

Lesser Slave Lake Regional Housing Authority



September 6, 2018

Job No:LSLRHA-2018-001

Dear Sir/ Madam:

RE: **505-5th Ave. NW, Slave Lake, Alberta**

You are invited to submit a quote for the work at the above location in accordance with the enclosed Documents. Business carried out by Lesser Slave Lake Regional Housing Authority is subject to the Federal Goods and Service Tax.

A mandatory site visit will be on September 11th at 10:00 am 505-6th Ave NW, Slave Lake, AB

Please submit your quote by completing the attached Contract Form (excluding acceptance portion) and Quotation details and submit both pages to the address indicated thereon before.


9:00 a.m. on Tuesday , September 18th, 2018.

Start dates and completion dates will be a consideration when awarding this work.

Quotes will be opened at that time; you will be advised by letter or email whether you have been successful or unsuccessful.

The lowest or any bid will not necessarily be accepted and Lesser Slave Lake Regional Housing Authority reserves the right to reject any and all bids.

Please direct all inquires housing manager Brenda Adams at 780-849-4505.



Darla Driscoll
Capital Asset & Maintenance Manager
Heart River Housing

**Lesser Slave Lake
Regional Housing
Authority**



CONTRACT FORM

PROJECT:

Contract #: LSLRHA-2018-001

We, the undersigned, representative of _____ hereby agree to carry out the Work as specified in the Instructions to Bidders and Specifications attached for the stipulated price of:

_____ **100 DOLLARS**

(TOTAL IN WORDS without G.S.T.)

(Figure in Dollars)

(GST)

(Total)

We agree that the work shall be completed no later than:

The Lesser Slave Lake Regional Housing Authority contacts and on-site scheduling must be coordinated with Site Manager – Brenda Adams 780-849-4505.

Executed this _____ day of _____ 20____

Bidder:

(Print or Type Name of Company or Individual)

(Mailing Address)

Bidder's Workers Compensation File Number _____

(Signature of Authorized Representative)

(Signature of Witness or Corporate Seal)

(Print Name and Status)

(Print Name and Status)

Lesser Slave Lake Region Housing Authority Agreement

Accepted and executed this _____ day of _____ 20____
by an authorized representative of Lesser Slave Lake Regional Housing Authority.

Signature

Name & Title

Details of Quote

LSLRHA-2018-001

BREAKDOWN OF QUOTATION	DESCRIPTION	PRICE
1 - Floors	Flooring	
2 - Painting/Walls	Painting	
3 - Kitchen	Counter/Cabinets	
4 - Bathroom	Tub Surround	
5 - General	Doors/Trims	
Start Date: _____		
Completion Date: _____		
TOTAL STIPULATED PRICE		\$

PLEASE PROVIDE BREAKDOWN OF PRICES AS NOTED ABOVE

Lesser Slave Lake Regional Housing Authority



INSTRUCTION TO BIDDERS

Job #: LSLRHA-2018-001

1. Intent

- .1 The intent of this request for quotes is for the major repairs and renovations to the unit listed below.
- .2 All quotes shall be in Lesser Slave Lake Regional Housing Authority office by

9:00 a.m., Tuesday, September 18, 2018

Job Location(s)

505-5th Ave, N.W. Slave Lake, AB

2. Scope of Work

- .1 Floors - Removal of existing and install of new subfloor and flooring. As per attached specifications
 - Existing subfloor to be removed to first level. In basement to be removed from cement floor.
 - Finished floor should be a maximum of 2 levels of subfloor and then the specified tile.
 - Baseboards will be supplied by owner and installed by contractor.
- .2 Walls and Ceilings. As per attached specifications
 - Install new gyproc throughout
 - Wall between kitchen and living room to be made a half wall, with counter on the kitchen side
 - Patch, prime and paint all walls, ceiling, doors and trims
 - One coat primer, two coats paint
- .3 Kitchen
 - Measure and co-ordinate with the manager cabinets. As per attached specifications
 - Supply and install new cabinets – *Cyprus Chocolate - Shaker*
 - Supply and install new counter top – must be plywood, *finish approved by manager*
 - Install new hardware
 - Install new range hood
 - Install new sink and faucet and p-traps
 - Install puckboard in cabinets beneath sinks.
- .4 Bathroom
 - Install new tub surround. As per attached specifications
 - Supply and install new vanities
 - Install new toilets, sinks and tubs, faucets and p-traps where necessary

.5 General

- Painted and mount new doors, install door stops and knobs
- Install new trim around windows and doors.

