



## 570-2023 ADDENDUM 2

### PROFESSIONAL CONSULTING SERVICES – BUILDING CONDITION ASSESSMENTS – CITY OF WINNIPEG COMMUNITY CENTRE-ARENAS

#### **URGENT**

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

ISSUED: August 16, 2023  
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**THIS ADDENDUM SHALL BE INCORPORATED  
INTO THE BID/PROPOSAL AND SHALL FORM  
A PART OF THE CONTRACT DOCUMENTS**

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**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.**

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#### **QUESTIONS AND ANSWERS**

- Q1: Section D3.2(d) indicates that the BCA shall be in conformance with 'Protocols for Building Condition Assessment' published by the National Research Council (NRC). It appears that the latest version of this document is from 1993.
- (a) Can you please confirm that this is the intended document?
- (b) Does the format of the BCA need to follow this format or can the successful proponent utilize their own format for the deliverable?
- A1: (a) National Research Council (NRC) Publication date of 1993-09.
- (b) The format of the BCA does not need to follow 'Protocols for Building Condition Assessment' but is recommended.
- Q2: Section D3.5, the facility renewal plan, is focused on equipment and improvements for energy performance. Section D3.3(c through f) indicates that a Class 4 Class Estimate is required for all upgrades required to meet current building code and CWADS. In all likelihood, significant renovations and possibly building expansions may be required to meet the spatial requirements for current building code and CWADS requirements.
- (a) Is the intent that these proposed renovations and additions be to a schematic design level for cost estimating purposes?
- A2: (a) To be based on Class '4' Cost Estimate - limited information with some partial architectural schematic design work completed with preliminary scope determination.
- Q3: During the walkthrough it was noted that when buildings contain multiple occupancies, it is only the arena component that is in scope. Can the scope of work be highlighted on a floor plan for every Arena?
- A3: Floor plans for each facility confirming and highlighting the areas of the arenas and related building areas will be provided in future Addendum.
- Q4: Is any site work assessment required. This is not identified in the RFP. If it is required, please clearly define scope of work as the site/property on most of these sites is extensive.
- A4: While site work assessment is not required for the overall larger site/property; the scope of any site recommendations should focus on the conditions directly adjacent to the facility foundations/building

envelopes, including but not limited to grading, drainage/runoff, soil conditions (settlement/erosion), presence of underground obstructions (trees, tree roots, bushes), high ground water table level, etc.

Q5: It was noted at the walkthrough that the service provider for the ice plant would need to be consulted during the building condition assessment. Who will be responsible to carry the costs for ice plant service providers during the duration of the building condition assessment assignment?

A5: Proponents shall be responsible for retaining and carrying the costs for ice plant service providers.

Q6: It was noted at the walkthrough that an elevator/lift consultant is required. In the RFP, this scope is listed under Electrical and Life Safety.

(a) Can you confirm that an elevator/lift consultant is required? If so, can you confirm the specific requirements for an elevator consultant.

(b) Can you indicate where and how many existing elevators/lifts are required to be reviewed?

A6: (a) Elevator/lift consultant is required to provide description of equipment, quality of maintenance, age, availability of parts, stretcher accessibility, conformance to WADS, operating fixtures, condition of machine room, etc.).

(b) Responsibility of the Proponent to determine number and location of elevators/lifts based on Tender Appendix Drawings.

Q7: Section D3.2(B) (vii) lists hazardous materials as being required to be reviewed. Under D3.1 (f), it is indicated that existing asbestos containing material inventory listing will be provided. Can you clarify if an environmental consultant is required to conduct any hazardous materials assessment?

A7: Environmental Consultant is not required.

Q8: Does the City have a record of the building occupancy count for each arena?

A8: Yes, the City has building occupancy counts for each arena and will be provided to the successful Consultant.

Q9: Does the City have original "As-Built" construction drawings for all the arenas?

A9: Yes, the City has original construction drawings (similar to original floor plans in Appendix C) and will be provided to the successful Consultant.

Q10: D3.3 (d) indicated that certain exemptions to CWADS will be permitted where it is "technically not feasible" to comply and that solutions based on 'equivalent facilitation' may be proposed. Refer to 2015 CWADS p. 25.

(a) In CWADS, the equivalent facilitation proposals requires the City of Winnipeg to review and approve these items. Can you confirm who will provide this approval?

(b) The term "technically not feasible" to implement, is this based on site constraints or does it include cost limitations? If it is cost limitation, what is the decision-making process for this decision at this early phase of a study?

A10: (a) The City of Winnipeg, Assets and Project Management Department Universal Design Coordinator shall be responsible to review and approve solutions based on equivalent facilitation.

(b) Based on site constraints.

Q11: Confirm if the Manitoba Building Codes for the Code compliance assessment are the soon-to-be-implemented Codes based on the 2020 National Building Code or if the current edition of each Manitoba Code is to be used as the basis.

A11: The soon-to-be-implemented Manitoba Building Code shall be used for Code compliance assessment.