

EXTERIOR RENOVATIONS
Corner Brook Interfaith Home Cottages #2
Units 45-60, 73-88, 101-116 Churchill Crescent

1. Summary of Work

The Corner Brook Interfaith Home Cottages #2 development consists of 8 buildings with a total of 48 one and two bedroom rental units, a maintenance garage, and a small storage shed.

Work of this contract comprises

1. the removal and proper disposal of: all vinyl siding, wooden trims, eave trough, fascia, soffit, existing wooden windows, exterior lights, exterior receptacle covers, and exterior & storm doors identified in the field. Garage and shed fascia and soffit are to remain. Man door and overhead door in shed to remain. Overhead door in garage to remain.
2. the installation of: vinyl siding c/w all trims, soffit, fascia, eave trough, vinyl windows as required, exterior steel doors as required, exterior storm doors as required, mailbox removal and reinstallation, street numbers, weather proof covers on receptacles, and exterior lights. A 36" door with 12" hinged sidelite is required in the Garage. Work associated with any exterior electrical, mechanical, patios or tenant-installed accessories will be the responsibility of the contractor.

Shop drawings are to be submitted prior to ordering of materials. Allow 10 days for Western Health to review.

2. Waste Management and Disposal

Any materials which can be recycled are to be collected, separated and stored on site until such time they are transported to a recycling facility.

All waste material is to be removed from site in a timely manner and disposed of in accordance with local regulations.

Deconstruction of the exteriors will be limited to a maximum of 1 building at any one time, unless approved by a Western Health representative.

3. Plastic Siding

3.1 Submittals

1. Product Data: Submit manufacturer's printed product literature, specifications and data sheet.
 - a. Submit two copies of WHMIS MSDS - Material Safety Data Sheets. Indicate VOC's for caulking materials during application and curing.
2. Submit duplicate 300 x 300 mm samples of siding material, of color and profile specified.

3. Shop drawings to indicate dimensions, siding profiles, attachment methods, schedule of wall elevations, trim and closure pieces, soffits, fascia, and related work.
4. Submit manufacturer's installation instructions.

3.2 Warranty

Provide a written guarantee, signed and issued in the name of the owner, covering the plastic cladding/siding for both material and workmanship for a period of 10 (ten) years from the date of Substantial Completion.

3.3 Materials

1. Rigid vinyl: extruded polyvinylchloride to CAN/CGSB-41.24 wood grain or embossed finish, vertical bevel profile, 2 x 100 mm wide x maximum permissible length, of color selected by Owner's Representative.
2. Accessories: internal corners, external corners, cap strip, drip cap, undersill trim, starter strip and window/door trim of extruded plastic, same material as siding, with nailing strip pre-punched.
3. Exterior wall sheathing membrane: to CAN/CGSB-51.32 spunbonded olefin type as indicated.
4. Fasteners: nails to CSA B111, screws to ANSI B18.6.4 aluminum purpose made.

3.4 Installation

1. Install one layer sheathing membrane horizontally by nailing lapping edges 75 mm.
2. Install metal sill as indicated.
3. Install window/door opening flashings, starter strips, inside corners, edgings, drip and cap.
4. Install siding sequentially from starter strip up, in accordance with manufacturer/fabricators written instructions.
5. Install exterior corners, fillers and closure strips with carefully formed and profiled work.
6. Maintain joints in exterior panels, true to line, tight fitting, hairline joints.
7. Seal junctions with dissimilar materials with sealant. Do work in accordance with Section 07 92 00 - Joint Sealants.
8. Attach components in manner not restricting thermal movement. Conceal fasteners where possible.

4. Vinyl Windows (c/w primed MDF Interior Trims)

4.1 References

1. Canadian General Standards Board (CGSB)
 1. CAN/CGSB-79.1, Insect Screens.
2. Canadian Standards Association (CSA)
 1. CSA-A440-00/A440.1, A440, Windows / Special Publication A440.1, User Selection Guide to CSA Standard A440, Windows.
 2. CAN/CSA-Z91, Safety Code for Window Cleaning Operations.

