

Project – Replacement of DCMR metal Windows and Doors

The purpose of this project is to replace all the metal windows and doors at the DCMR, Theveneau Avenue, Floreal.

Background – This residence was built around late 1948. All the windows and doors were embedded through the concrete wall structure. Over the years, the condition of these windows and doors has deteriorated to a point where they are now rusted, and becoming very difficult to open and close. The windows have also been painted repeatedly so they no longer close completely. They leave small openings in the window edges which allow drafts and bugs to enter the house. It is becoming very annoying to the occupants who are having difficulties with insects and have to struggle to close them every time it rains or when the wind is strong.

SCOPE OF WORK

- A) All the windows and glass doors must be cut flush with the wall and sill. This is because the wall structure is massive and made of solid concrete
- B) The openings and holes must be repaired and treated before the new windows and doors are installed
- C) The new windows and doors will be manufactured and made of White Powder Coated Aluminum (Bourbon category).
- D) The new windows and doors shall be installed in such a way that the areas where the old ones have been removed are completely hidden and sealed
- E) Clear laminated glass shall be used on the new windows and doors
- F) Contractor shall provide all miscellaneous concrete work
- G) Contractor shall provide temporary hoarding for any opening, and shall install the new window/door within two days maximum after removing the old one. If more time is required, the Government must be notified immediately
- H) Contractor shall take appropriate steps to protect our furniture, flooring and walls during the entire project
- I) Contractor shall make sure that all his employees have safety equipment, especially if there is any welding work
- J) Contractor shall do all necessary painting on all areas affected
- K) Contractor shall remove all debris and unused materials as soon as possible, so as to avoid any heavy piling of rubbish and glass on the property
- L) Contractor shall also tidy the place at the end of each working day
- M) Contractor shall make sure that the glass on the new windows and doors are clean and that there are no hand/finger marks
- N) Contractor shall install window screens as well on each window
- O) Safety bars will need to be removed and reinstalled after the window is in place. Existing bars can be reused.
- P) Safety bars in bedrooms are required to have a hand release latch so resident can escape out the window (we have examples if needed)
- Q) Project will start July 5th and must be completed within one month.