Unless otherwise specified materials will be supplied by owner with the exception of all fasteners, glues, caulking and tools.

3. **Tender Submission**

- .1 The blank tender form as supplied by Lesser Slave Lake Regional Housing Authority for the above named project must be used by the bidder and completed in all respects when submitting the tender. The completed tender, and details of the quotation, signed and sealed by the bidder shall be enclosed in an envelope clearly marked with the project number.
- .2 All tenders will be opened in public at the time and place fixed for receiving tenders. It is the responsibility of the bidder to be aware of this time and place. The amount of each tender shall then and there be made known. The lowest or any tender will not necessarily be accepted.
- .3 Bidders shall satisfy themselves that the complete sets of contract documents have been considered in submitted tenders.

4. **Tender Documents**

- .1 Tender documents consist of the following:
 - .01 Instructions to Bidders
 - .02 Bid and Contract Form
 - .03 Details of Quotation
 - .04 Specifications

5. **Acceptance or Rejection of Tenders**

- .1 Acceptance or rejection of a tender will be made in writing by Lesser Slave Lake Regional Housing Authority within five (5) days from the tender closing date.

6. **Site Visit**

- .1 Bidders shall visit the site and become fully conversant with conditions which will be met in performing work of the contract.

Site visit will be on Tuesday, September 11, 2018, 10:00 am

- .2 To arrange for access to and inspection of existing premises, contact:

Brenda Adams– Site Manager 780-849-4505

7. Access to Work

- .1 The Lesser Slave Lake Regional Housing Authority or their authorized representative shall have access to the work, or any other places where materials are being fabricated in conjunction with the contract, at all times. For the purpose of inspection and examination of workmanship and materials.
- .2 These are occupied units so co-ordination and communication between the contractor, tenant and housing manager must be precise.

8. Premises

- .1 Confine apparatus, the storage of materials, and the operations of workmen to limits indicated by law or by the direction of Lesser Slave Lake Regional Housing Authority . Do not unnecessarily encumber the premises with materials or debris. Work area to be kept in a safe manner at all times for the safety of the general public and the residents of the home where work is being carried out.
- .2 Enforce Lesser Slave Lake Regional Housing Authorities regulations regarding signs, advertisements, fire and smoking.
- .3 All garbage and waste material shall be kept at a minimum, and removal of said material shall be the responsibility of the contractor.

9. Insurance

- .1 Contractors shall provide and maintain following minimum insurance coverage, in forms and amounts acceptable to the Lesser Slave Lake Regional Housing Authority:

General Liability in an amount not less than \$2,000,000 inclusive per occurrence, insuring against bodily injury, and property damage including loss of use there of. Such insurance shall include, but not be limited to:

 - Owner's and Contractor's Protective Liability
 - Person Injury Liability;
 - Broad Form Property Damage Endorsement;
 - Products and Completed Operations.
- .2 The Contractor shall provide Lesser Slave Lake Regional Housing Authority with acceptable evidence of all required insurance prior to the commencement of the Approved Repairs and shall promptly provide the Recipient with a certified true copy of each policy upon request.
- .3 The Contractor shall provide a valid Worker's Compensation Registration Number, or a letter from the Workers Compensation Board stating non-eligibility.

10. Contractor Responsibilities

- .1 Make all necessary arrangements and comply with the requirements of all local, municipal, provincial and federal regulations.

**Materials Supplied
By
Lesser Slave Lake Regional Housing Authority**

- Doors
- Door knobs
- Light fixtures
- VC tile
- VC tile glue
- Tub tile
- Tub tile trim
- Baseboard and trim
- Gyproc
- Paint
- Sinks
- Toilets
- Tub/Showers
- Faucets
- Cabinet pulls

Materials supplied by Lesser Slave Lake Regional Housing Authority will be delivered onsite before beginning of project or as co-ordinated with contractor.

ADVANTAGE ONE

READY TO ASSEMBLE
SOFT CLOSE

Kitchens





ADVANTAGE ONE

What is Advantage One?

AdvantageOne is Euro-Rite's premiere Canadian quality, ready to assemble cabinet line. We bring over 30 years of precision manufacturing to AdvantageOne. A simple, affordable cabinet program that is easy to understand and trust...all in one box!

