



187-2025 ADDENDUM No. 04

WINNIPEG TRANSIT MAINTENANCE FACILITY OFFICE REDEVELOPMENT

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
BID/PROPOSAL**

ISSUED: August 7, 2025
BY: Todd Littleford
TELEPHONE NO. 204 928-8874

**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE BID/PROPOSAL AND SHALL FORM
A PART OF THE CONTRACT DOCUMENTS**

Template Version: Add 2024-02-01

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid/Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 10 of Form A: Bid/Proposal may render your Bid/Proposal non-responsive.

FORM B: PRICES

Replace: 187-2025 Form B: Prices with 187-2025 Addendum No. 04 - Form B(R1): Prices. The following is a summary of changes incorporated in the replacement Bid/Proposal Submission:

Form B(R1): Add Item No. 3.

Page numbering on some forms may be changed as a result.

PART E – SPECIFICATIONS

- Add: E1.3.1 The following products are designated as alternative products to the acceptable products specified in the project manual. Bidders who wish to include alternative products in their bids must base their bids on the acceptable products (base bid) and provide an alternative price in the bid form for each different alternative product proposed. Acceptance of alternative products is at the sole discretion of the City.
- .1 Refer to drawing E-303 Electrical Schedules – Luminaire Schedule
 - .1 All alternate fixtures to meet or exceed the standard of acceptance outlined in the luminaire schedule. The following fixture types to be added as an approved alternative product below:
 - .1 Type A
 - .1 Cooper 24ARS series
 - .2 Day-Brite 2FGX series
 - .2 Type B
 - .1 Cooper HCD4 series
 - .2 Lightolier ZF4RDL series
 - .3 Type C
 - .1 Cooper HCD6 series
 - .2 Lightolier ZF6RDL series
 - .4 Type D
 - .1 Cooper CB3 series
 - .2 Lightplane+ 4 LPX4 series
 - .5 Type E
 - .1 Cooper 4SLSTP series
 - .2 Day-Brite FSS4 series
 - .6 Battery Bank

- .1 BeLuce Nova series
- .7 Remote Heads
 - .1 BeLuce SR series
- .8 Exit Sign
 - .1 BeLuce Stella series
- .9 Exit Sign/Combo
 - .1 BeLuce Stella Combo series
- .10 Lighting Controls/Switches/Occupancy Sensors
 - .1 Cooper series
 - .2 Legrand series
- .2 Refer to drawing M-701 Mechanical Schedules
 - .1 All alternate equipment to meet or exceed the standard of acceptance outlined in the Mechanical Schedules. The following unit types to be added as an approved alternative product below:
 - .1 Roof Top Units
 - .1 Daikin / Aeon
 - .2 Air Terminal Units
 - .1 Nailor
 - .3 Grilles, Registers and Diffusers
 - .1 Nailor
 - .4 DX Coil DHC-1 and DHC-2
 - .1 Trane
 - .5 Condensing Units CU-1 and CU-2
 - .1 Trane

Revise: E1.4 The following are applicable to the work:

NMS SPECIFICATIONS

DIVISION 01 – GENERAL REQUIREMENTS

00 01 01	Project Title Page
01 11 00	Summary of Work
01 14 00	Work Restrictions
01 21 00	Allowances
01 29 73	Schedule of Values
01 31 19	Project Meetings
01 32 16.16	Construction Project Schedule – Critical Path Method (CPM)
01 32 33	Photographic Documentation
01 33 00	Submittal Procedures
01 35 16	Alteration Project Procedures
01 35 29	Health and Safety Requirements
01 35 43	Environmental Procedures
01 45 00	Quality Control
01 51 00	Temporary Utilities
01 52 00	Construction Facilities
01 56 00	Temporary Barriers and Enclosures
01 61 00	Common Product Requirements
01 73 00	Execution
01 74 11	Cleaning
01 74 21	Construction/Demolition and Waste Management and Disposal
01 77 00	Close Out Procedures
01 78 00	Close Out Submittals
07 79 00	Demonstration and Training

DIVISION 02 – EXISTING CONDITIONS

02 41 19.14	Selective Demolition for Minor Works
02 81 01	Hazardous Materials Use and Abatement
02 82 00.01	Asbestos Abatement Requirements Type 1 Work Procedures

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

06 10 00	Rough Carpentry
06 40 00	Architectural Woodwork
06 41 16	Plastic Laminate Clad Architectural Cabinets
06 41 93	Cabinet and Miscellaneous Hardware
06 47 00	Plastic Laminate Finishing

