IVAN S. FRANKO | ARCHITECT

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Addendum #2

DATE: FEB. 21, 2018

TO: St. John The Baptist Ukrainian Orthodox Church

FROM: Patrick Padilla, Ivan S. Franko Architect

A. ARCHITECTURAL

1. KITCHEN EQUIPMENT:

1.1. All kitchen appliance/equipment (EQ-1 to EQ-9) listed on Drawing A14 will be supplied by owner. 1.2. See revised Drawing A14, dated Feb. 21, 2018

2. BONDING:

2.1. Bonding will not be required for this project as client believes all contractors who are bidding this project are reputable local builders. However, a credit check, proof of insurance to cover job site liabilities, in addition to the standard WSIB coverage, a prerequisite for contract approval.

3. SUPPLEMENTARY CONDITIONS:

3.1. Additional supplementary conditions requested by the church. See revised Division One – General Requirements Section One C - Supplementary Conditions.

4. SOUTH WINDOW NEAR THE ALTAR:

- 4.1. Remove from scope of work the repair of south window near the altar. Window will be repaired by church's insurance contractor before Hall construction will commence.
- 4.2. See revised Drawing A2, dated Feb. 21, 2018

5. CONSTRUCTION POWER SERVICE :

5.1. General contractor can use church electricity during course of construction for general use, light equipment and tools. General contractor to provide own power when using heavy equipment/tools.

6. SLOPED ROOF STEEL SHINGLE ALTERNATIVE & CONSTRUCTION :

- 6.1. Wakefield Bridge steel shingles are the existing steel shingles on the church and will be accepted as an alternate for the specified Summerside steel shingle by Vicwest.
- 6.2. Spacing of Z-girts running perpendicular to roof steel deck ribs revised to 600 mm O.C.
- 6.3. Air space in roof to be created by installing 200 mm z-girts on structural roof deck. The roof insulation is 165 mm thick, creating a cavity of 35 mm for air space.
- 6.4. See revised Drawing A9, dated Feb. 21, 2018

7. FLAT ROOF :

- 7.1. Revised flat roof specification. Flat roof to be 4-ply, mopped on tar instead of 2 -ply.
- 7.2. 16 mm thick Dens deck roof board by Gerogia-Pacific is an approved sheathing for the exterior grade roof sheathing.
- 7.3. Provide tapered insulation on the flat roof in order to provide slope on roof to drain.

8. HALL FINISHED FLOOR:

- 8.1. Floor in Hall Area to be LVT (Luxury Vinyl tiles) as specified on the Room Finish Schedule, installed on 1/4" (6mm) thick, APA rated OSB plywood underlayment.
- 8.2. ¹/₄" (6 mm) OSB plywood underlayment to be securely fastened to 7/8" (22 mm) Dricore panel. Use fasteners as recommended by Dricore. Fasteners should not penetrate the vapour barrier membrane

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underneath the Dricore panel. Ensure fasteners and plywood joints are flat to prevent telegraphing into the LVT.

- 8.3. Concrete slab in Hall Area to be 20 mm lower than the concrete slab in Washroom, Kitchen, Vestibule, Pantry, and Stairwell to accommodate installation of LVT, plywood underlayment and Dricore panel assembly.
- 8.4. Concrete slab in Hall area to be 125 mm thick. Concrete slab in Washroom, Kitchen, Vestibule, Pantry, and Stairwell to be 145 mm thick with reinforcement as specified in the structural drawings.
- 8.5. See drawing A0 for revised datum elevations.
- 8.6. Provide barrier-free thresholds for floor transitions. See new detail drawings on A16.
- 8.7. See revised Drawing A0, A2, A5, A6, A7, A9, A11, A12, A16 and A17 dated Feb. 21, 2018.
- 8.8. See attached catalogue cut for Dricore panel.

9. SITE WORK PHASE 1 AND PHASE 2:

9.1. General contractor to provide separate pricing for Site Work Phase 1 and Site Work Phase 2. See revised Tender Form, Section 7.0 Cost Breakdown and Section 8.0 Separate Price.