4.2 Submittals

1. Indicate materials and details in scale full size for head, jamb and sill, profiles of components, interior and exterior trim. Junction between combination units, elevations of unit, anchorage details, location of isolation coating, description of related components and exposed finishes fasteners, and caulking. Indicate location of manufacturer's nameplates.
2. Shop drawings to include continuation of air barrier and vapour barrier between wall assembly and vinyl window.
3. Submit one complete full size window sample of each type window.
4. Include frame, sash, sill, glazing and weatherproofing method, insect screens, surface finish and hardware. Show location of manufacturer's nameplates.
5. Include 150 mm long samples of head, jamb, sill, meeting rail, mullions to indicate profile.

4.3 Test Reports

1. Submit test reports from approved independent testing laboratories, certifying compliance with specifications, for:
 - .1 Windows classifications
 - .2 Air tightness
 - .3 Water tightness
 - .4 Wind load resistance
 - .5 Condensation resistance
 - .6 Forced entry resistance
 - .7 Insect screens
 - .8 Glazing
 - .9 Safety drop – vertical sliding windows only
 - .10 Ease of operation – windows with operable lights
 - .11 Sash pull-off – vinyl windows

4.4 Warranty

1. Provide a written warranty for work under this Section from Manufacturer for failure due to defective materials and from Contractor for failure due to defective installation, workmanship for ten (10) years respectively.

4.5 Closeout Submittals

1. Provide operation and maintenance data for windows for incorporation into manual specified in Section 01 78 00 - Closeout Submittals.

4.6 Materials

1. Materials: to CSA-A440/A440.1 supplemented as follows:
2. All vinyl windows by same manufacturer (2.0" brickmold). White in color.
3. Sash: vinyl.
4. Main frame: vinyl, thermally broken.
5. Glass: in accordance with Section 08 80 50 - Glazing.
6. Screens: to CAN/CGSB-79.1.
 1. Insect screening mesh: count 18 x 14
 2. Fasteners: tamper proof
 3. Screen frames: aluminum, colour to match window frames
 4. Mount screen frames for interior replacement.
 5. Provide full insect screens to cover entire window

4.7 Window Type and Classification

1. Types:

Casement with insulating glass, no grilles.
Screens: all windows to have screens.
2. Classification rating: to CSA-A440/A440.1 for various regions of Newfoundland and Labrador as follows:

Corner Brook A3, B5, C4, I40, F1, S1, G1
3. Energy ratings: windows to be Energy Star certified to Canadian Standards Association for various regions of Newfoundland and Labrador as follows:

Island Region (excluding Northern Peninsula).
Zone B.

4.8 Air Barrier and Vapor Retarder

Provide low expanding, single component polyurethane foam sealant installed at head, jamb and sill perimeter of window for sealing to building air barrier, vapour retarder and window frame. Foam sealant width to be adequate to provide required air tightness and vapour diffusion control to building air barrier and vapour retarder foam interior.

4.9 Window Installation

1. Install in accordance with CSA-A440.
2. Arrange components to prevent abrupt variation in colour.

3. Install shims between windows and building frame at each installation screw location. Shim and fasten windows in accordance with manufacturer's recommendations and CAN/CSA A440.4.

4.10 Caulking

1. Seal joints between windows and window sills with sealant. Caulk between sill upstand and window-frame. Caulk butt joints in continuous sills.
2. Apply sealant in accordance with Section 07 92 00 - Joint Sealants. Conceal sealant within window units except where exposed use is permitted by Owner's Representative.

5. Exterior Doors (c/w primed MDF Interior Trims)

An aluminum storm door and/or exterior steel door is to be installed at each cottage meeting the following specifications. (Doors to remain will be identified in the field). All exterior doors that are replaced are to have a grade 1 deadbolt and lever lockset installed with keys to match existing masterkey system..

Aluminum Storm Door (Total of 10 Required)

Standard of acceptance is the AluminArt National 3-Lite.

Exterior Steel Door (Total of 22 Required)

Standard of acceptance is the Kento KE4 9-Lite.

6. Mail Boxes

Existing plastic mail boxes are to be removed and reinstalled in existing locations (48 in total).

7. Cottage Number Plates

A number plate with the cottage street number is to be supplied and installed on each cottage at a location to be determined. Number plates to match those on Cottages 1-44 (Cottages #1).

8. Exterior Light Fixtures

An exterior grade light fixture is required and is to be installed over each unit's exterior door (48 in total). Standard of acceptance is the Kent, Round White Marine Light, Sku: 6812132 Model #: IOL17WH or approved equal..

Other exterior lights are to be replaced with a KEENE Wall Cube Catalogue #313070LXL-T or approved equal.