newfoundland and Labrador), and
  - ii. Is financially capable of carrying out the terms of the Service.
17. Bidders are solely responsible for their own expenses, if any, in preparing and submitting a Tender and, if successful, in finalizing a contract. The Nunatsiavut Government, nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any claim arising out of this Tender process including but not limited to costs of preparation of the bid, including any costs, losses or expenses incurred due to participating in bid negotiations, loss of profit (real or anticipated), loss of opportunity or for any other claim.
18. All prices must be quoted in Canadian dollars
19. Bid surety and bonding
- (a) Bidding Security
    - (i) Every Bidder shall submit with the Bid a bid bond issued by an approved Surety Company licensed to do business in the Province of Newfoundland and made out in favour of the Nunatsiavut Government
    - (ii) The bid bond shall be at least ten percent (10%) of the bid amount (without HST). All bids, regardless of monetary value require a Bid Security of at least ten percent (10%) of the bid amount (without HST), with a minimum security of five hundred dollars (\$500.00)." Bid Securities shall be in the form of a Bid Bond or Certified Cheque in favour of the Nunatsiavut Government. An approved certified cheque may be substituted in lieu of the bid bond. The bidding security will be returned upon receipt of the Performance Bond.
    - (iii) For bids less than \$25,000.00, the terms of the Bid Security will be invoked, and the amount retained by the Owner, if the Bidder fails to provide the required insurances and commence work within 30 days of being notified of the award of the work within the n Call for Tenders validity period.
    - (iv) The Bid Security of the unsuccessful bidders shall be returned upon the award of a successful Tender.
    - (v) Failure to submit a bid security in accordance with this requirement will result in rejection of bid

submitted.

- (vi) The terms of the bid security will be invoked, and the amount retained by the Owner if the bidder fails to enter into an agreement when notified of the award of the work within the Open Call for Bids validity period; and
  - (vii) In addition to the Bidding Security, each Tender shall be accompanied by a Surety's Consent (**Schedule E – SURETYS CONSENT**) for a fifty percent (50%) Performance Bond and a fifty percent (50%) Labour and Materials Bond in the form set out in **Schedule E – SURETYS CONSENT** and forming part thereof and entitled Surety's Consent.
- b) Contractors are advised that Certified Cheques, Money Orders, or Bank Drafts from a recognized financial institution registered to do business in the Province of Newfoundland and Labrador, are acceptable forms of Bid Surety and Bonding in lieu of Bonds for Bid Security, Performance Bonds, and Labour & Materials Payment Bonds. No other forms of Bid Surety and Bonding, including cash, will be accepted.
  - c) Where a certified cheque, money order or bank draft is the format chosen by the bidder, the bidder may submit the certified cheque, money order or bank draft via **registered post** no later than three (3) business days after the submission deadline or the bid will be disqualified. The bidder must scan a copy (front and back) of the certified cheque, money order or bank draft, clearly showing certification stamp, and **registered mail receipt** and include the documentation with the electronic bid.
  - (d) All required bonds are to be submitted through the MERX website.
20. In submitting a Tender, bidders agree that they have no claim of any sort for any expense occurred in preparing a Tender in the event the Nunatsiavut Government does not accept the Tender or does not accept any Tender.
21. Tenders must be submitted in English or Inuktitut.
22. Once an award is made, the successful bidder will be held to its Tender as of the closing date of the Call for Tenders even if the bidder later alleges a mistake was made in the Tender.
23. If a bidder discovers that it has made an error in its Tender, the bidder may (1) forward a correction notice to the Nunatsiavut Government at the location identified on the front cover page of this Call for Tenders or (2) withdraw its Tender, but the correction or withdrawal must be received before the closing date and time for the Call for Tenders.
24. Before an award is made, if it appears that an error has been made in a Tender, the Nunatsiavut Government may, in its sole discretion, communicate with the bidder to ascertain if the bidder wishes to honor the Tender or withdraw the Tender. If the bidder withdraws its Tender, the Tender will not be considered further.
25. **The Nunatsiavut Government reserves the right to award this order in part or in full, on the basis of Tenders received unless a bidder specifies that its Tender is valid only for the complete order.**
26. A bidder is solely responsible for obtaining all information that may be necessary in order to understand the requirements of the Call for Tenders and to submit a tender in accordance with the terms and conditions of the Call for Tenders.

Before submitting a bid, at their own discretion, it will be the responsibility of the bidder to examine the Homes and to satisfy themselves as to the conditions of the Homes, the nature and kind of work to be done, any special risks associated therewith and all other matters which may be necessary in order to form a proper conception

under which the Services will be required to be performed. Visits shall be made at bidders' risk and expense and the Nunatsiavut Government assumes no liability in connection therewith.

