

Jurecka Lobko Tregobov *Architects Inc.*

May 14, 1993

**Artscape Housing
Modifications to 896/910 Queen St. West
Toronto, Ontario**

**General Outline of Scope of Construction
Conceptual Design Stage**

Jurecka Lobko Tregobov Architects Inc.

Architecture

Planning

Design

251 King Street East

Second Floor

Toronto, Ontario

Canada M5A 1K2

Tel. (416) 367-2499

The following is a very general outline of the scope of construction related to modifications to the building at 896/910 Queen St. West, in the City of Toronto. The purpose of this outline is to help identify a rough construction budget which will be required to complete the work. This outline is not intended to be a detailed specification for the work involved, but rather a more general description of overall scope based on the information available at this conceptual design stage of the project. Please note that the preliminary sketches attached are not based on a detailed and precise measurement of the existing conditions, but rather on reasonable approximations available at this time.

This is a non-profit housing project which will be designed and executed under the guidelines and review of the Ministry of Housing. The work shall meet or exceed the minimum standards specified in the latest edition of the MOH "Technical Guide for Family Housing".

In pricing the project at this stage, please provide estimations that will represent a complete job. Any input regarding omissions at this stage or suggestions regarding the approach to particular or general aspects of the project would be greatly appreciated.

Paul Jurecka

Joe Lobko

Alan Tregobov

1.0 General

- Building Permit by Owner.
- All other permits by contractor.
- Include demolition and removal of refuse from site.
- At conclusion of construction, restore any off-site disturbance to conditions at present.
- Provide full warranties as required by MOH.
- Provide "50% Performance" and "50% Labour and Materials" bonds as required by MOH.
- Provide comprehensive general liability contract and property insurance through the course of the project.
- Include hoarding required around the site.
- Provide pest control as required by the City of Toronto.
- Provide estimation of appropriate contingency allowance for construction items.

2.0 Demolition

- Demolish and remove existing rear one storey loading and storage area and repair garage, including loading dock, as shown on sketch A2.
- Remove existing fire escape and other minor constructions located along the east elevation of the existing building.
- Remove existing freight elevator located in the north-west corner of the building. Remove all existing interior stairs in the building.
- Remove all existing windows and doors from the site.
- Remove existing commercial signage from the building.
- Clear and prepare the site as necessary. Remove existing paving materials from areas designated for landscaping.

3.0 Sitework

- Provide new asphalt parking areas, complete with storm drainage, as described on sketch A2.
- Provide an allowance for hard and soft landscaping in court described in the south-east corner of the property.
- Provide an allowance for landscaping for the area immediately to the north of the building including private terraces to the ground level units located here.
- Provide new metal and/or wood fencing along the eastern property line, along the line of the landscaped court along Queen St., along the rear portion of the western property line and between the laneway parking area and the landscaped area to the north of the building.
- Provide parking curbs for each of the 22 parking spots.

4.0 Structure

- Repair existing northerly section of the foundation wall as necessary in the area that the existing one storey loading area is removed.
- Provide new masonry foundation to new one storey loading room addition to the north side of the building. Assume insulated loadbearing masonry walls to this loading room with wood roof joists. Provide concrete loading platform with concrete stairs adjacent to this loading room.
- Existing heavy timber structure to be repaired and reinforced as required. For example, one beam at third level, east side has deteriorated due to a roof leak above. For the most part the structure would appear to be in good condition and will be left exposed. (It provides the necessary 45 min. floor to floor rating). The basic floor structure consists of 3" wood decking, 12' x 16 1/2" deep beams and roughly 12" x 12" columns spaced as indicated on the floor plans, as well as perimeter masonry walls.
- Provide new wood structure to infill existing floor openings (e.g.stairs).
- Provide framing required to create new floor openings for new exit stairs and vertical servicing shafts. Assume Ships Ladder and Roof Hatch

- access to the roof at this time.)
- Provide new wood supplementary structure as indicated typically on the cross section for storage shelf at unit core elements.
- Create new window openings in exterior masonry wall in east and ground level of north facades as indicated, including new main entry at ground level of east side.
- Provide new steel frame canopy, approximately 18' long by 6' deep, supported with steel tensile support back through masonry wall.
- At this point we have assumed that the MOL Window Washing regulation will allow for the use of ladders rather than roof anchors.