The Benefits of Advantage One:

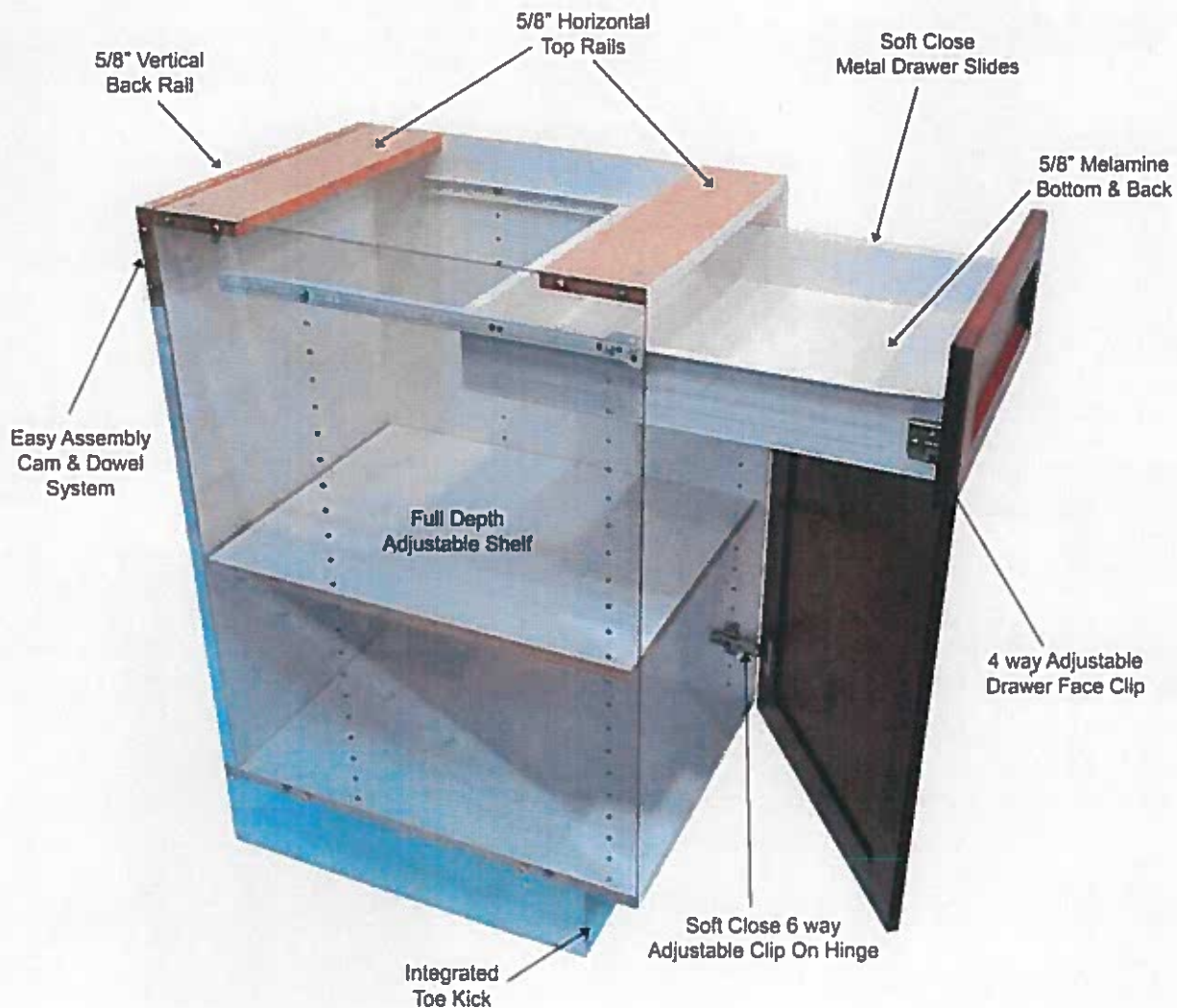
- Soft closing doors and drawers are included
- Simple assembly
- All cabinet sides match the doors
- Easy handling and transportation
- Extensive warranty
- Made in Canada

Our Mission

Euro-Rite provides the highest quality product, matched only by our dedication to service. We value our customers and work hard to meet their needs by excelling at service that is prompt and friendly. Our innovative team of employees is important to us, as we strive to create the best of possible working environments. **We Care!**

ADVANTAGE ONE

Cabinet Construction:



Classic IN-STOCK COLLECTION

San Juan White (R)

White thermofoil raised center

Solaire White (EPW)

White thermofoil flat centre panel

Cyprus Chocolate Pear (SCPS)

Birch shaker stained chocolate.