27. All inquiries related to this Call for Tenders are to be directed to the Nunatsiavut Government, in writing, to the contact person noted on the front cover page of this Call for Tenders. Information obtained from any other source is not official and may be inaccurate. Inquiries and responses may be posted on the NG website ([www.nunatsiavut.com](http://www.nunatsiavut.com)) or distributed to all bidders through MERX, at the Nunatsiavut Government's option.
28. If a bidder finds errors, discrepancies or omissions in the Call for Tenders, the bidder shall notify the representative on the cover page of this Call for Tenders as soon as possible. If a bidder is unsure of the meaning or intent of any provision of the Call for Tenders the bidder should request clarification from the representative.
29. Tenders will be evaluated on the principles of value for money, which includes an evaluation of Inuit Content and application of the Inuit content factor as outlined in the *Procurement Act*, 2012 C.I.L. P-1. **Each bidder must complete Schedule "D" - Inuit Content Factor Calculation, and submit it with the Tender, even if the bidder believes the Inuit Content Factor score to be '0'.**
30. Bidders are to provide a detailed construction schedule with their Tender Submission clearly indicating proposed construction methodology. Emphasis shall be applied to early and timely completion of the Scope of Work as outlined in Appendix 1, attached.
31. Bidders shall be solely responsible for the costs of all permits required by law to perform the work.
32. Bidder required to provide detailed monthly status reports with photographs and to an updated project schedule.
33. The Nunatsiavut Government may not accept the lowest or any Tender. For further clarity, the Nunatsiavut Government is under no obligation to award a contract to a bidder, even if one or more bids are determined to be compliant and one or more bidders are determined to be qualified. Without limiting the generality of the foregoing, the Nunatsiavut Government will have no obligation to award a contract where:
  - i. There is only one bid received;
  - ii. The prices exceed the funds available for the Services; and
  - iii. In the sole opinion of the Nunatsiavut Government, the interests of the Nunatsiavut Government would not be served by awarding a contract.
34. Tenders will be opened at the NG offices in Rigolet.
35. Prior to the commencement of the Services, and unless otherwise authorized by the Nunatsiavut Government, the successful bidders shall not commence any work until the successful bidder has complied with any conditions precedent of this Call for Tenders, Notice of Award and the Formal Contract.

## Tender Evaluation

- (a) Tenders submitted by the submission deadline will be reviewed and evaluated by the Government of Nunatsiavut after they are opened.
- (b) The process of evaluating Tenders is as follows:
  - (i) Determine Bid Compliance (Pass/Fail),
  - (ii) Compare Inuit Content Factor Calculation,
  - (iii) Compare Total Prices.

- (c) Determining Tender Compliance (Pass/Fail)
- (i) The Nunatsiavut Government shall evaluate all Tenders that were opened at the time of public opening to determine whether they comply with the requirements of the Call for Tenders and satisfies the conditions outlined in the *Procurement Act*.
  - (ii) Tenders which the Nunatsiavut Government determines, in its sole discretion, comply with the requirements of the Call for Tenders will progress to the second step of the evaluation process. The Nunatsiavut Government may reject a Tender submission if it is incomplete, incorrect, or conditional, or contains additions, deletions, alterations, or other irregularities. Tenders which the Nunatsiavut Government determines do not comply with the requirements of the Call for Tenders will not progress to the second step of the evaluation and will be rejected.
  - (iii) The Nunatsiavut Government may waive irregularities or reject all or any Tenders if, in the sole discretion of the Nunatsiavut Government, it is deemed appropriate.
- (d) Comparing Inuit Content Factor Calculation
- (i) The Nunatsiavut Government will compare the Inuit Content Factor Calculation Forms submitted to determine the Tenders Inuit Content Factor.
  - (ii) The Inuit Content Factor will be used in the evaluation of the Tenders as outlined in the *Procurement Act*.
- (e) Comparing Total Prices
- (i) The Nunatsiavut Government will compare the Total Prices (exclusive of HST) of all compliant Tenders to determine the Tender ranking. All compliant Tenders will be assigned their respective places in order of lowest Total Price to highest Total Price. The determination of the preferred Bidder is governed by s. 16 of the *Procurement Act* which states that the Preferred supplier is a qualified supplier whose bid proposal:
    - a. Is within 5 percent of the price of the lowest qualified bid or proposal;
    - b. Has significant Inuit Content; and
    - c. Has the highest Inuit content factor of all qualified bids or proposal received.
  - (ii) Where a Bidder fails to provide a Lump Sum Price, Separate Price, or Unit Price as identified in the Electronic Bid Form, the Bid will be rejected.
- (f) The Nunatsiavut Government has the right to contact not only any of the references provided by the Bidder, but also any other references identified by the Nunatsiavut Government who have had dealings with the Bidder or the Bidder's Subcontractors without prior notice to the Bidder.
- (g) A Bidder will be notified, in writing, if its Bid is rejected.

