Appendix #1
REQUEST FOR TENDER
RENOVATIONS TO 712 PINE ST.
SAULT STE. MARIE, ON

Development Description

Location / Address of development	712 Pine Street, Sault Ste. Marie, ON
Type of Dwelling	Tri Plex – Three Story Building with balconies Detached garage
Number of units	Three (3)
Number of bedrooms	1 – Two Bedroom Unit 2 – Three Bedroom Units See specifications for work to be completed in each unit
Detached Garage	See specifications for work to be completed for garage
On site Laundry Room	See specifications for work to be completed in laundry room
Exterior Work	See specification for work to be completed on exterior of building

Ontario Aboriginal Housing Services

Service Requirements Included In Bid Submission

This form must be used in order for bid submission to be considered complete and compliant.

Municipal / Permit Applications $_____

Proponent/Contractor to prepare for all permits associated with renovations as required by the Municipal and Provincial Governments.

Proponent to adhere to, answer and take responsibility for all questions, concerns and compliancy as it relates to Municipal and Provincial Permits and regulations.

Site Work $_____

- Repair & Pave from fence to North side of front entrance, to garage.

CONTINGENCY $_____

- Cash purchases
- Change order requirements
- Documented / receipts provided unused portion to be removed from final expense claim

TOTAL SERVICE FEE PRICE (A) $_____

TOTAL H.S.T. $_____

TOTAL SERVICE FEE PRICE INCLUDING H.S.T. $_____

Construction / Supply Specifications Included In Bid Submission

This form must be used in order for bid submission to be considered complete and compliant.

ENTRY DOORS **$_____**

- To supply and install new insulated 6 panel Steel Entry Door with side window.
- Doors to come pre-painted white both sides from factory.
- Slab to come predrilled for deadbolt.
- Door frame to come with white vinyl clad frame.
- Door to come with magnetic weather-stripping, peep holes (accessible and standard) and all necessary sill extensions.
- All interior and exterior finishing to be included. Interior casing/trim to be composite PVC unless approved otherwise by OAHS rep.
- Brick mould to be maintenance free – Vinyl.
- No hollow capping permitted.
- To supply and install interior hinge pin door stops on entrance door.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

ENTRY LOCKS – All 3 UNITS **$_____**

- To supply and install WEISER passage lever handle and Weiser SMART key Deadbolt.
- Locks to come with nickel finish.
- Both doors to be keyed alike. Keys to be given to OAHS representative upon completion unless directed otherwise.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

ROOFING Tri Plex & Garage **$_____**

- To supply and install new drip edge around perimeter of roof.
- To install 2 rows of ice and water shield on all eaves, valleys and vulnerable area. Cover remainder of roof with synthetic underlayment. Venting must be adequate for square footage of attic space. Venting to be either Max Static Vents or Ridge Venting. No whirly birds permitted.
- Supply and install new ABS flashing around all vent stacks.
- Supply and install Lifetime Architectural Shingles on entire roof surface. Seal where necessary
- Remove all debris, shingles and nails off site.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

INTERIOR LIGHTING – Common Spaces & each room, each unit **$_____**

- Interior lighting fixtures with 7” LED flush mount low profile lights. Different profile can be used if approved by OAHS rep.
- Bulbs to be LED and equivalent to 60 watt incandescent minimum.
- Eco Option / Energy Star qualified.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

PAINTING – All Common spaces and each room in each unit **$_____**

- Patch, prime and Paint all walls with Semi-gloss latex paint. Paint colour must be neutral, confirm with OAHS prior to start date.
- Do not paint light fixtures, vinyl windows, vinyl or rubber casings, handles, plug covers, etc. unless requested otherwise by OAHS rep.
- Leave unused cans on site in laundry room for future touch ups.
- Forward colour swatch to OAHS with invoice for future reference.

WINDOWS 8 windows – See attached Appendix #2 **$_____**

- To supply and install new Vinyl dual pane slider windows.
- All windows to come Low E Argon & Energy Star Rated.
- All windows to come with vinyl jamb extensions to suit wall depth.
- To come with vinyl, maintenance free brick mould.
- All exterior and interior finishing to be included.
- Interior casing/trim to be MDF minimum 2 ¾" width & 5/8 thickness.
- All casing to have nail holes and joints filled/puttied and painted.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

WINDOW REMOVAL - 1 East Wall Laundry Room / 2 North Wall Bathroom **$_____**

- To remove existing windows, casements, frames
- Frame for standard studding/insulate/re-surface interior with Drywall (water resistant in bathrooms)
- To supply and install 1.5" rigid Expanded Polystyrene Insulation over exterior framing.
- Insulation R value must be shown in Quotation.
- To supply and install Housewrap over top of rigid insulation. Tape seams of Housewrap using Tuck tape.
- To supply and install PT plywood to cover previous window space
- To supply and install 4.5" Dutchlap vinyl siding (brown or brick-like in colour)
- To seal edges with exterior grade (colour match) caulking to prevent water/pest entry

BALCONY EXTERIOR DOORS – Two upper UNITS

- To remove existing, and supply and install new entry door with full light glass to fit existing space.
- Doors to come pre-painted white both sides from factory.
- Door to be full glass.
- Door frame to come with white vinyl clad frame.
- Door to come with magnetic weather-stripping, peep holes (accessible and standard) and all necessary sill extensions.
- All interior and exterior finishing to be included. Interior casing/trim to be composite PVC unless approved otherwise by OAHS rep.
- Brick mould to be maintenance free – Vinyl.
- No hollow capping permitted.
- To supply and install interior hinge pin door stops on entrance door.
- Forward receipt and warranty documentation to OAHS with invoice upon completion