10. KITCHEN CABINETRY:

- 10.1. All kitchen cabinetry, shelves, drawers, door panels and countertops to be stainless steel. No plastic laminate in kitchen.
- 10.2. See revised Drawing A15 dated Feb. 21, 2018.

11. KITCHEN EXHAUST HOOD FIRE SUPPRESSION:

11.1. Kitchen exhaust hood fire suppression is required. Refer to tender drawings M2, M4, L1 and L4.

12. EXISTING VENT PIPE FOR HOT WATER TANK (WHITE PIPE), WASHROOM EXHAUST VENTS AND GRAY VENT PIPE ON EAST WALL.

- 12.1. White pipe on east wall to be removed & disposed of. Patch hole on wall to match existing surface and make good. Run new pipe underneath ramp towards column 3C. Pipe to vent through roof. See mechanical addendum and revised architectural drawing A2 dated Feb. 21, 2018.
- 12.2. Gray vent pipe on east wall to be removed and disposed of. Provide new pipe to match existing. Run new pipe underneath ramp towards column 3c. Pipe to vent through roof. See mechanical addendum and revised architectural drawing A2 dated Feb. 21, 2018.
- 12.3. Exhaust on east wall serving existing Basement Washrooms remove and dispose of exhaust vent caps. Provide new duct and connect with existing g duct. Duct to run underneath the ramp and to vent out on the exterior north wall. See mechanical addendum and revised architectural drawing A2 dated Feb. 21, 2018.
- 12.4. Louver beside white vent pipe- louver beside white pipe to be removed and disposed of. Patch wall and make good with existing surface.



Gray Vent Pipe , White Vent Pipe and Louver

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Exhaust Serving Basement Washroom.

- **B. MECHANICAL**
- 1. See mechanical addendum.

End of Addendum #2



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- DRIcore[®] dramatically improves the quality of your living environment through cold and dampness protection.
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How many DRIcore[®] panels and leveling kits do I need?

Use this simple formula to estimate the number of panels and leveling kits required for your project.

Room ÷ 3.3 = Number of square footage					
Typically one leveling kit is used for every 60 panels.					
ROOM SIZE	AREA (SQ. FT.)	# OF PANELS REQUIRED	LEVELING KITS		
10' X 10'	100	31	1		
14' X 16'	224	68	2		
16' X 20'	320	97	2		
20' X 24'	480	146	3		



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Concrete continually releases moisture. DRIcore® Subfloor panels have been designed with air gap technology to keep basement floors dry, comfortable and cozy throughout the entire year. The air gap encourages constant air flow and evaporation/ reabsorption of surface moisture emitted from your basement concrete floor.



Help create the best living environment possible for your family

You will be warm and dry in your new basement space with finished floors that are up to 3.2 °C (6 °F) warmer. A DRIcore[®] Subfloor helps to create a **healthy** environment for you and your family by limiting moisture that can lead to mold.

Air Gar

DRIcore[®] Subfloor panels are strong enough to stand up to heavy home furnishings, like home gym equipment, pianos, pool tables, etc. Add your favorite finished floor - think enginereed hardwood, laminate, carpet, vinyl or ceramic tile.

Another option is to leave the DRIcore[®] as is. Thousands of homeowners have chosen to simply apply a few coats of polyurethane to create a great storage area or place for the kids to play! With a DRIcore[®] Subfloor you can have a strong, clean and stable subfloor that you can count on.



IMPORTANT HEALTH PROTECTION INFORMATION

PERSONAL PROTECTIVE EQUIPMENT

Wear goggles or safety glasses, work gloves and an approved dust mask when cutting panels. Use an approved respirator in dusty or enclosed spaces.

VENTILATE YOUR WORK SPACE

Accumulated wood dust can contaminate your home and be a food source for mold. To prevent in-home dust concentrations, clean up dust and cut panels outside or in a well-ventilated garage. For the DRIcore® Material Safety Data Sheet see the Healthy Home section at www.dricore.com or call DRIcore® customer service.