Cortes Maple (M)

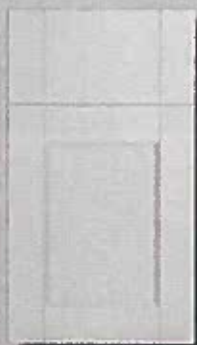
Maple finished in clear laquer

Saltspring Oak (FO)

Oak finished in clear laquer



San Juan White



Solaire White



Cyprus Chocolate



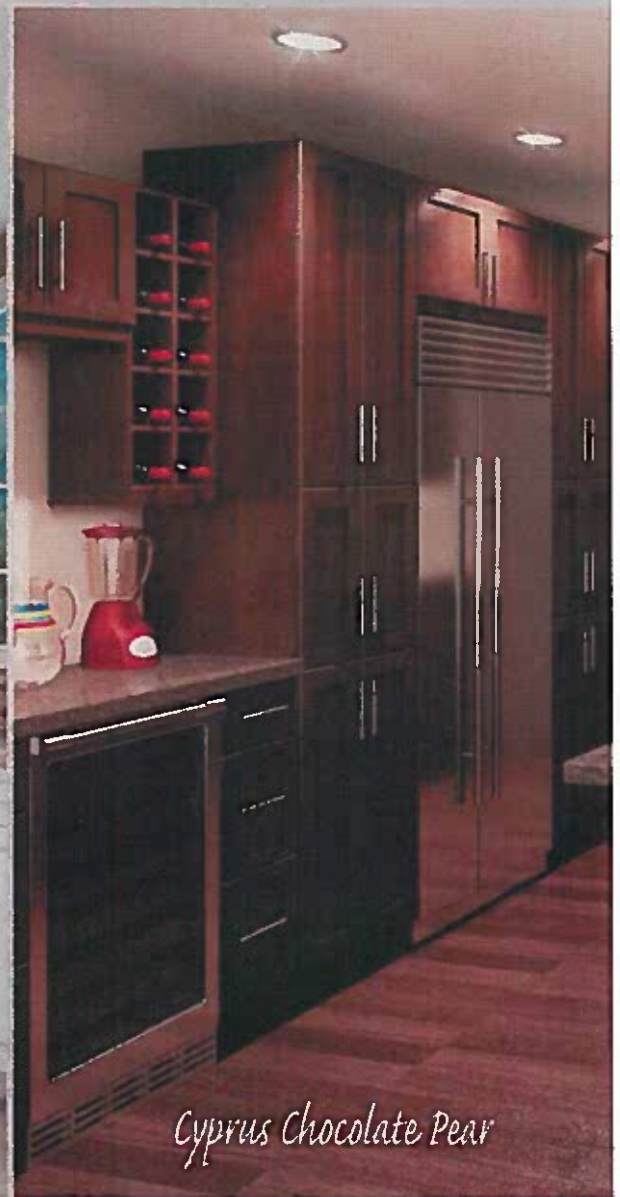
Cortes Maple



Saltspring Oak



San Juan White

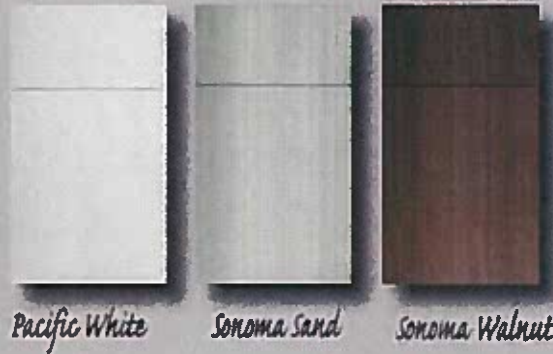


Cyprus Chocolate Pear

ADVANTAGE ONE

DOOR STYLE COLLECTION

Urban IN-STOCK DOOR STYLE COLLECTION

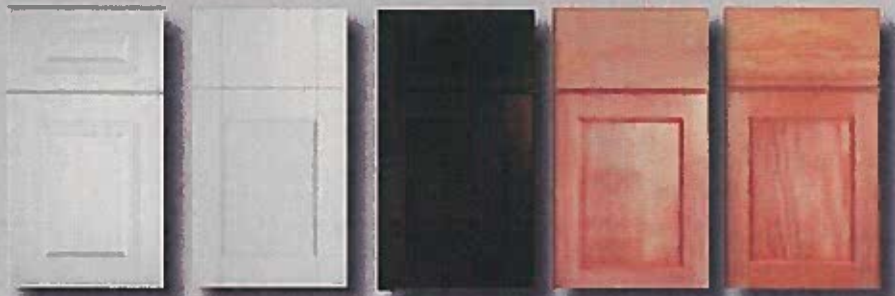


Pacific White

Sonoma Sand

Sonoma Walnut

Classic IN-STOCK DOOR STYLE COLLECTION



San Juan

Solaire White

Cyprus Chocolate

Cortes Maple

Saltspring Oak

Classic SPECIAL ORDER DOOR COLLECTION



Santos (VV)

White thermofol grooved center panel

Cascade (RA)

Alder raised centre panel finished in clear laquer.

