

CHRISTOPHER Z. TWORKOWSKI ARCHITECT

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Addendum No. 2

Project	Stewart Homes Pickering Renovations 1907 Valley Farm Road, Pickering	Reference:	Building Department Upgrade & Miscellaneous other items
		Issue Date:	June 18, 2018

Project No: 1711

The following information supplements and/or supersedes the bid document dated May 31, 2018 & issued June 11, 2018

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

Mandatory Bidders Meeting took place on Monday June 11, 2018 and was attended by two contractors and Mechanical & electrical trades. (Third invited contractor did not respond.)

Attending contractors were Rich Kloosterman of Kloosterman General Contractors & Jason Slade of Snyder Construction

The following was discussed or later noted:

General

1. Tender closing date was extended to 2:30 pm, Thursday, July 5, 2018
2. Increase the contingency allowance from \$10,000.00 to \$20,000.00
3. Revised Drawing A-1 is attached.

Exterior.

3. At front of building, replace broken water tap
4. Replace all roof shingles.
5. Remove 3 small trees adjacent to the proposed additions. (one on left, two on right)
6. Supply & install a small light standard together with light fixture at start of exterior front ramp. Exact location to be determined on site. **(E)**
7. Exterior rear elevations, Contractors did not think they could match the existing brick. Remove & clean existing wall brick at additions areas. At new additions, install approximately 3'-0" high low brick bands, reusing existing bricks. Above band install 1 x 6 vertical prefinished wood siding or cement fiber siding.

8. In center (undisturbed) part of rear wall, remove bottom courses of brick, & replace with 4 or 6 inch concrete block(s), extending at least 6" above grade.
Install weep flashing, tucked behind wall sheathing & extending past concrete block face.
Install weep holes at 4'-0" oc max.spacing. (with insect screens)
Keep a cash allowance of **\$6,000.00** for purchase of prefinished wood or cement fiber siding.
9. Supply & install new catch basin at back of house:
Based on draining the patio and half of the roof, a catch basin should be installed as per the attached sketches, available from Acton Precast Concrete, Acton ON, complete with a standard steel grate.
The invert level will be 97.0m
The pipe will be 4" PVC equal to IPEX BDS
Pipe slope to be 1.5%
Pipe run to be approx 120' or 36.5m
Invert at connection to storm drain = 97m- .55 = 96.45m minimum. If available fall is greater, slope the pipe at a higher incline along the run. Field check storm drain connection elevation before construction.
All elbows to be 45 degrees maximum.
Install clean out.
Contractor may substitute a "plastic" catch basin, by "ReIn" or "Stormdrain" with equal capacity for the above concrete catch basin.

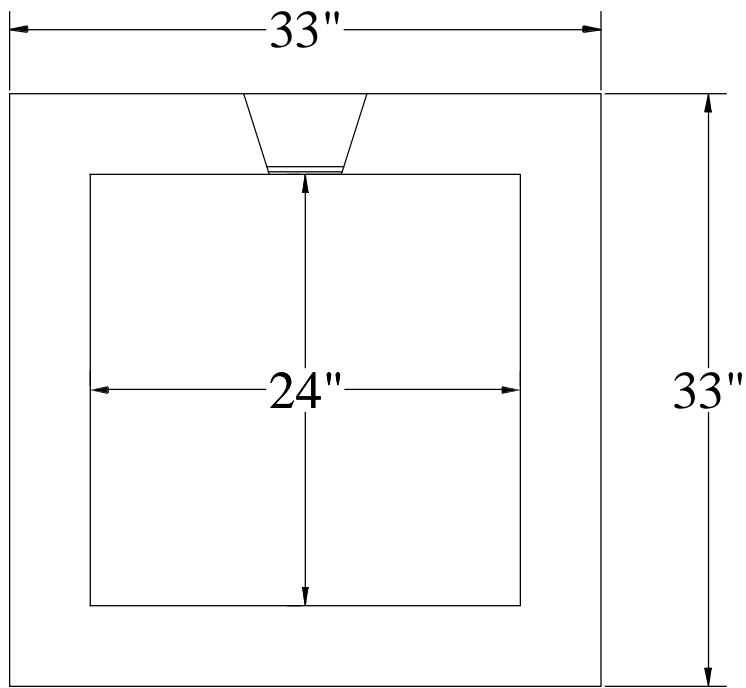
Ground Floor

10. Replace existing 100 amp electric panel with a new 200 amp electric panel. (E)
Reuse existing breakers, if possible.
11. Supply & install smoke/strobe detectors in bedrooms & smoke/CO2 detectors in hallways. (E)
12. Kitchen appliances supplied by owner & installed by contractor.