KITCHEN - All 3 UNITS **$_____**

- To supply and install all new Kitchen Cabinets as per existing layouts. Cabinets to come with solid wood framing and wood veneer, laminate or melamine doors. Colour & style of cabinets to be verified prior to install.
- To supply and install all kitchen cabinet hardware including handles/pulls. All hardware to be nickel in colour. Any changes must be verified/ approved by OAHS.
- To supply and install laminate countertops as per existing layouts. Colour to be verified by OAHS prior to install. Ensure all countertops are caulked where necessary.
- To supply and install new stainless steel double kitchen sink. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- Ontario Aboriginal Housing will supply all appliances

FLOORING - All 3 UNITS AND COMMON SPACES **$_____**

- To supply and install glue down Resilient Vinyl Plank flooring throughout each unit, in every room including all common spaces. Flooring must be minimum 3.8 mm in thickness.
- To supply and install new white pvc baseboard throughout. Other materials such as rubber may permitted if approved by OAHS rep.
- To supply and install any transitions/ reducers/nosings where necessary.
- To remove all debris and leave work area clean.
- Forward receipt and warranty documentation to OAHS with invoice upon completion.

HEATING **$_____**

- To remove and dispose of existing electric baseboard heaters.
- To supply and install new electric Dimplex Linear Proportional Convection Heaters.
- Units to come with built in programmable thermostats.
- All units **MUST** be installed with 1" wall spacers to reduce direct heat to wall.
- To supply and install Dimplex Thermostat in accessible location.
- To supply and install new TRIM (casing) on wall to suit new smaller baseboard size. Match existing trim/casing if possible.
- To ensure units are functioning properly.
- To leave instructions on site. OAHS rep to instruct where.
- Forward any relevant warranty information to OAHS with invoice upon completion.

EAVESTROUGH **$_____**

- To repair existing seamless aluminum eaves trough on all eaves with proper slope for drainage.
- To supply and install necessary aluminum downspouts.
- To supply and install Low Profile Vinyl Downspout Extensions. Minimum 24" in length, black in colour.
- To seal with silicone where required.

INTERIOR DOORS **$_____**

- To supply and install 6 panel pre-hung textured & primed interior doors.
- All doors including bedrooms, bathrooms, closets, and common areas will be replaced.
- Paint doors and frames white in colour using semi-gloss latex paint.

- To supply and install passage handles. Nickel finish unless approved by OAHS.
- To supply and install hinge pin doors stops on all interior doors.

BATHROOM **$**_____

- **Vanity:** To supply and install 30" vanity in all bathrooms. Vanity to come with 1 piece sink & countertop. Caulk where necessary. Colours/ style to be verified with OAHS prior to install. Supply and install door handles/hardware if not supplied with vanity. Nickel finish. To supply and install new sink fixture. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta.
- **Showers :** To supply and install 3 piece shower & tub in bathrooms (excluding basement apartment) . Must have overlaps at all joints. To supply and install permanent shower curtain rod on both units. To supply and install shower/tub fixtures. Fixture to be single handle, nickel finish with Water Sense label. Manufacturer to be either Moen or Delta. To caulk where necessary. Verify style of Shower/Tub surround with OAHS rep prior to install.
- **Toilets :** To supply and install 1 new *American Standard* Water Sense toilet. Toilet to come with elongated bowl, chair height and no greater than 4.8 LPF. Include any plumbing modifications as required. Any other manufacturer or changes in spec must be approved by OAHS.
- **Exhaust Fan:**
  Supply & Install new ventilation exhaust fans in bathroom.
  Fan must be minimum 100 cfm & Energy Star rated/qualified.
  Fan must be humidity sensing.
  All exhaust fans ductwork must be properly insulated & vented to the outside.
  Leave operation manual on site. OAHS rep to instruct where.
  Forward all receipts and warranties to OAHS upon completion

ELECTRICAL WORK **$**_____

- Replace receptacles with GFI outlets in kitchens and baths
- Replace all switch and outlet cover plates throughout

INTERIOR CLEANING **$**_____

- Clean all sinks, tub, surround and toilets.
- Wash all cupboards, vanity and countertops.
- Clean all exterior doors and windows.
- Clean interior and exterior of fridge and stove.
- Clean and lubricate bathroom exhaust fan.
- Clean all flooring surfaces.

ADDITIONAL SPECIFICATIONS $_____

- Replace # on building with new
- Put #'s on each unit door
- Install new lockable mailboxes in main hallway

CONTINGENCY $_____

- Cash purchases
- Change order requirements
- Documented / receipts provided unused portion to be removed from final expense claim

TOTAL CONSTRUCTION PRICE (B)	**$**_____
TOTAL H.S.T.	**$**_____
TOTAL INCLUDING H.S.T.	**$**_____
TOTAL SERVICE FEE PRICE (A)	**$**_____
TOTAL H.S.T.	**$**_____
TOTAL INCLUDING H.S.T.	**$**_____
TOTAL PRICE INCLUDING SERVICE FEES (A+B)	**$**_____

Proponent Name: _____

Proponent Signature: _____

Proponent Address: _____

Phone: _____ Cell #: _____

Email: _____

H.S.T. #: _____

Date: _____