Cyprus (SHNS)

Birch shaker Birch shaker stained hazelnut.

Solaire (FPCP)

Chocolate Pear thermofol with a flat center panel

Capilano (RAW)

Antique White thermofol raised center panel

Kitsilano (KCP)

Chocolate laminate flat center panel

Yaletown (GR)

Laminate textured grey woodgrain



SPECIFICATIONS FOR INSTALLATION OF VINYL TILE

1. General Notes

It will be the successful contractor's responsibility to visit the site and take all measurements and establish his own quantities and sized in respect to all phases of the contract, thus making himself thoroughly acquainted with all conditions and responsibilities.

2. Repairs

It will be the contractor's responsibility to report any hidden damage or rotten material. No extra work shall be approved without the written authorization of the maintenance coordinator.

3. Product

i. Subfloor:

3/8 fir plywood

ii. Stair Nosing:

5mm thick, profiled to accept resilient flooring, 50mm vertical face, 50 mm minimum horizontal face ribbed, aluminum, one piece length for stair nosing.

iii. Resilient Base Cove:

Johnsonite 4" rubber cove base shall be installed

Color - Zephyr

Or an approved equivalent (Linen)

- along kitchen cabinets
- behind refrigerator and stove
- in bathroom
- in laundry room

iv. Baseboards:

2 ¼ inch Primed Pine #3002 57mm Marquis Oak MVMQ3002

Baseboard will be supplied and installed by contractor

Baseboard will be supplied by Lesser Slave Lake Regional Housing Authority and installed by contractor

Re-use existing Baseboard on site.

v. Vinyl Composition Floor Tile: to ASTM F 1066, and as follows:

Vinyl floor tile	- 51929 Sandy Beach (Armstrong)
Class	- 2 - Through pattern tile
Pattern	- Mottled
Wearing Surface	- Smooth
Thickness	- 3.17mm (1/8")
Size	- 305x305mm (12"x12")

vi. Accessory Materials:

Subfloor filler	- premix latex requiring water only to produce cement like paste
Adhesives	- (VOC-free) as recommended by flooring manufacturer for flooring material and applicable subfloor (fir or cement)
Sealant	- as recommended by flooring manufacturer

4. Installation

- i. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes and other defects with sub-floor leveler.
- ii. Trowel and float sub-floor filler to leave smooth, flat, hard surface.
- iii. Prime or seal concrete slab or plywood subfloor to flooring manufacturers printed instructions.
- iv. Toilet shall be removed by Contractor prior to tile installation and reinstalled by Contractor following completion.
- v. Clean filled sub-floor for application of adhesive.
- vi. Apply adhesive as recommended by manufacturer. Ensure adhesion over entire area of installation.
- vii. Set flooring in place; press with minimum 45 kg roller to ensure full adhesion.
- viii. Lay tile with joints parallel to building lines to produce a symmetrical tile pattern.

- ix. Install tile flooring with pattern grain alternating with adjacent unit to produce basket weave pattern.
- x. Scribe flooring to produce tight joints to walls, columns, cabinets, or floor outlets.
- xi. Install baseboards with mitered corners.
- xii. **Remove excess adhesive; supply and apply vinyl tile sealant to new floor.**



PAINTING SPECIFICATIONS

1. General

The work under this heading shall include all the materials, equipment and labour to carry out all surface preparation, priming and painting all surfaces as specified or as may be necessary for a satisfactory job.

This contract requires repairs, priming & painting of all:

Walls, ceiling, closets, window and door trim, doors if previously painted and baseboards if previously painted.

The contractor is requested to visit the job site and familiarize himself with each unit as it relates to the requirements of the specifications.

2. Workmanship

All work shall be carried out in a neat and tradesman like manner by qualified tradesmen. Sags and runs will not be accepted.

