



**CALL FOR TENDERS  
Emergency Home Repair Program 2023 (Hopedale)**

TENDERS MUST BE RECEIVED **BEFORE 4:00 P.M. (ATLANTIC TIME) ON JULY 4, 2023** THE “CLOSING DATE) AT THE FOLLOWING LOCATION:

Attn: Darryl Shiwak  
Telephone: 709-947-3600  
Fax: 709-947-3543  
Mail: Nunatsiavut Government, P.O. Box 47 Rigolet, NL, A0P 1P0  
Email: Darryl.Shiwak@nunatsiavut.com

**THIS TENDER IS SUBMITTED BY:**

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

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

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

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

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

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

**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”; and
  - A completed Schedule “B” and
  - A completed Schedule “D”.
3. Submit the Tender before the closing date and time set out on the front cover page of this Call for Tenders.
4. Deliver the Tender by **email** or by **facsimile transmission** to Darryl Shiwak as provided above.

**CALL FOR TENDER ISSUE DATE: June 13, 2023**

## **Call for Tenders Terms and Conditions:**

1. Bidders must submit a Tender that complies with the instructions provided in 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. 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.
4. Bidders are required to submit their Tender via email to the address located on the cover page of this Call for Tenders. Only Tenders submitted to this address will be considered.
5. Tenders will remain valid for 30 days from the closing date of this Call for Tenders, despite anything to the contrary on a Tender bid.
6. The Nunatsiavut Government may extend the submission deadline by releasing an amendment to the Call for Tenders at any time before the submission deadline. Such an extension will apply to all bidders. Any such amendment will be posted on the Nunatsiavut Government’s website at [www.nunatsiavut.com](http://www.nunatsiavut.com).
7. **The Nunatsiavut Government may not accept the lowest or any Tender.**
8. Bidders must comply with all applicable laws.
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. 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 this document at the time of submission shall result in disqualification of the bid.
11. 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.
12. 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.
13. 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.
14. 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.
15. All prices must be quoted in Canadian dollars
16. Bidders are solely responsible for their own expenses, if any, in preparing and submitting a Tender and, if successful, in finalizing a contract. 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.

17. In submitting a Tender the Bidder declares that the Bidder is:
  - i. Incorporated and in good standing under *The Corporations Act* (Newfoundland and Labrador)
  - ii. Is financially capable of carrying out the terms of the Service.
18. 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 changes submitted Tender 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;
  - v. The Tender submitted will form part of the formal contract.
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 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;

(b) Performance Bond

- (i) A Performance Bond will be required in the amount of fifty percent (50%) of the contract price (exclusive of HST). The Performance Security is to be received not later than two (2) weeks after the award of the contract and prior to the formal execution of the agreement. No work is to be undertaken until the Performance Security has been received. Performance Security will not be required for a contract value of less than \$25,000.

In lieu of the Performance Bond, the Owner may accept at their sole discretion an approved certified cheque for ten percent (10%) of the contract amount (exclusive of HST). The cheque will be retained until satisfactory completion of the work including the warranty period, after which this amount will be returned to the Contractor together with the accrued interest thereon at the current bank rate.

(c) Labour and Materials Payment Bond

- (i) A Labour and Materials Bond will be required in the amount of fifty percent (50%) of the contract price (exclusive of HST). The Labour and Materials Security is to be received not later than two (2) weeks after the award of the contract and prior to the formal execution of the agreement. No work is to be undertaken until the Labour and Materials Security has been received. Labour and Materials Security will not be required for a contract value of less than \$25,000.

In lieu of the Labour and Materials Security, the Owner may accept at their sole discretion an approved certified cheque for ten percent (10%) of the contract amount (exclusive of HST). The cheque will be retained until substantial completion of the work. This security, if in the form of a cheque, will be returned to the contractor together with the accrued interest thereon at the current bank rate.

(d) E –Bonds

- (i) Bidders may provide Bid Bonds, Performance Bonds as well as Labour and Material Payment Bonds in either paper or electronic format (e-Bonds).
- (ii) In accordance with the recommendations of the Surety Association of Canada, the e-Bonds shall be digitally verifiable through a third-party digital certification service provider that can maintain integrity of e-Bond such as Mobile Bonds, Xenex Enterprises or Trisura Guarantee Insurance Company.
- (iii) All security bonds, paper or E-bonds, are to be submitted to the address located on the cover of this Call for Tenders.

- e) 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.

- f) 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. A scanned copy of the proof of the certified cheque, money order or bank draft shall be emailed to Darryl Shiwak.