TOOLS REQUIRED

- Pencil
 Wood tapping block
- Level
 Large carpenter's square
- Pull bar Circular, jig or hand saw
- Tape measure
 Rubber mallet or hammer

PLAN YOUR DRIcore® SUBFLOOR

EXPANSION GAP

To allow for airflow and some expansion and contraction, it is recommended that panels have ¼" space from all perimeter walls and room obstacles, such as support posts and stairs. (See 1 in Figure 1). A lumber department will have ¼" strapping off cut stock or other inexpensive ¼" dimensional lumber for use as spacer material.

FASTENING PANELS TO CONCRETE

DRIcore® is installed as a modular floating floor normally requiring no fastening of the tongue and groove seams. However, in some instances, such as installing walls on top of DRIcore® or the stretching of wall-to-wall carpets, we recommend fastening the panels to the concrete surface.

ROOM VENTILATION

Maintaining a consistent temperature of approximately 21 °C/70 °F and a relative humidity of 30% to 50% in the room where DRIcore® will be installed are a few key steps that will help ensure a reliable finished flooring installation. During times of high humidity, run a dehumidifier appropriate to the room(s) size. Leave a clearance between trimwork and finished floor for an unobstructed perimeter edge air space.

FLOOR DRAINS

Access to functioning floor drains/clean-outs should be maintained and not restricted. (See **2** in Figure 1). When installing DRIcore® over a drain/clean-out, make sure to create an easy to lift access opening through the finished floor. Check with your local building code authority for recommendations prior to installation.

HOW MANY PANELS ARE REQUIRED?

Refer to back page to find out how many DRIcore® panels and leveling kits are required for your project.

SAMPLE FLOOR PLAN



¼" space from all perimeter walls and room obstacles
 Floor drain

CONCRETE FLOOR PREPARATION

1. Sweep, vacuum and remove any debris, dirt, bumps or ridges on the concrete surface that may interfere with the seating of DRIcore® panels. A perfectly clean concrete floor is mandatory for a successful installation.

2. Any dips or low spots in the concrete surface greater than ¼" should be troweled level with a Portland cement compound or leveled with a self-leveling compound to ensure a successful installation.

3. Instances where the concrete has an existing subfloor and/or a floor covering that may trap, block or absorb moisture, we recommend it be removed before installing DRIcore® panels. Check with DRIcore® customer service for advice on removing existing flooring.

DRIcore® LEVELING KITS

The leveling shims have been designed to slide under DRIcore® panels, to adjust for uneven areas on your concrete floors that are less than ¼". Leveling squares can be installed between two DRIcore® panels and, if necessary can be cut in half to fit.



BEGINNING THE INSTALLATION

1. Measure the length and width of the room from a selected starting corner to ensure the last panel in each row measures greater than 3". Trim the side of the first panel or the tops of the starting row, if necessary, to account for the row end pieces. Or, loosely lay the panels down to dry-fit a test row.

2. Check starting corner for square-ness. If the starting corner is greater than a 90° angle, then the wall edge of your first row of panels will need to be cut to maintain a ¼" gap along the wall.

4. Slide the next panel against the starting panel by press-fitting the tongue of the second panel into the groove of the first panel. Use a tapping block and hammer to ensure the panels fit snugly. Repeat until each row is complete.

5. Cut the last panel of each row to fit into place allowing for the ¼". Use a pull bar to pull the last panel into place.

6. Check each completed row for leveling and use leveling squares as required. Stagger panel seams of alternating rows by using off-cuts from a previous row as the starting panel. (See Figure 1).

7. Row #3 looks just like Row #1. Starting Row #3 with a full-size panel will create the natural seam offset. Row #4 would be staggered again as in Row #2.

8. The first three rows are the most critical to a successful DRIcore[®] Subfloor. To prevent any seam separation, take your time and install tightly. Working with more than two rows at a time makes leveling and moving panels more difficult.

9. Continue the floor installation. Work from one side of the room to the other, one row at a time pressing panels together to ensure a snug fit.

10. When you reach the last row and the last panel, it may become necessary to cut the panel(s) to fit. Measure for fit, allowing for the additional ¼" expansion space from the wall. Cut and press into place with a pull bar.