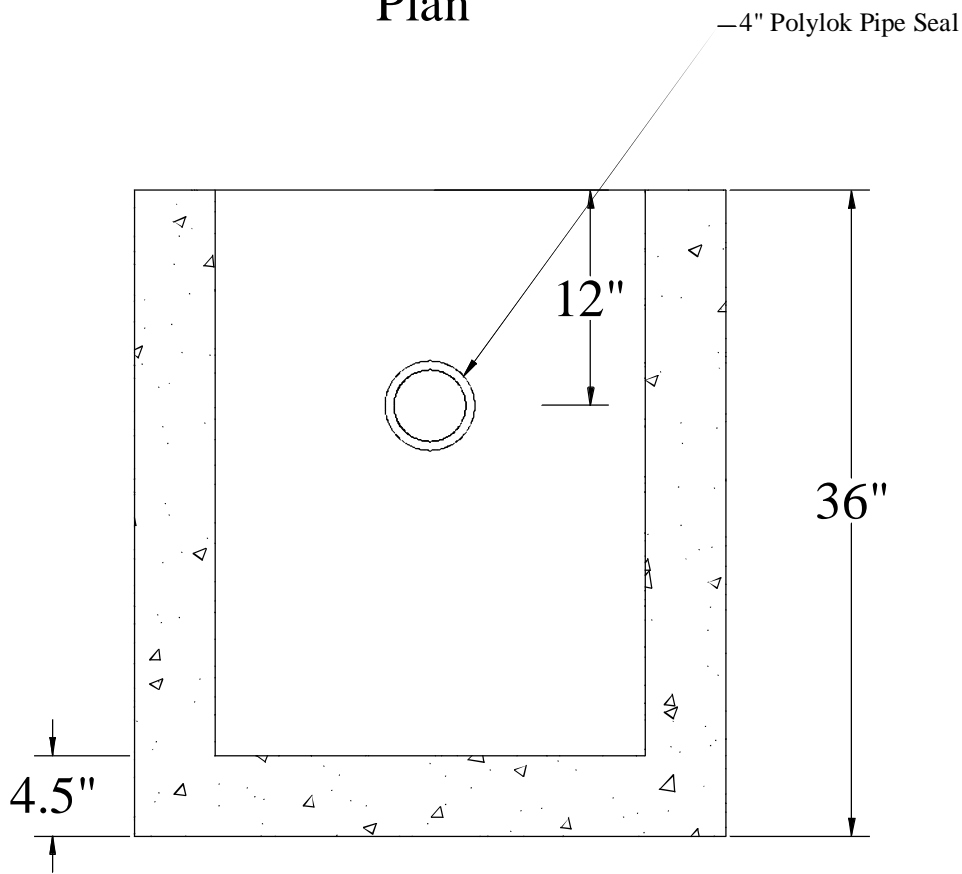
Basement

13. Supply & install an EXIT fixture & emergency light adjacent to door to exterior exit stairs. (E)
14. Two basement washrooms, (due to low bulkhead) to have:
Doors flipped so they are side by side.
Water closets & sinks moved to "laundry area" wall.
15. Insulate & drywall new work room #B01 & New Office/Staffroom #B02.
16. Submit a **separate price** for insulating & drywalling the rest of the basement.
17. Work Room B01 door to have lockable (key) hardware.

End of Addendum



Plan



Section

"Shorty" Catch Basin

Acton Precast
Concrete Limited

Notes:
Concrete: 32 mpa air 5-7%
Weight: 1800 lbs.
Finish: Steel form smooth

Designed to accommodate
vehicular traffic with OPSD
400.01 cover.