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 01 50.13	Maintenance of Membrane Roofing
07 84 00	Fire Stopping
07 92 00	Joint Sealing

DIVISION 08 – OPENINGS

08 06 00	Door Finish Schedule
08 11 13	Hollow Metal Doors and Frames
08 14 16	Wood Flush Doors
08 71 00	Door Hardware
08 71 01	Hardware Codes
08 80 50	Glazing

DIVISION 09 – FINISHES

09 06 10	Room Finish Schedule
09 06 10	Material Schedule
09 21 16	Gypsum Board Assemblies
09 22 16	Non-Structural Metal Stud Framing
09 30 13	Ceramic Tiling
09 51 00	Acoustical Ceiling Tiles
09 65 16	Resilient Sheet Flooring
09 68 00	Carpeting
09 84 13	Fixed Sound Absorptive Panels
09 91 00	Painting

DIVISION 10 – SPECIALTIES

10 26 13	Wall and Door Protection
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DIVISION 21 – FIRE SUPPRESSION

21 05 01	Acceptable Manufacturers - Mechanical
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DIVISION 22 – PLUMBING

22 07 19	Plumbing Piping Insulation
22 11 16	Domestic Water Piping and Specialties

DIVISION 23 – HVAC

23 05 06

Installation of Pipework

<u>Drawing No.</u>	<u>Drawing Name/Title</u>
G1-001	Title Sheet
G1-002	General Notes
G1-003	Manitoba Building Code Data Matrix
AC-101	Life Safety Overview
AC-102	Life Safety Plan
AD-101	Demolition Plan
AD-102	Demolition Plan
AE-101	Floor Plan
AE-102	Floor Plan
AE-151	Reflected Ceiling Plan
AE-152	Reflected Ceiling Plan
AE-201	Interior Elevations
AE-202	Millwork Sections Detail Sections
AE-701	Door and Frame Types
IF-101	Furniture Plan for Reference Only
IF-102	Furniture Plan
E-001	Drawing List and Symbol Legend
E-002	Site Plan - Electrical
E-101	Partial Floor Plan Lighting – Demolition
E-102	Partial Floor Plan Lighting – Demolition
E-103	Partial Floor Plan Power and Systems – Demolition
E-104	Partial Floor Plan Power and Systems – Demolition
E-201	Partial Floor Plan Lighting – New Construction
E-202	Partial Floor Plan Lighting – New Construction
E-203	Partial Floor Plan Power and Systems – New Construction
E-204	Partial Floor Plan Power and Systems – New Construction
E-205	Partial Floor Plan Fire Alarm – New Construction
E-206	Partial Floor Plan Fire Alarm – New Construction
E-301	Electrical Single Line
E-302	Electrical Details
E-303	Electrical Schedules
E-304	Electrical Schedules
E-305	Electrical Specifications
E-306	Electrical Specifications
M-001	Mechanical Symbols and Legends
M-002	Mechanical Specifications
M-003	Mechanical Specifications
MD-101	Mechanical Demolition Layout - Partial Plan A
MD-102	Mechanical Demolition Layout - Partial Plan B
M-101	HVAC Renovation Layout – Partial Plan A
M-102	HVAC Renovation Layout – Partial Plan B
M-111	Plumbing Renovation Layout – Partial Plan A
M-112	Plumbing Renovation Layout – Partial Plan B
M-121	Fire Protection Renovation Layout – Partial Plan A
M-122	Fire Protection Renovation Layout – Partial Plan B
M-131	Mechanical Renovation Layout – Partial Roof Plan
M-501	Mechanical Details
M-502	Mechanical Details
M-601	Mechanical Schematic
M-701	Mechanical Schedules