## Schedule A – Services

### **PART 1            TERM:**

1.     Subject to section 2 of this Part 1, the term for the provision of work commences on **November 08, 2023** and ends on **June 28, 2024**.
2.     Start dates are subject to negotiation; however, all work must be completed prior to **June 28, 2024**.

### **PART 2            SERVICES:**

The Nunatsiavut Government intends to provide a home repair program to provide general home repairs to Labrador Inuit residents in the 5 Inuit Communities of Nunatsiavut (the “**Program**”).

The Nunatsiavut Government has completed inspections of the homes of the Labrador Inuit who applied for repairs under the Program in 2021. Following the inspections, in total **five (5)** homes have been approved for repairs in Nain (1), Makkovik (2) and Hopedale (2) (the “**Homes**”). The NG has determined the scope of work required for the Homes through the inspections, detailed in Appendix 1, attached.

#### **Instructions regarding Tenders for select or multiple communities:**

1. **Bidders may submit a Tender for the work for all of the communities collectively, or for select communities; however bids for select communities must include the work all of the homes identified in a community.**
2. **NG reserves the right, based on the bids received, to award a single contract to a bidder for the either the entire scope of work (all communities) or to award separate contracts for certain communities.**
2. **Bidders submitting Tenders for multiple communities must submit a cost breakdown for the work in each community.**
3. **Bidders must indicate clearly if their bid is only open for acceptance for the complete scope of work (all communities) or if the bidder is willing to accept an award for only one or more communities.**

#### **The scope of work for each Home is identified in Appendix 1, attached.**

#### **\*\*Notes\*\***

- It is recommended that in preparing bids, bidders visit the sites to assess the scope of the work.
- The successful bidder (the “Contractor”) will be responsible for determining sizes and quantities of materials needed to complete repairs.
- All materials are to be supplied by the Contractor.

#### **Material standards:**

- The Contractor shall provide shop drawings for all materials for approval.
- Where repairs to existing siding are required, repairs must match existing siding when possible by color, style and material.
- Where complete siding is to be replaced, material to be used is Mitten shiplap pre-finished vinyl, or equivalent and install new perforated soffit.
- When complete siding is to be replaced, it is to be installed complete with the installation of new air barrier and 1.5" inch XPS Rigid insulation underneath. All interior XPS shall be sheeted over.
- Windows to be replaced with Zone 3 energy efficient vinyl, casement-type windows; glazing to be low E argon-filled dual pane.
- All eavestrough and down spouts are to be aluminum.

- Where flooring is to be replaced, it shall be replaced according to the specifications in the attached Scopes of Work with the same coverings.
- Where roofing is designated to be replaced, replacement of roofing must be as follows:
  - supply and install all new 5/8" T&G sheathing;
  - supply and install all new felt molding and vinyl fascia – repair and damaged wooden fascia board;
  - supply and install new flanges for plumbing vent stacks;
  - supply and install 35-year shingles including starters – BP 42 IR (RL 833) Vanguard or equivalent;
  - all roofs to have receive full ice and water shield protection.
- Paint colors should complement building. Repairs to walls and ceilings includes primer and paint to match existing wall colour.
- Where attic insulation is to be installed or upgraded, new insulation shall be blow-in cellulose installed to achieve a rating of R-60 together with installation of proper ventilation baffles and vapour barrier. Height rulers should be used.
- All millwork to be framed not frameless and include all hardware.
- All units to receive interconnected combination carbon monoxide/smoke detectors as per the latest editions of the National Building Code of Canada (NBCC) and the National Fire Code of Canada (NFCC).
- Where required, all light fixtures are to be replaced with LED fixtures.
- All bathtubs to be three piece modulars.
- All furnaces and HRV units are to be inspected, serviced and cleaned as required. All oil tanks will be certified and registered with the province of NL. All OBM work to be performed by a certified Red Seal Journey Person. All HRV units will be installed by a certified HRV Technician.
- All plumbing work to be done by a Red Seal Journey Person and registered apprentices.
- All electrical work performed must be done by a qualified contractor holding an interprovincial residential electrical license and registered apprentices. Any electrical work must have necessary electrical permits submitted with the provincial government of NL.
- Wood stoves to be installed by WETT certified technicians or persons who have completed the necessary WETT training courses.
- All carpentry to be performed by Red Seal Journey Persons and the required provincial standard to Journey Persons to apprentices.
- All mold remediation to be completed by a Certified Mold Abatement Contractor.
- All work items will require time-stamped photos clearly showing before and after conditions for progress validation.