The contractor will be responsible for the removal of all refuse of these works from the site on completion of the job. The site is to be left in a clean and orderly condition.

3. Preparation of Surfaces

It will be the contractors responsibility to prepare all surfaces for cleanliness (free of dust, grease etc.) dryness and that all nail heads are set, cracks and joints filled and sanded. When required, he shall scrape or sand off any loose or peeling paint, priming of any bare spots before commencing with the painting.

4. Exterior Paint

Trim windows, doors

- Pittsburg paint, (satin latex overcoat)

Doors - Pittsburg (overcoat)

5. **Interior Paint**

Walls - 1st coat,

- Pittsburg Primer, seal grip latex sealer #17-951 or
- Beauti Tone Primer, 1850-704

- 2nd coat,

- Beauti-Tone Designer – color **Tahitian Vanilla, W011-00W** #8998-944
 - Finish-Family Housing – Silk - #1858R-601
 - Finish-Seniors – Silk - #1858R-601

Bathrooms

- Bathrooms to be painted with a moisture and mildew resistant paint

- Pittsburg Paint – Kitchen & Bath - #19-510
- Beauti-Tone Designer - #1858R-635

Ceilings-for first time painting

- Ceilings shall be painted with an **oil based paint.**

- Pittsburg Primer, seal grip latex sealer #17-951 or
- Beauti Tone Primer, #1850-704

-2nd coat

- Pittsburg Wall & Trim Flat Oil, #6-50
- Beauti-Tone, Flat Oil #50-10

Ceilings-previously painted

- 1st coat

- Pittsburg Primer, seal grip #17-591
- Beauti-Tone Primer, #1850-704

- 2nd coat,

- Pittsburg flat white #17-46
- Beauti-Tone Flat - #70-10



SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE TUB SURROUND

1. General Notes

It will be the successful contractor's responsibility to visit the site and take all measurements and establish his own quantities and sized in respect to all phases of the contract, thus making himself thoroughly acquainted with all conditions and responsibilities.

2. Repairs

It will be the contractor's responsibility to report any hidden damage or rotten material. No extra work shall be approved without the written authorization of the site manager or maintenance coordinator.

3. Product

- i. Tile Backing:
½ inch Aqua Board or ½ inch Wedi Board
- ii. Wall Tile:

Ceramic Tile	- Alba Taupe
Pattern	- Marbleized
Wearing Surface	- Smooth
Size	- 152mmx203mm (6"x8")
- iii. Tile Trim:

Trim	- Schluter "Jolly Edgtrim
Size	- 3/8"
Color	- Brushed Antique Bronze Anodized or Brushed Nickel Anodized
- iv. Faucet:
Moen - Adler – Chrome Posi-Temp tub/shower Model – L82839
- v. Accessory Materials:

Grout	- Permacolor 2538 River Rock
Adhesives	- Mastic Custom Reliabond
Sealant	- Stonetech Grout Sealer
Silicone	- Clear Kitchen & Bath
Caulking	- Paintable

4. Tub Surround Installation

- i. Remove existing tub surround and backing to studs. Replace any rotting studs.
- ii. Ensure that insulation and vapor barrier are intact on exterior walls.

- iii. If there is a window in this area remove it. Seal window opening. Finish window opening on exterior with like material or alternative approved by Site Manager.
- iv. Ensure that plumbing is intact and free of leaks and compatible to new fixtures.
- v. Install new tub if required. (to be determined at site visit). If installing new tub perform leak test filling tub to above overflow drain.
- vi. Install Aqua board around tub to ceiling and one tile width (6") floor to ceiling on each end of tub.
- vii. Ensure surface is clean. Apply adhesive as recommended by manufacturer. Make sure adhesion over entire area of installation.
- viii. Install tile trim as per manufacturers instructions.
- ix. Set tiles in place in a brick pattern (see photo) from tub to ceiling using 3mm (1/8") spacers.



- x. Grout and seal tiles as per manufacturers instructions
- xi. Seal corners and around tub with clear Kitchen and Bath silicone. Caulk top of tiles at ceiling.
- xii. Install faucet and shower. Silicone.
- xiii. Paint walls and ceiling. As per painting specifications.

5. Exhaust Fan

Assure that there is an exhaust fan in the bathroom

- i. If no: Install exhaust fan and vent as per Alberta Building Code 9.32.2.2 and 9.32.3.7 (4). Exhaust fan and light must be on the same switch.
- ii. If yes: Clean and check fan is in good working condition. Ensure that exhaust fan and light are on the same switch.