DRAWINGS

Replace: 187-2025 _Drawing_AD-102 with 187-2025_Addendum 04-Drawing_AD-102
Replace: 187-2025 _Drawing_AE-101 with 187-2025_Addendum 04-Drawing_AE-101
Replace: 187-2025 _Drawing_AE-102 with 187-2025_Addendum 04-Drawing_AE-102
Replace: 187-2025 _Drawing_AE-202 with 187-2025_Addendum 04-Drawing_AE-202
Replace: 187-2025 _Drawing_E-001 with 187-2025_Addendum 04-Drawing_E-001_R1
Replace: 187-2025 _Drawing_E-002 with 187-2025_Addendum 04-Drawing_E-002
Replace: 187-2025 _Drawing_E-104 with 187-2025_Addendum 04-Drawing_E-104_R1
Replace: 187-2025 _Drawing_E-201 with 187-2025_Addendum 04-Drawing_E-201_R1
Replace: 187-2025 _Drawing_E-203 with 187-2025_Addendum 04-Drawing_E-203_R1
Replace: 187-2025 _Drawing_E-204 with 187-2025_Addendum 04-Drawing_E-204_R1
Replace: 187-2025 _Drawing_E-205 with 187-2025_Addendum 04-Drawing_E-205_R1
Replace: 187-2025 _Drawing_E-206 with 187-2025_Addendum 04-Drawing_E-206_R2
Replace: 187-2025 _Drawing_E-301 with 187-2025_Addendum 04-Drawing_E-301_R1
Replace: 187-2025 _Drawing_E-306 with 187-2025_Addendum 04-Drawing_E-306_R1
Replace: 187-2025 _Drawing_M-003 with 187-2025_Addendum 04-Drawing_M-003_R1
Replace: 187-2025 _Drawing_M-502 with 187-2025_Addendum 04-Drawing_M-502_R1
Replace: 187-2025 _Drawing_M-701 with 187-2025_Addendum 04-Drawing_M-701_R1

Add: 187-2025 _ Addendum 04-Drawing_M-002

APPENDICES

Add: Appendix A 187-2025_Addendum_04_Appendix_A_2021-02-03 - TBG 60551679 - Power System
Study - Rev 6 – All

NMS SPECIFICATIONS

Replace: Section 01 21 00 Allowances
Replace: Section 01 51 00 Temporary Utilities
Replace: Section 09 21 16 Gypsum Board Assemblies
Replace: Section 09 05 10 Room Schedule

Add: Section 08 14 16 Wood Flush Doors

Add: Section 21 05 01 Acceptable Manufacturers – Mechanical

Add: Section 22 07 19 Plumbing Piping Installation

Add: Section 22 11 16 Domestic Water Piping and Specialties

Add: Section 23 05 06 Installation of Pipework

QUESTIONS AND ANSWERS

Q1: Plan M-002 is missing from the MERX/WCA website. Please advise.

A1: 187-2025 _ Addendum 04-Drawing_M-002 included in Addendum No.04.

Q2: Can we request for mechanical as-built drawings?

A2: No as-built drawings are available from Stantec. Information was obtained primarily from site visits.

Q3: Dwg MD101 Keynote # 9: Can you please confirm that the below ground sanitary piping from the floor drain up to the main will need to be removed thus cutting the concrete floor for an approximate length of 20 ft?

A3: An alternate option is to cut open the floor at the branch connection to the main and seal the connection at the main, then back-fill the run of abandoned pipe. No empty abandoned *pipe is to remain under the floor.*

Q4: Dwg M-111 Gen Note # 5: Can you please provide the specifications of the required trap seal primer for the new floor drain?

A4: Josam, PPP, Mifab: Pressure-drop activated brass trap seal primer, with inlet opening of 13mm male N.P.T. and outlet opening of female 13mm N.P.T. Trap primers must have built in backflow preventers that meet CSA B64; if not, provide separate *backflow preventer*.

Q5: Dwg M-111 Gen Note # 6: We couldn't find the "below grade drainpipe detail drawing" being mentioned. Please advise if we missed something.

A5: (Gen Note 7): The 'Below Grade Drainpipe Detail' drawing was not included. The intent is to provide galvanized hanger components to set the pipe. In the event the fill *material below the slab drops, the pipe will remain in place from the hangers.*

Q6: We couldn't find the specifications for plumbing such as piping materials, type of joints, valves, plumbing specialties and others. Please advise.

A6: Plumbing pipe installations are intended to meet the minimum requirements of the Canadian Plumbing Code 2020.

Q7: Dwg M-111: What is the purpose of the sanitary piping highlighted in the partial dwg below? Please advise.

A7: Cleanout.

Q8: Dwg M-112: The sanitary piping from SK-2 shows two sizes, 2" & 4". Please clarify.

A8: 2"Ø drain connecting to a 4"Ø main line.

Q9: Can you please provide the pipe material to be used for the condensate drain lines from the cooling coils & ERVs?

A9: CPVC.