### **Acknowledgement**

In submitting this Tender I, \_\_\_\_\_ (please print) acknowledge review of this Schedule A – Services, and attached Appendix 1.

\_\_\_\_\_  
Signature

**Schedule B – Tender Form**

The fees and rates set out below will be considered by the Nunatsiavut Government in the evaluation of the Tender. They are subject to acceptance by the Nunatsiavut Government and may be subject to adjustment before award.

Complete and submit this Schedule B, clearly identifying the price(s) proposed for the Services in Schedule A. For tender bids for multiple communities, please follow the instructions stated in Schedule "A" - Services. Attach additional pages if necessary.

**Tender Form**

<b>1. Cost of Materials:</b>	
<b>2. Cost of Labour:</b>	
<b>3. Cost of Shipping:</b>	
<b>4. Additional Costs (please specify):</b>	
<b>5. Total price of Bid (total of lines 1-4):</b>	

**Rates for Change Orders**

Labour

Labour rates include payroll costs of labour, all payroll burdens, room and board if applicable, overhead and profit. The cost of superintendents, time keepers and other administrative and supervisory personnel and their vehicles are included in overhead. The cost of bonding and insurance is included in overhead.

Trade	Hourly Rate

Provide additional sheets as necessary.

### **Schedule C – Insurance**

1. The successful bidder must, without limiting the bidder's obligations or liabilities and at the bidder's own expense, purchase and maintain throughout the Term the following insurances with insurers licensed in Canada in forms and amounts acceptable to the Nunatsiavut Government:
  - (a) Commercial General Liability in an amount not less than \$1,000,000.00 inclusive per occurrence against bodily injury, personal injury and property damage and including liability assumed under this Agreement and this insurance must
    - (i) include the Nunatsiavut Government as an additional insured,
    - (ii) be endorsed to provide the Nunatsiavut Government with 30 days advance written notice of cancellation or material change, and
    - (iii) include a cross liability clause.
  - (B) Builders Risk Insurance.
2. All insurance described in section 1 of Schedule C must:
  - (a) be primary; and
  - (b) not require the sharing of any loss by any insurer of the Nunatsiavut Government.
3.
  - (a) The successful bidder must provide the Nunatsiavut Government with evidence of all required insurance within 10 Business Days of the commencement of the Services;
  - (b) if any required insurance policy expires before the end of the Term, the bidder must provide to the Nunatsiavut Government within 10 Business Days of the policy's expiration, evidence of a new or renewal policy meeting the requirements of the expired insurance.; and
  - (c) despite paragraph (a) or (b) above, if requested by the NG at any time, the bidder must provide to the Nunatsiavut Government certified copies of the required insurance policies.
4. The successful bidder must obtain, maintain and pay for any additional insurance which the bidder is required by law to carry, or which the bidder considers necessary to cover risks not otherwise covered by insurance specified in this Schedule in the bidder's sole discretion. The successful bidder must also provide proof of coverage for its full liability under the worker's compensation laws of the Province of Newfoundland and Labrador.

### **Acknowledgement**

In submitting this Tender I, \_\_\_\_\_ (please print) acknowledge review of this Schedule C – Insurance.

\_\_\_\_\_  
Signature

## Schedule D - Inuit Content Factor Calculation

Excerpted from the Procurement Act, CIL P-1 31-12-2012:

### **Determination of Inuit Content Factor**

**17**

(1) The Inuit content factor for purposes of evaluating bids and the awarding of contracts is a number that is the aggregate of the numbers established by the following calculations:

(a) a maximum of 20 points related to the percentage of Inuit ownership of the supplier calculated as 0.5 points per 1% of Inuit participation in excess of 50% of the ownership and control of the supplier with 0 points being awarded to a supplier that is not at least 50% owned and controlled by Inuit or Inuit Businesses;

(b) a maximum of 10 points related to the physical location of the head office and operating offices of the supplier where 10 points is awarded to a supplier having both its head office and principal operating office in an Inuit Community and 6 points is awarded to a company having an operating or a head office in an Inuit Community and 4 points is awarded for a head office or operating office elsewhere in Labrador;

(c) a maximum of 10 points related to training for Inuit calculated as 0.1 point per 1% of all training money spent by the supplier on the training of Inuit;

