



982-2019 ADDENDUM 3

REQUEST FOR PROPOSAL FOR PURCHASE & REDEVELOP A PORTION OF SPECIFICALLY NAMED CITY-OWNED PROPERTIES

URGENT

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE REQUEST FOR PROPOSAL

ISSUED: August 4, 2020
BY: Clifford Bignall
TELEPHONE NO. 204 - 986-2780

THIS ADDENDUM SHALL BE INCORPORATED INTO THE REQUEST FOR PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Template Version: Ar20160708

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum in Paragraph 5 of Form A: Proposal may render your Proposal non-responsive.

Request for Proposal Title

Revise the Title to read: Request for Proposal for Purchase & Redevelop a Portion of Specifically Named City Owned Properties

PART D – General Conditions of RFP

Clarification of D1.1 Remains as stated.

Delete: D2.1 **Sealed Proposals** in its entirety.

Replace: D2.1 **Proposal Documents**

(a) Proposals should be clearly marked:

Request for Proposal 982-2019
Purchase & Redevelop a Portion of Specifically Named City Owned Properties

(b) **Proposals may be submitted by facsimile transmission, by email, or by Canada Post mail.**

a. If the Proposal is submitted by **facsimile transmission**, it shall be submitted to 204- 949-1178.

i. The Proponent is advised that the City cannot take responsibility for the availability of the facsimile machine at any time or guarantee the successful receipt of a faxed Proposal.

b. If the Proposal is submitted by **email**, it shall be submitted to purchasing@winnipeg.ca.

c. If the Proposal is submitted by Canada Post **mail**, it shall be enclosed and sealed in an envelope that is clearly marked with the RFP number and the Proponent's name and address, and shall be mailed to:

The City of Winnipeg
Corporate Finance Department

Materials Management Division
185 King Street, Main Floor
Winnipeg MB R3B 1J1

- i. The Proponent is advised that the City cannot take responsibility for Proposals not received, or received past the submission deadline because of lost or delayed delivery by Canada Post.
- (c) The City may at any time prior to the submission deadline, issue addenda correcting errors, discrepancies or omissions in the RFP, or clarifying the meaning or intent of any provisions therein.
- (d) Addenda will be available on the Bid Opportunity page at the City of Winnipeg, Corporate Finance, Materials Management Division website at:
<http://www.Winnipeg.ca/matmgt/bidopp.asp>
- (e) The Proponent is responsible for ensuring that it has received all addenda and is advised to check the Materials Management Division website for addenda shortly before the submission deadline.

QUESTIONS AND ANSWERS

Note that all questions were asked regarding the building at 219 Provencher Blvd only.

Q1: When was the roof last replaced?

A1: October, 2019

Q2: When were the windows replaced?

A2: The window assemblies were installed during the 1987 renovation.

Q3: Do you have any information about the exterior cladding on the north elevation (it's a red stucco color) – why was this done, was it a repair?

A3: The exterior cladding was part of an addition when the elevators were added 1987.

Q4: When was the elevator last replaced?

A4: Elevators were added in 1987.

Q5: Who is the service contractor for the elevator?

A5: Thyssen Krupp is the elevator contractor.

Q6: Mechanical systems

A6: Cooling tower is new - replaced 2018.

Camus Boiler was replaced within the last 5-8 yrs.

The rest of the building are served by heat pumps. Approximately 25-30 through out the building. I would say half have either been replaced or rebuilt with in the last 5 yrs.

DISTRIBUTION SYSTEMS: The building is conditioned by numerous cabinet type heat pumps. The equipment was manufactured by McQuay; most appear to be rated at approximately 5000Cfm's and were installed as part of a building renovation in 2010. Cooling used to support the heat pumps is provided by an Imeco cooling tower rated at about 25 tons. Perimeter heating provided for the heat pumps is supplied

by a gas fire steam boiler.

Smaller DX coils are located along the buildings perimeter which assists with the cooling requirements of the buildings core areas.

General building exhaust provisions for the bathroom the mechanical areas are accomplished by roof mounted exhaust fans.

Q7: When was the 3rd floor mechanical systems installed?

A7: They were installed as part of a building renovation in 2010.

Q8: When was the plate heat exchanger in the basement mechanical room last replaced?

A8: Information not available.

Q9: When was the basement air handling unit last replaced?

A9: The air handler in the basement is over 11 years old not sure when it was replaced. It has an ac coil and heating coil on it and serves the basement and part of the second floor.

The condenser attached to it is probably 2.5-3 ton and is probably 20yrs+ old. There are no VAV boxes attached to it.

Q10: When was the enterphone system installed?

A10: About 4 years ago.

Q11: When was the security camera system last replaced?

A11: About 4 years ago (exclusive to the City- not a building fixture).

Q12: When were the fire alarm panels last replaced? Does Chubb Edwards still monitor the system?

A12: The last annual fire inspection was tested back to central control.

Q13: When was the condensing unit (located beside the cooling tower) last replaced? Also, do you have a cooling capacity on file for the unit?

A13: Please refer to Q6 and A6 above.

Q14: We noticed that much of the electrical distribution equipment (panels, etc.) has been updated since the original construction date, was there a mass replacement completed? If so, when approximately did that occur? If not, when was the main disconnect/distribution unit last replaced?

A14: The Electrical service was upgraded in the mid 1990's. There is no known knob and tube we are aware of.

Electrical Service: The building is supplied electricity via an underground service from utility company pad mounted transformer. The main disconnect switch supplies power to several smaller disconnects which provide power to Panelboards, equipment disconnects and other equipment within the building. Most of the equipment described above was located in the main mechanical area of the building.

Electrical Distribution: This building is equipped with a 600Amps, 120/208Volts 3 phase 4 wire system. As note above, equipment disconnects, general lighting, and other miscellaneous needs of the building are located throughout the structure. The equipment is manufactured by FPE.

Q15: Are you aware of any aluminum or knob and tube wiring within the building?

A15: There is no known knob and tube we are aware of.

Q16: Are you aware of any major deficiencies related to the property?

A16: No

Q17: Do you have a building and site area on file?

A17: Please refer to Clauses B6 and B7 of the posted RFP.