11. When all panels are in place and the finished floor is installed, remove the spacers around the perimeter of the room.



HAVE MORE QUESTIONS?

Contact DRIcore® customer service at **1-866-767-6374** (9am-5pm ET - Monday to Friday) or visit **www.dricore.com**

INSTALLATION OF STUD WALLS

DRIcore® panels can be installed where there is an existing wall frame or a concrete foundation wall. Where only a concrete foundation exists, it is best to install wall framing directly on top of DRIcore® panels to elevate the floor and wall framing away from direct contact of potentially damp concrete. Whether framing currently exists or will be installed on top of DRIcore® panels, be sure to use the temporary ¼" spacer between DRIcore® panels and the existing wall structure to allow for expansion and air circulation.



FINISHED FLOOR OPTIONS

NOTE: If panels are to remain unfinished for a period of 2 weeks or longer it is recommended to seal DRIcore® panels with two coats of polyurethane to protect from moisture.

ENGINEERED HARDWOOD: Follow the wood manufacturer's guidelines as to what can be installed at or above grade and below grade. Before installing glue-down or nail-down floors a ³/s" plywood underlayment should be fastened to DRIcore® using 18 gauge ³/s" or ⁷/s" narrow crown staples. When installing nail-down floors test a piece of the finished floor to make sure the fastener does not puncture the plastic membrane. Remove the ¹/s" wall spacers after the wood floors directly to DRIcore® panels.

CARPET: To prevent panel uplift when stretching carpet, fasten DRIcore® panels to the concrete floor with flat head $\frac{1}{4}$ " x 2 $\frac{1}{4}$ " or 2 $\frac{3}{4}$ " concrete fasteners every other panel at perimeter edges and one in the panel in the centre of the room. Use a $\frac{3}{6}$ " x 4 $\frac{1}{2}$ " drill bit to bore the holes. Install tack strips on top of the DRIcore® panels around the perimeter of the room, to hold the carpet down. Install pad and carpet. Do not glue the underpad or carpet directly to the DRIcore® panels.

LAMINATE: Install the floor manufacturer's foam pad and finished flooring on top of the DRIcore® panels. The installation of a continuous vapour barrier on top of DRIcore® is permitted as long as it is not sealed to the perimeter wall. Only remove the ¼" wall spacers after the laminate floor has been installed.

TILE: Fasten each DRIcore® panel with five, flat head and countersunk, concrete fasteners to the concrete floor to prevent movement or shifting of the finished ceramic tile floor. We recommend one in each of the four corners and one in the centre of the panel. Use flat head $\frac{1}{2} \times 2\frac{1}{2}$ or 2 $\frac{3}{4}$ " concrete fasteners and a $\frac{3}{6}$ " x 4 $\frac{1}{2}$ " drill bit to bore the holes. Next install an approved tile underlayment over DRIcore® making sure you follow their installation guidelines for installing over a wood subfloor. NOTE: DRIcore® must lay perfectly stable. A sound recommendation would be to have one person walk the floor. Step heavy or bounce, with another looking for vertical movement of panels. If there is noticeable movement, mark the areas in question with an X and insert another concrete fastener.

VINYL SHEETS AND VINYL TILES: A ¼" plywood underlayment approved for use with sheet vinyl or adhesive-backed vinyl tiles should be fastened to the DRIcore® panels. We do not recommend lauan plywood as an underlayment. Use ¾" flooring fasteners that do not penetrate the moisture barrier on the underside of the DRIcore® panels. Do not glue the plywood underlayment to DRIcore® panels. Do not glue adhesive-backed vinyl tiles directly to DRIcore® panels. Glue the vinyl floor to the plywood underlayment according to the vinyl manufacturer's installation instructions. Only remove the ¼" wall spacers after the vinyl floor has been installed.