(d) a maximum of 20 points related to the percentage of the supplier's employees who are Inuit calculated as 0.2 points per 1% of employees who are Inuit;

(e) a maximum of 10 points related to the proportion of wages paid to Inuit by the supplier calculated as 0.1 point per 1% of payroll paid to Inuit;

(f) a maximum of 10 points related to the percentage of goods and services purchased by the supplier from Inuit Businesses in relation to the procurement calculated as 0.1 point per 1% of the value of all purchases obtained from Inuit Businesses; and

(g) a maximum of 10 points related to the commitment by the supplier to utilize Inuit Businesses as sub-contractors calculated as 0.1 point per 1% of the value of all subcontracts awarded to Inuit Businesses.

(2) A supplier is responsible for making all calculations necessary to establish the Inuit content factor of a bid, offer or proposal and must supply to the agency the data on which the calculations are based in order to facilitate verification.

(3) The Inuit content factor and the points awarded for Inuit content in each category under subsection (1) is public information but the data on which the factor and the points are calculated is confidential and must be kept confidential by the agency.

[NOTE: In the above, "Inuit" means Beneficiary of the *Labrador Inuit Land Claims Agreement*]

*Using the scoring formula on the previous page, provide the following information (use additional pages if more space is required.)*

Question	Answer	Score
(a) What is the percentage of Inuit ownership and control of the company?		
(b) What is the location of the head office and any operating office(s) of the company?		
(c) Does the company plan to train Beneficiaries in/for this project and if so what is the monetary amount to be spent on training Beneficiaries?		
(d) What percentage of the supplier's employees are Beneficiaries?		
(e) What proportion of all wages paid by the company for this project will be paid to employees who are Beneficiaries?		
(f) What proportion of all goods and services purchased by the company for this project will be purchased from Inuit Businesses?		
(g) What is the value (in dollars) of the total amount of sub-contracts that will be awarded to Inuit Businesses?		
<b>Total Score</b>		



# Appendix 1

## Scope of Work

# Scope of work

## 4 Pinguavik Rd

### Nain, Nunatsiavut

#### Carpentry, Exterior

1. Remove old shingles. Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield and deck guard. Application must have roofing adhesive to shingle.
2. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheeting and wall studs.
4. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
5. Remove all existing roof sheeting replace with 5/8 T and G plywood.
6. Remove 7 roof trusses replace with new.
7. Replace gable end sheeting. North and east bedroom exterior sheeting.
8. Remove existing wall framing in exterior walls in bedroom replace with new
9. Remove all existing attic, wall and crawl space insulations, sheeting, strapping, flooring
10. Install new exterior crawl space access hatch, complete with dead bolt and handle.
11. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
12. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
13. Remove all existing windows five (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
14. Install new 8'x8' landings and steps with rails and balusters to both front and rear entrances. Front and back landings, Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6"thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.

#### Carpentry, Interior

1. Install five (5) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
2. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
3. Install new drywall. Plaster and paint through out (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.

4. Frame up for new 3 piece fibreglass enclosed tub.
5. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier. Remove all existing interior frost wall sheeting and replace with new 3/8 degrade plywood. Plywood must be painted with waterproof acrylic paint.
6. Install new attic insulation cellulose (blown in) type and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
7. Install new bathroom vanity, kitchen cabinets, counter tops, and sink, facets to be of commercial grade.
8. Install all new exterior wall insulation must be Rockwell mineral batt.
9. Install new first floor sheeting and sub flooring in northeast bedroom and hallway.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
4. Install all new outlets, switches, interior lighting, and cover plates throughout.
5. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
6. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
7. Up-grade kitchen and bedroom plugs to Canadian electrical code.
8. Rewire entire house to Canadian electrical code.

## Plumbing

1. Install new 40 gallon HWT to national plumbing code.
2. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new oil tank, chimneys, flue, and oil line fittings and comply with the b139 code for oil burning equipment. Oil tank must be at minimum 7 feet from window and 5 feet away from house. Attach service log to unit.
5. Install new horizontal hung furnace in crawl space complete with new ductwork.

# Scope of Work

## 7, Carpenters Drive

### Hopedale, Nunatsiavut

#### Carpentry, Exterior

1. Install new stepped concrete footing min 8 inches thick 24 inches wide and 2x6 frost wall and pressure treated sheathing around dwelling.
2. Remove old shingles. Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield. Application must have roofing adhesive to shingle.
3. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
4. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheathing and wall studs.
5. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
6. Install new 8'x8' landings and steps with rails and balusters to both front and rear entrances. Front and back landings, Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6" thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
7. Install new exterior crawl space access hatch, complete with dead bolt and handle.
8. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
9. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
10. Remove all existing windows seven (7). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.

