

APPENDIX 3I

ORANGE HALL SPECIFICATIONS

1. GENERAL

- 1.1 Refer to Section 2.1 of Schedule 3 [Design and Construction Specifications] regarding compliance with Schedule 3 and this Building Specification.
- 1.2 Project Co will perform all work described in this Building Specification in accordance with the applicable standards and specifications set out in Schedule 3 [Design and Construction Specifications].

2. HERITAGE CONSERVATION

- 2.1 Project Co will perform all work required to restore the building in accordance with the Orange Hall Heritage Conservation Plan attached as Attachment 1 to this Appendix, including the work described in the following sections:
 - 3.2.2 Masonry
 - 3.2.3 Sheet Metal
 - 3.2.4 Storefront
 - 3.2.5 Upper Street Façade Windows
 - 3.2.6 Fire Escape
 - 3.2.7 Rear/West Elevation Windows
 - 3.2.8 Rear Façade Rendering
 - 3.2.9 Roof Surface
 - 3.2.10 Entry Doors
 - 3.2.11 Structure
 - 3.2.12 Open Stair
 - 3.2.13 Interior Features
 - 3.2.14 Ventilation Cupolas
 - 3.2.15 Flag Pole
- 2.2 Project Co will provide a new storefront window design to allow for future shutter installation similar to ones currently installed. Design to incorporate requirements for shutter power source and substrate for shutter installation acceptable to the Authority. If shutter installation is not accepted by the Governmental Authority having jurisdiction due to heritage issues, Project Co will glaze the fixed lower sash in ½" tempered/laminated glazing, and will glaze the clerestory in ¼" prismatic tempered laminated glazing.

3. STRUCTURAL

- 3.1 Building Exterior
 - 3.1.1 Project Co will:

- 3.1.1.1 replace damaged and deteriorated brick and re-point in accordance with the Heritage Conservation Plan;
- 3.1.1.2 provide engineered restraint and anchorage of new and/or rehabilitated exterior wall non-structural components located within wall elevations that are adjacent to streets, laneways and secondary exit façade(s), including the following falling hazards:
 - 3.1.1.2(1) existing sheet metal cornices and beltcourses;
 - 3.1.1.2(2) window lintels; and
 - 3.1.1.2(3) rehabilitate front fire escape including anchorage as required to meet code;
- 3.1.1.3 stabilize the Building's principal street and secondary exit façade(s) to eliminate the potential of falling debris during a seismic event by:
 - 3.1.1.3(1) as required, providing seismic restraint and anchorage of cantilevered parapet walls with a new structural braced frame along the principal street and secondary exit façade(s);
 - 3.1.1.3(2) providing a wood or steel stud framed, plywood sheathed, and sheet metal capped parapet back enclosure, fully vented, to protect any structural steel penetrations of the roof surface on the back of the parapet, ensuring that the repaired roof membrane wraps up the new parapet enclosure up to the continuous linear vent detail; and
- 3.1.1.4 brace parapets for new and remediated cornice work in accordance with the Heritage Conservation Plan.

3.2 Building Interior

- 3.2.1 Project Co will restrain and anchor all new and repaired interior non-structural elements that are falling hazards to resist lateral loads due to earthquakes.

3.3 Additional Structural Upgrade Requirements

3.3.1 Project Co will:

- 3.3.1.1 for all areas where the framing will be exposed due to the scope of work described in this Appendix, reinforce or replace any framing members that are showing excessive deflections, large cracks, decay, damage or spalling at main floor structure, typical floors, walls and roof structure;
- 3.3.1.2 for all areas affected by the scope of work described in this Appendix, review the floor framing for its new intended use and provide reinforcing as required;

- 3.3.1.3 reinforce roof top ventilation cupolas as required;
- 3.3.1.4 provide structural review and analysis of fire escape stair for structural adequacy and anchorage. Rehabilitate the fire escape stair as required;
- 3.3.1.5 replace corroded existing steel lintels that are inducing stresses and displacement/damage in the building veneer and provide new steel lintels as required where structurally inadequate;
- 3.3.1.6 provide engineered shop drawings confirming adequate lateral load carrying capacity and anchorage of new storefront elements; and provide reinforcing of structure as required for new storefront and/or elements;
- 3.3.1.7 repair damaged/decayed wood ground floor framing at rear lane;
- 3.3.1.8 repair decayed/damaged wood framing at ground floor rear stair landing; and
- 3.3.1.9 perform the work described in the "Conclusions and Recommendations" section of the report entitled "Structural Survey – Orange Hall" by Glotman Simpson Group of Companies dated May 30, 2012.

4. INTERIOR SPACES

4.1 Room Data Sheets

- 4.1.1 Attached as Attachment 2 to this Building Specification are Room Data Sheets. Without limiting any other provision of the Design and Construction Specifications, Project Co will design and construct the renovations to each room and space in the Building so that, at a minimum, the room or space includes the design features and building elements specified on the applicable Room Data Sheet.

4.2 Common Spaces

- 4.2.1 Project Co will:
 - 4.2.1.1 provide a new shared administration area with separate desk space for both a control desk and a program manager's desk;
 - 4.2.1.2 provide a new basement storage;
 - 4.2.1.3 provide a garbage room; and
 - 4.2.1.4 provide a laundry room that will accommodate one new stacked washer and dryer unit; and
 - 4.2.1.5 provide security cameras at main entry, rear and common areas.

4.3 Residential Rooms

4.3.1 Project Co will ensure that none of the existing Residential Rooms are lost.

4.4 Commercial Spaces

4.4.1 Project Co will retain all existing Commercial Spaces as commercial space, except as required to locate a new garbage room.

4.5 Bed Bug Treatment Room

4.5.1 Provide a new bed bug treatment room in accordance with Section 5.1.4.5(1) of Schedule 3.

5. MECHANICAL

5.1 Fire Protection

5.1.1 Project Co will review the existing sprinkler system for compliance with all requirements of NFPA 13 and the City and Project Co will upgrade the system as required so that the system meets those requirements.

5.2 Plumbing

5.2.1 Notwithstanding Section 6.15.3 of Schedule 3 [Design and Construction Specifications], Project Co will only be required to perform the following work in respecting the Building's plumbing system:

5.2.1.1 provide new plumbing fixtures as described in the Room Data Sheets.

5.3 HVAC

5.3.1 Notwithstanding Section 6.15.4 of Schedule 3 [Design and Construction Specifications]. In addition, Project Co will only be required to perform the following work respecting the Building's HVAC system:

5.3.1.1 retain existing electric heating and, where required, provide new electric heating system; and

5.3.1.2 provide new electric heating system terminal units as required.

6. ELECTRICAL

6.1 Electrical & Communications

6.1.1 Notwithstanding Section 6.16 of Schedule 3 [Design and Construction Specifications], Project Co will only be required to perform the following work respecting the Building's electrical system:

- 6.1.1.1 replace the existing building fire alarm system with new system;
- 6.1.1.2 upgrade the lighting in all Residential Rooms and Common Areas lighting with new energy efficient lighting;
- 6.1.1.3 undertake all electrical work associated with or resulting from upgrades to the kitchen area and mechanical upgrades;
- 6.1.1.4 provide new raceways and electrical connections for security upgrades. Where installation of un-exposed conduit within existing walls is impractical due to demolition and potential hazardous material abatement requirements, the new raceways may be installed with surface mounted wire-moulds subject to approval by the Authority; and
- 6.1.1.5 replace the basement interior lighting system with a new system.