5.0 Exterior Cladding

- Provide new insulated (R20), built up roofing over entire roof surface. Include all flashings and counter flashings required including accommodation for new roof penetrations, new parapet flashing. Strip existing roof and repair and replace subsurface as required.
- Repoint, replace and repair as necessary existing masonry parapet wall and particular sections of balance of masonry wall. Infill with masonry portions of east wall where existing openings are not required.
- Provide prefinished insulated metal cladding to existing elevator and stair enclosures at roof level.
- Provide new prefinished, thermally broken, double glazed, operable, aluminum windows throughout. Assume one intermediate muntin in both vertical and horizontal direction.
- Provide new prefinished, double glazed aluminum doors at main entrance to east elevation and existing entrances on Queen St. Provide hardware allowance.
- Provide double, insulated metal doors to loading area.
- Provide allowance to repair and restore existing metal cornice, including new paint (if feasible). Alternatively, provide allowance to replace.
- Include four new skylights into the upper floor level.
- Provide single ply modified bitumen roof to canopy at main entry.
- Provide new rain water gutters and downspouts connected to the storm system.

6.0 Interior Partitions

- Along continuous perimeter of building at every level, provide new insulated (R19) exterior GWB partition with metal studs, complete with vapour barrier. Assume splayed GWB at window openings with P. Lam. sills.
- Provide interior GWB partitions with metal studs as indicated on the sketches attached. Partitions between units and between units and corridor to achieve 45 min. FRR. and acoustic rating superior to MOH.
- Provide cementitious wallboard tile backer board at bathtub areas and basement public washroom.
- Provide 3'-6" wide, 20 min.FRR, wood doors in metal frames at unit

entrances. Provide hardware allowance.

- Provide hollow core masonite doors to interior unit partitions as indicated. Provide hardware allowance.

7.0 Vertical Movement

- Provide new wood or metal pan with concrete exit stairs as indicated with railings. Assume ship's ladder and roof hatch as access to roof level at this time.
- Service and repair existing freight elevator to ensure compliance with authorities requirements. (Note that separation between floors to be accomplished through the addition of a rated vestibule at each level.)

8.0 Interior Finishes

- Provide sealed concrete topping to floors as finish floor surface. Remove existing concrete topping as required. Provide VCT flooring to bathrooms and kitchens and common laundry area. Assume vinyl base throughout all finished areas.
- Provide light sandblast to wood columns, beams and underside of wood decking. Seal the wood.
- Provide light sandblast to interior masonry bearing wall running north/south between 896 and 910.
- Paint GWB, doors, frames.

9.0 Fittings and Equipment

- Provide kitchen and bath cabinets as indicated. Assume roughly 11 lineal feet of upper and lower cabinets in the kitchen and a 2'-10" vanity in the bathrooms. Provide 8' of counter in laundry, and 3' of counter in each of the public washrooms in the basement.
- Appliances to be supplied by owner.
- Provide bicycle storage racks in basement.
- Provide MOH standard mailboxes at main entry for each unit, with three additional slots.
- Provide bath accessories typical to MOH standards.
- Provide signage allowance for the project - Building signage, unit ID, common rooms, directory for basement tenants etc.
- Provide closet rods and shelving for closet areas.
- Provide toilet partitions in public basement washroom.
- Provide galvanized steel garbage chute, compactor in basement and containers appropriate to the size of building.
- Provide drapery track at all window locations.

10.0 Mechanical

- Provide allowance for any required municipal services connections. (Water, storm and sanitary, gas, hydro, telephone, cable TV)
- Connect new downspouts and new parking area drainage to storm system.
- Provide new plumbing distribution throughout the building to MOH standard.
- New plumbing fixtures to include bathroom vanity, toilet and bath with shower, double kitchen sink to typical units and laundry sink, supply to two washers in laundry, public washroom toilets, urinals and sinks as indicated, and plumbing stubs to leased areas at basement area.
- Provide new domestic hot water heaters for the building.
- Existing sprinkler system to be serviced and modified as necessary to suit project needs. Relocate heads to suit partitioning arrangement.
- Provide fire hose cabinets and extinguishers at each level to OBC standard.
- Assume reuse of existing hot water heating system. Verify need to replace boiler. Verify ability to reuse existing piping. Supplement piping as necessary. Reuse, relocate and supplement existing radiators as necessary.
- Provide ventilation system for kitchens, bathrooms, common laundry, and leasable areas in basement to OBC. Assume vertical shafts aligned through building to exhaust at roof level.
- Provide fresh air for corridors through roof mounted, gas fired fresh air fans, located over stairwells with air distributed through vertical shafts adjacent to stairwells.
- Fire dampers as required.

10.0 Electrical

- Check adequacy of existing power supply to the building. Augment as necessary.
- Provide electrical and telephone panels at every level in closet indicated.
- Provide electrical panel to each unit.
- Provide duplex outlets, switches, junction boxes and wiring as required by local codes.
- Provide allowance for lighting fixtures throughout the building, including common and unit areas, exit lighting, exterior lighting, emergency lighting etc.
- Provide telephone distribution throughout the building.
- Provide telephone type access control system to the building at the main entry.
- Provide smoke and heat detectors to all units and common areas.
- Provide single stage fire alarm system to the building with annunciator panel in the main entry lobby.