#### Carpentry, Interior

1. Remediate mould in bedrooms, bathroom, kitchen, furnace room and back porch replace and water damaged wall studs and insulation.
2. Install seven (7) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
4. Install new drywall. Plaster and paint through out (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
5. Frame up for new 3 piece fibreglass enclosed tub.

6. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier. Remove all existing interior frost wall sheeting and replace with new 3/8 degrade plywood. Plywood must be painted with waterproof acrylic paint.
7. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation.
8. Install new kitchen cabinets, counter tops, and sink, facets to be of commercial grade.
9. Install ground sheet lap and seal.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Install new circuits in crawl space for HRV and inline heater.
3. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
4. Install all new outlets, switches, interior lighting, and cover plates throughout.
5. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
6. Install new circuit for water on demand system in back porch.
7. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
8. Up-grade kitchen and bedroom plugs to Canadian electrical code.
9. Install new circuit for heat pump.

## Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space. To national plumbing code. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in where present HWT is. (Next to water-on-demand system).
2. Install new water-on-demand hot water system as to national plumbing code.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Heat Pump unit complete with two (2) heads must be rated cold climate to -35 degrees Celsius.

# Scope of Work

## 26, Centre Avenue

### Hopedale, Nunatsiavut

#### Carpentry, Exterior

1. Install new stepped concrete footing min 8 inches thick 24 inches wide and 2x6 frost wall and pressure treated sheathing around dwelling.
2. Reframe existing porch structure from ground up.
3. Raise house to a min of 2 feet off the ground starting from north wall.
4. Remove old shingles. Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield and deck guard. Application must have roofing adhesive to shingle.
5. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
6. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheathing and wall studs.
7. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
8. Install new 8'x8' landings and steps with rails and balusters to both front and rear entrances. Front and back landings, Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6" thick 6' long by 12" wider than steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
9. Install new exterior crawl space access hatch, complete with dead bolt and handle.
10. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
11. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
12. Remove all existing windows seven (7). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
13. Frame for new exterior door in west living room wall.

#### Carpentry, Interior

1. Remediate mould in bedrooms, bathroom, kitchen, front porch replace and water damaged wall studs and insulation.
2. Install four (4) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joints and sand smooth. Install new 6" wood baseboard mouldings throughout.

4. Install new drywall. Plaster and paint through out (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
5. Frame up for new 3 piece fibreglass enclosed tub.
6. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
7. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation
8. Install new kitchen cabinets, counter tops, and sink, facets to be of commercial grade.
9. Install ground sheet lap and seal.
10. Replace all exterior wall insulation with Rockwool mineral fibre type insulation.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Rewire house to Canadian electrical code
3. Install new circuits in crawl space for HRV and inline heater.
4. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates throughout.
6. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
7. Install new circuit for water on demand system in front porch.
8. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
9. Install circuit for heat pump.

## Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space. To national plumbing code. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in front porch. (Next to water-on-demand system).
2. Install new water-on-demand hot water system as to national plumbing code.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Heat Pump unit complete with two (2) heads must be rated cold climate to -35 degrees Celsius.

# Scope of Work

## 26, Centre Avenue

### Hopedale, Nunatsiavut

#### Carpentry, Exterior

1. Install new stepped concrete footing min 8 inches thick 24 inches wide and 2x6 frost wall and pressure treated sheathing around dwelling.
2. Reframe existing porch structure from ground up.
3. Raise house to a min of 2 feet off the ground starting from north wall.
4. Remove old shingles. Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield and deck guard. Application must have roofing adhesive to shingle.
5. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
6. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheathing and wall studs.
7. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
8. Install new 8'x8' landings and steps with rails and balusters to both front and rear entrances. Front and back landings, Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6" thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
9. Install new exterior crawl space access hatch, complete with dead bolt and handle.
10. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
11. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
12. Remove all existing windows seven (7). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
13. Frame for new exterior door in west living room wall.

#### Carpentry, Interior

1. Remediate mould in bedrooms, bathroom, kitchen, front porch replace and water damaged wall studs and insulation.
2. Install four (4) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
3. Remove existing flooring throughout. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.