20. Tenders must be submitted in in writing in English or Inuktitut.
21. 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 honour the Tender or withdraw the Tender. If the Bidder withdraws its Tender, the Tender will not be considered further.
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. **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.**
25. 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’.
26. 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 bid received;
  - ii. The prices exceed the funds available for the Services;
  - iii. In the sole opinion of the Nunatsiavut Government, the interests of the Nunatsiavut Government would not be served by awarding a contract
27. All inquiries related to this Call for Tenders are to be directed to the Nunatsiavut Government, 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, at the Nunatsiavut Government’s option.
28. Tenders will be opened at the NG offices in Rigolet.
29. Prior to the comment 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 and the formal contract

## **Tender Evaluation**

- (a) Tenders submitted by the Closing Date 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 Government of Nunatsiavut will 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 Government of Nunatsiavut 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 Government of Nunatsiavut may reject a Tender submission if it is incomplete, incorrect, or conditional, or contains additions, deletions, alterations, or other irregularities. Tenders which the Government of Nunatsiavut 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 Government of Nunatsiavut may waive irregularities or reject all or any Tenders if, in the sole discretion of the Government of Nunatsiavut, it is deemed appropriate.
- (d) Comparing Inuit Content Factor Calculation
- (i) The Government of Nunatsiavut 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 Government of Nunatsiavut 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 Government of Nunatsiavut has the right to contact not only any of the references provided by the Bidder, but also any other references identified by the Government of Nunatsiavut 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 **July 14, 2023** and ends on **December 31, 2023**.
2. Start dates are subject to negotiation; however, all work must be completed or before **December 31, 2023**.

### **PART 2 SERVICES:**

The Nunatsiavut Government intends to provide an emergency home repair program to provide specified emergency 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, 7 homes have been approved for repairs in the Inuit Community of Hopedale (the “**Homes**”). The NG has determined the scope of work required for the Homes through the inspections, detailed in Appendix 1, attached.

#### **Notice to Bidders:**

1. **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 or partial scope of work unless a Bidder expressly indicates their intention in the Tender.**

**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.
- All woodstoves noted to be replaced in Appendix 1 will be supplied by the Nunatsiavut Government. All other related fittings are to be supplied by the Contractor.

#### **Material standards:**

- 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.
- When complete siding is replaced it is to be installed complete with the installation of new air barrier and 2" inch rigid Styrofoam insulation underneath.
- Windows to be replaced with energy efficient double pane, solid vinyl windows.
- Where rolled flooring is to be replaced, preferred material shall be Armstrong Marmoleum linoleum rolled flooring, or equivalent.
- Where laminate flooring is to be replaced, replacement laminate shall be AC rated 3 or higher; colours should complement building.
- Where roofing is designated to be replaced, replacement of roofing must be as follows:
  - supply and install full ice & water shield (WeatherTex or equivalent) installed from eave to peak;
  - 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 25-year shingles including starters – BP Canada Mystique 42 single tab or equivalent.
- 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.
- Where exterior light fixtures are to be replaced it must be done so with LED fixtures
- All furnaces and HRV units are to be inspected, serviced and cleaned as required.

**Acknowledgement**

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

\_\_\_\_\_  
Signature



### Schedule B – Fees and Expenses

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.

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

### 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.
2. All insurance described in section 1 of this Schedule 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**

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(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*]

**Scoresheet**

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

<b>Question</b>	<b>Answer</b>	<b>Score</b>
(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>		

## Scopes of Work:

Hopedale

3 Tuttuk

1. Repair roof, remove old mount and seal nail holes
2. Remove water damaged drywall and insulation in master bedroom
3. Install new insulation vapor barrier. Drywall paint and plaster
4. Install new attic access hatch for r 60 complete with trim and paint

## 8 Tuttuk

1. Remove and replace 2 exterior doors with complete hardware. Caulk behind doors and tape. Insulate with spray foam seal with reflective tape. install new casing fill nail heads and sand and paint
2. Install 6 new windows complete with closed cell foam sealant around windows and reflective tape joint from window to wall. Casings are to be new, painted and filled. Windows to be low e glass and argon filled casement type and meet egress for the bedrooms. Repair drywall and paint plaster where needed.
3. Install new wood stove-Blaze King model Sirocco 20 pedestal complete with right sized chimney and flue pipe, ember pad and wall shields. Must comply with wett codes for solid wood burning appliances. Repair ceiling if needed
4. Remove existing 125 amp electrical service replace with new 200 amp panel and service
5. Install new electric heaters throughout house-hallway by back door, front porch, bathroom to be in wall mount fan type. The rest to be base board and must comply with Canadian electrical code
6. Remove existing drainage waste line run from kitchen sink and install new complete with new fittings, drain waste. New drain pipe to be 2 inches and must comply with national plumbing code
7. Replace existing switches and plug ins through house

## 5 Government road

1. Install new oil burner on existing furnace, type to be Reillio f3 series 4o, complete with new tiger loop and filter system. Must comply with CSA b139 installation code for oil fired appliances