Q10: Dwg M-502 Detail #5: Can you please provide the material type for the Thaler stack jack flashing (copper, aluminum or stainless steel)??

A10: *Aluminum.*

Q11: For the below ground sanitary piping, can the spoils/excavated materials be used as backfill?

A11: *Only soils/sand material. Broken concrete or sharp gravel cannot be reused*

Q12: Is an arc flash study available?

A12: *An arc flash study is provided as part of the addendum for additional information (187-2025_Addendum_04_Appendix_A_2021-02-03 - TBG 60551679 - Power System Study - Rev 6 – All). Be aware that in the power study document, panel BB is not shown to be correctly fed from CDP R2. The single line diagram shown on the drawings has been confirmed by the client that panel BB does have an upstream transformer which the power study does not identify*

Q13: Can you please provide the specifications and information on Panel R2?

A13: *This is an Eaton Panel 400A, 600V, 3Ph, 4W, 50KAIC. This information is outlined in the single line diagram*

Q14: Can we request for tender close extension?

A14: *Tender extended to August 13, 2025, in Addendum No.3.*

Q15: Are subcontractors allowed to bring their own office/lunch trailer?

A15: *Subcontractors are allowed to bring their own trailer to site. Location to be coordinated with Owner.*

Q16: Dwg MD102 Keynote #1: Can we request for the weight of the existing MUA unit that will be demolished?

A16: *1,800 lbs.*

Q17: Dwg MD102 Keynote #1: Can the opening/door circled in the below picture be used to take the MUA unit out of the building?

A17: *Yes.*

Q18: How many strands should the fibre backbone cables include?

A18: *Fibre backbone cables should come with 6 strands.*

Q19: Should general note 1 on drawing E-203 reference corridor 136 instead of room 114?

A19: *See 187-2025_Addendum 04-Drawing_E-203_R1.*

Q20: Should keynote 1 on drawing E203 be requesting a 48-port patch panel rather than a 48-port switch?

A20: *See 187-2025_Addendum 04-Drawing_E-203_R1.*

Q21: Should general note 1 on drawing E-204 reference room 115 instead of room 114?

A21: *See 187-2025_Addendum 04-Drawing_E-204_R1.*

Q22: What type of cable is required for the Wall Mounted Television Outlets, Cat6 or RG6? If RG6 is required, please clarify where this cable should be routed to.

A22: *One Cat6 cable is required for each wall mounted television outlet.*

Q23: Is there a specified Exit, Exit Combo, Remote head and Battery bank? Did not see a schedule for the Emergency Lighting

A23: Standard of acceptance for the following:

- .1 Battery Unit: Lumacell RC series or approved equal*
- .2 Remote heads: Lumacell MP-BLD series or approved equal*
- .3 Exit sign combo unit: Lumacell LAC series or approved equal*
- .4 Exit sign: Lumacell LA series or approved equal*

Q24: Should general note 1 on drawing E-204 reference room 115 instead of room 114?

A24: See 187-2025_Addendum 04-Drawing_E-204_R1.

Q25: Could you clarify the extent of carpet tile in Corridor 137 and Corridor 138?

A25: There is no carpet tile in these corridors. This is the maintenance garage.

Q26: The Material Schedule notes eggshell finish for main walls while the paint spec notes G4 which would be satin/pearl. Which is correct? Eggshell would be recommended as MPI and ASTM C 840 require a level 5 finish for G4 and up.

A26: Please proceed with eggshell finish. However, we request that an eggshell finish with a higher gloss (20 - 25 units) if possible, for cleanability.

Q27: What is the ceiling height in the corridors adjacent to the new construction?

A27: 18'-8" to underside of deck.

Q28: The existing controls system being currently used?

A28: The current system is Honeywell, but we would encourage an open system that is not proprietary.

Q29: Can you please provide additional details for drawing AD-101 as note 1 indicates new door openings in the block wall but there are no details for the masonry lintel required and the door schedule and drawing AE-101 do not show these openings?

A29: Doors have been deleted.

Q30: Can you also provide a drawing where the Vinyl/Acrylic & stainless-steel corner guards are located. As per spec section 10 26 13 Wall & Door protection?

A30: 187-2025_Addendum 04-Drawing_AE-101.

Q31: Can structural details be provided for the rebar doweling required for the slab trenching required for the new plumbing drains?

A31: Refer to 187-2025_Addendum 04-Drawing_AE-202 Detail 9 and 10