4. Install new drywall. Plaster and paint through out (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
5. Frame up for new 3 piece fibreglass enclosed tub.
6. Remove old batt insulation from crawl space and install new Rockwool insulation and vapor barrier.
7. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheathing with closed-cell type foam insulation
8. Install new kitchen cabinets, counter tops, and sink, facets to be of commercial grade.
9. Install ground sheet lap and seal.
10. Replace all exterior wall insulation with Rockwool mineral fibre type insulation.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Rewire house to Canadian electrical code
3. Install new circuits in crawl space for HRV and inline heater.
4. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates throughout.
6. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
7. Install new circuit for water on demand system in front porch.
8. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
9. Install circuit for heat pump.

## Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space. To national plumbing code. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in front porch. (Next to water-on-demand system).
2. Install new water-on-demand hot water system as to national plumbing code.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new Heat Pump unit complete with two (2) heads must be rated cold climate to -35 degrees Celsius.

# Scope of Work

## 25, Mink Trap Road

### Makkovik, Nunatsiavut

#### Carpentry, Exterior

1. Install one (1) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind door and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
2. Install new 8'x8' landing and steps with rails and balusters to entrance. Install new ACA compliant ramp to front entrance. Landings must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install one (1) new concrete landing step pad 6" thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
3. Install new stepped concrete footing min 8 inches thick 24 inches wide and 2x6 frost wall and pressure treated sheeting around dwelling.
4. Install new exterior crawl space access hatch, complete with dead bolt and handle.
5. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
7. Remove all existing windows (5). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
8. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheeting.
9. Remove exterior sheeting replace with .5 inch plywood replace any rotten and water damaged studs.
10. Remove old shingles and sheeting from roof. Install new 5/8 T and G plywood sheeting, Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield and deck guard. Application must have roofing adhesive to shingle.
11. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eaves trough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.

#### Carpentry, Interior

1. Remove all interior sheeting, insulation, subfloor and first floor. Replace and damaged floor joists and install bridging at 4 foot intervals
2. Reframe ceiling height to eight (8) feet.
3. Remove all existing attic insulation
4. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation
5. Install new Rockwool insulation and vapor barrier on main floor and in crawl space.

6. Install new main flooring, subflooring and vinyl sheet flooring (must be glued down and seam sealed with vinyl flooring seam sealer). Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
7. Install new vapor barrier seal with acoustic sealant or appropriate tape. Install new drywall to walls and ceilings. Plaster and paint through out (bathroom and kitchen paint must be of mould and mildew resistant type). Install new 3" inch crown moulding throughout.
8. Install three (3) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
9. Install new kitchen cabinets, counter tops, and sink, facets to be of commercial grade.

## Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space. To national plumbing code. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in where present HWT is.(next to water-on-demand system).
2. Install new water-on-demand hot water system as to national plumbing code.
3. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet and medicine cabinet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Rewire entire house to Canadian electrical code.
3. Install new circuit in crawl space for HRV.
4. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates throughout.
6. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
7. Install new circuit for water on demand system in bathroom.
8. Install 1- 1500w baseboard heater in crawl space complete with thermostat.
9. Install new electric heat throughout.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).

# Scope of work

## 46, Andersen Street

### Makkovik, Nunatsiavut

#### Carpentry, Exterior

1. Remove old shingles and sheeting from roof. Install new 5/8 T and G plywood sheeting, Install new 35 year life shingle complete with ridged roof vent, entire roof ice shield. Application must have roofing adhesive to shingle.
2. Install new wooden toll board, aluminum soffit and fascia and drip edge around entire eaves. Install new aluminum eavestrough around eaves of unit with four (4) down spouts (one on each corner), extending out to a minimum of two (2) feet with a 24 x 24-cement pad under each down spout.
3. Remove existing vinyl siding and house wrap.
4. Install new 1.5" XPS ridged insulation, taped joints. Install new complete c/w all new trims and finishes, vinyl siding, replacing any existing water damaged. Or rotten, exterior sheeting.
5. Install new vinyl siding and building wrap.
6. Apply one-step liquid foundation waterproof membrane (blue seal type) to a minimum of 18 inches above current back filled area and through all exposed exterior cement footing. Install dimple board to same height as waterproof membrane. Excavate out where needed a minimum five feet at the same height as bottom of footing. Apply layer-washed gravel extending 18 inches outward from footing.
7. Install weeping tile throughout entire perimeter of footing. Cover with 6" of washed gravel, back fill with aggregate up to 18 inches, sloping to be at least 3% grade from 5 feet away from frost wall.
8. Install new exterior crawl space access hatch, complete with dead bolt and handle.
9. Install two (2) 36" exterior doors systems type to be Madero workhorse steel comp or similar quality, comprising of solid slab door on outside and solid slab inside with window lite on inside, complete with keyed alike dead bolt lock systems. Caulk behind doors and insulate with closed-cell spray foam. Seal with reflective tape install new casing. Fill nail heads, sand, and paint.
10. Install new 8'x8' landings and steps with rails and balusters to both front and rear entrances. Front and back landings, Must comply with National Building Code. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure 4x4 posts with leg bolts onto all landings. Install 2 new concrete landing step pads 6" thick 6' long by 12" wider then steps, with steel reinforcement and compression joint mid way. With a broom finish applied to the top of concrete pad.
11. Remove all existing windows (6). Install new fibreglass frame, casement-type windows that meet egress code. Glass to be low E and argon filled, sealed with closed-cell spray foam insulation. Reflective tape joint from wall to window. Install new window trim, fill, and paint.
12. Replace all existing frost wall sheeting.