## 23 Berry Road

1. Repair 2 oil leaks on supply tube in crawl space
2. Remove all existing insulation in crawl space
3. Install new crawl space vents, type that can be closed off during winter
4. Install new batt insulation in crawlspace with new vapor barrier sealing joints with appropriate tape or acoustic sealant
5. Install new 2" rigid insulation in rim joist and in between joists header space and seal with spray foam or elastomeric sealant



## 6 Water Street

1. Install new 32 inch exterior door on side towards road with new trim, lock set complete with dead bolt. To be sealed with closed cell spray foam, reflective tape joint from wall to door. Trim to be new and nail heads filled and painted paint and fill trim on door towards water
2. Patch and plaster and paint throughout house
3. Install 5 new interior door complete with hardware new casings to be painted and nail heads filled
4. Re install fascia on south gable left side
5. Replace living room and kitchen windows. Windows to have low e glass and argon filled comes complete with new trim filled and painted
6. Install new ground sheet in crawl space lap and seal
7. Install combo smoke and co2 detector in crawl space must be joined into existing smoke co2 system
8. Service HRV unit and hook up HRV drain into current sewer waste

## 10 Water Street

1. Install 2 - 36" exterior door systems in living room and front main entrance. 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 and aca compliant. Dead bolt lock systems caulk behind doors and insulate with closed cell spray foam. Seal with reflective tape install new casing fill nail heads and sand and paint.
2. Install new wheelchair accessible landing and ramp on main entrance. reposition old landing and steps to where new living room door goes
3. Install joist hangers on all support joists. Make post pockets for 4x4 posts and secure with leg bolts onto all landings and ramps.
4. Remove existing entrance door from side of dwelling. Patch repair walls interior and exterior.
5. Repair drywall in kitchen living room area (ceiling) plaster and paint.
6. Remove bathroom wall west side and extend to where entrance door was
7. Frame up new area in bathroom for new tub. On the south wall and right side of the window. Install new drywall plaster and paint (paint to be mold and mildew resistant)
8. Reframe bathroom and bedroom doors for 36"
9. Install 2 new 36" interior doors hardware to be aca compliant type complete with new frames casings. Fill sand and paint.
10. Install new sub floor in bathroom over old one, apply planipatch floor leveler to all screw heads and joins and sand smooth. Install new sheet vinyl flooring must be glued down. Install new 6" wood baseboard moldings.
11. Install blocking for new aca compliant hand-grab rails at required national building code height
12. Install 3 new grab-hand rails in bathroom.
13. Reposition existing bathroom gfci to new location.
14. Install circuit for wheel chair lift front entrance.
15. Wire in new furnace and thermostats.
16. Reposition old dryer circuit to bathroom.
17. Install new ADA accessible toggle type light switch bathroom and bedroom.
18. Install new washer circuit in bathroom.
19. Install new 3 piece fiberglass tub complete with new faucets ADA type install new vanity ADAtype and vanity top, faucets are to be of ADA type install new ADA type water closet, install all new supply valves and discussion plates. Install shower access panel (to be metal type) in wall by washer. Complete bathroom to be caulked around perimeter.
20. Install all new abs and domestic supply water lines for bathroom.
21. Cap and seal old washer abs and water lines.
22. Install new Benjamin fs140 combination wood oil (burner to be Reiello type) hot air furnace to both b365 and b139 installation codes upgrade oil line to b139 standards.
23. Install new plenums, (connect to existing duct work) insulated chimney, and fluepipe. To be sized correct for above unit. Must meet b 365 installation code.
24. Install new wheelchair lift front entrance

## 12 Water Street

1. Remove all 5 existing windows
2. Install new windows complete with closed cell foam sealant around windows with reflective tape joint from window to wall. Casings are to be new painted and filled. Windows to be low e glass and argon filled casement type and meet egress for the bedrooms. Repair drywall and paint plaster where needed.
3. Remove old tub surround and tub. Remove water closet and vanity. Remediate mold on floor, exposed walls and ceilings-replace if needed. Install new 3 piece fiberglass tub kit complete with new fixtures. Re install vanity and water closet
4. Install new ceiling, walls, sub floor, flooring and trim in bathroom. Trim must not be mdf. Wall and trim to be painted with mold and mildew resistant paint and sealed around perimeter of floor with caulking
5. Install new bathroom exhaust fan over wall above wall on front of tub and exhaust vent out through wall
6. Install new furnace and oil tank with all new complete fittings. Tank must registered with the NL government and comply with all CSA b139 standards
7. Remediate mold in basement. remove and replace rigid insulation and wood where needed
8. Excavate around perimeter of house, repair and fill cracks in concrete walls. Install one step liquid foundation waterproof membrane (blue seal type) and dimple board to a minimum of 18 inches above current area backfilled and through all exposed cement footing. Excavate out where needed minimum 4 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 at least 6 inches of washed gravel the back fill with aggregate up to 18 inches and sloping to be at least 3% grade from 5 feet away from existing concrete walls