DIVISION ONE – GENERAL REQUIREMENTS SECTION ONE C - SUPPLEMENTARY CONDITIONS

This modifies Section 1.1.8 of CCDC2 (2008)

- 1. Copies of documents will be provided to the Contractor in PDF format only.
- 2. It is acknowledged that the work is being carried out in a place of worship. The Contractor shall ensure that his workmen, agents, subcontractors, and generally any persons permitted by him on the construction site shall maintain appropriate decorum at all times.
- 3. It is acknowledged that funerals may have to take place in the Church during the time that this Contract is to be performed. The Contractor agrees to stop work at least an hour before any funeral is to commence, and not to resume work until after the completion of the funeral. At least 24 hours advance notice will be provided by the Church.
- 4. Work shall cease during all religious services and events. No work shall be carried out on Saturdays after 4:00 p.m. and Sundays.
- 5. While work may continue during special services held between Monday to Friday, no noisy work shall be carried out during this time period. A full schedule of these services will be provided during the addendum period.
- 6. Work in the Church.

Out of respect for the sacredness of the place. All person working inside the church should observe the following:

- a. No hats are to be worn inside the church with exception of hard-hats for safety reasons.
- b. No vulgar/profane/swear words or phrases are to be used.
- c. No food may be brought into the Church.
- d. No one is permitted to enter the Altar area at any time except with the express permission (and ideally the presence) of the priest.
- e. Music is not to be played on any type of speaker system.
- f. No smoking is permitted anywhere in the Church.
- g. If there are any questions please contact the priest.

SUPPLEMENTARY CONDITIONS SECTION 1C PAGE 1 OF 1

7.0 COST BREAKDOWN

The following is the Cost Breakdown comprising all items of work included in the Stipulated Tender Price. The amounts listed shall represent a schedule of values of the various parts of the Work, aggregating the total amount of the Contract Price and divided so as to facilitate evaluation of payments.

Item of Work	Material Price	Labour Price	<u>Totals</u>
Mobilization & Supervision			
Demolition & Removals (Phase 1)			
Demolition & Removals (Phase 2)			
Asphalt (Phase 1)			
Asphalt (Phase 2)			
Concrete (Phase 1)			
Concrete (Phase 2)			
Landscaping (Phase 1)			
Landscaping (Phase 2)			
Structural Steel			
Masonry and Wall Insulation			
Framing & Drywall			
Carpentry			
Doors & Frames			
Aluminum Windows and Doors			
Roofing			
Painting			
Flooring			
Electrical			
Mechanical			
Other work, if any			
Profit			
Hardware allowance - \$10,000			\$ 10,000.00
			TENDER FORM

PAGE 6 OF 8

Testing allowance - \$10,000	\$ 10,000.00
TOTAL TENDER PRICE	\$
Harmonized Sales Tax	EXCLUDED
Total amount for Provincial Sales Tax (included above)	\$
Total amount for Premium Time Work (included above)	\$
Total hours of Premium Time Work (included above)	hrs

8.0 SEPARATE PRICE

Provide separate price for Site Work Phase 1 and Phase 2. See Cost Breakdown.

9.0 BIDDERS UNDERSTANDING

The Contractor represents that they have had a sufficient opportunity to examine and has carefully examined the Site of the Work and the local conditions and all Drawings and Specifications and Reference Documents which relate to the Work; that they have made all investigations essential to a full understanding of the difficulties which may be encountered, and that they have sufficient equipment, experience and forces to perform the Work in accordance with the Drawings and Specifications and the Terms of this Contract within the Time specified

No allowances or extra consideration on behalf of the Contractor will be allowed by the Owner by reason of additional costs, damages or other difficulties incurred by the Contractor for failure to have fully investigated and determined conditions affecting the Work.

10.0 EXECUTE CONTRACT

The Contractor agrees that if this Tender is acceptable to the Owner, he will:

- Accept a Letter of Award (or Purchase Order) as authority to commence work.
- Furnish prior to commencing work, certified copies of Insurance Policies as required by the Conditions of the Contract, naming the Owner as additional insured.
- Furnish within 7 days, a Certificate of Clearance from Workers' Compensation Board of Ontario, indicating the Owner as "Principal".
- Furnish within 2 days, a detailed Schedule of Work, showing dates for preparation and submission of shop drawings, fabrication and erection, and a breakdown of items and stages of the Work.

TENDER FORM PAGE 7 OF 8