#### Carpentry, Interior

1. Remediate mould in front porch, kitchen bathroom and 2 bedrooms. Remove and replace any damaged insulation and subfloor and interior sheeting.
2. Remove existing flooring throughout. Install new subfloor. Install new (must be glued down and seam sealed with vinyl flooring seam sealer) vinyl sheet flooring. Apply Planipatch floor leveler to all screw heads and joins and sand smooth. Install new 6" wood baseboard mouldings throughout.
3. Install seven (6) new standard duty expandable drywall steel frame door boxes, complete with light-duty steel doors and commercial grade hardware. Install protective blocking into wall where knob is to be located. Frames and doors to be painted to manufacturers specifications. Install new casings on windows and insulate with closed-cell spray foam seal with reflective tape. Fill nail heads, sand, and paint.
4. Re-frame door way on east bedroom to national building requirements.
5. Re-frame one step down access entrance to east bedroom to national building code requirements.
6. Re-frame for new window in front porch.

7. Remove window from bathroom and insulate and seal – repair drywall as required.
8. Remove all existing attic insulation
9. Install new attic insulation and vapor barrier to Climate Zone 8. Height rulers must be secured and used at different intervals if blown-in type is to be used. Install new attic hatch made for Climate Zone 8. Install true-vent type attic vents in between every truss. Seal from top plate to attic sheeting with closed-cell type foam insulation
10. Install new kitchen cabinets, counter tops, and sink, facets to be of commercial grade.
11. Install new three (3) piece enclosed fibreglass tub, complete with new faucets. Install new vanity and vanity top. Faucets are to be of commercial quality. Install new water closet and medicine cabinet. Install all new supply valves and discussion plates. Install shower access panel (to be metal type) in adjacent room. Complete bathroom to be caulked around perimeter.
12. Install new water-on-demand hot water system as to national plumbing code.
13. Plaster and paint throughout
14. Remove existing furnace chimney from porch closet repair floor and ceiling.
15. Remove all crawl space batt insulation, replace with rock wool mineral insulation.
16. Install new vapor barrier and ground sheet lap and seal.

## Electrical

1. Remove old 100-amp service and panel box. Replace with new 200-amp panel box and service to Canadian Electrical Code.
2. Install new GFCI circuits for bedrooms, kitchen and bathroom to Canadian Electrical Code.
3. Install new circuit in crawl space for HRV.
4. Install two (2) new exterior lights, and 2 GCFI exterior outlets.
5. Install all new outlets, switches, interior lighting, and cover plates throughout.
6. Install new CO2/smoke combination detectors to bedrooms, living area, and under crawl space to meet Canadian Fire and Electrical Codes.
7. Install new circuit for water on demand system in bathroom.
8. Install 2- 1500w baseboard heaters in crawl space complete with thermostat.

## Plumbing

1. Install all new plumbing, including waste lines, throughout upstairs and crawl space. To national plumbing code. Install new domestic water line system to be home-run-style with supply manifolds for hot and cold with shut off valves on supply headers for each fixture. Supply manifolds to be located in current bathroom room next to water-on-demand system.
2. Install new water-on-demand hot water system as to national plumbing code.

## Mechanical

1. Install new venting runs and exterior vents for range hood, bathroom, and dryer exhaust fans.
2. Install new range hood, bathroom fan.
3. Install new HRV unit in crawl space. Unit is to have electric inline heater. Fresh air intake diffusers are to be installed in upper portion of interior walls, and crawlspace ducting to be completed, as to Canadian Building and Energy Codes. Bathroom must have timer switch for additional venting hooked to HRV. Unit must be balanced for complete installation (put service log card onto unit).
4. Install new chimney, flue pipe and exterior support kit, oil tank and tank line install all new complete. Too comply with the b139 code for oil burning equipment. Oil tank must be at minimum 7 feet from window and 5 feet away from house.