



313-2024B ADDENDUM 3

REDEVELOPMENT OF THE OLD EX ARENA – 80 SINCLAIR STREET

URGENT

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

ISSUED: January 27, 2025
BY: Hillary Cohen
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**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.

PART E – SPECIFICATIONS

Section 01 51 00 Temporary Utilities

Revise: 1.7.1. to read: Contractor will pay the costs of temporary power during construction for temporary lighting and operating of power tools. **The Contractor is permitted to tie into existing electrical panels to supply temporary power. However, use of the existing power supply must be metered to ensure that the Contractor remains responsible for the temporary power costs.**

Section 01 56 00 Temporary Barriers and Enclosures

Revise 1.4 Hoarding to read:

1. Erect temporary site enclosures using one of the following:

1. 38 x 89 mm construction grade lumber framing at 600 mm centres and 1200 x 2400 x 13 mm exterior grade fir plywood to CSA O121. Apply plywood panels vertically flush and butt jointed.
2. **Metal wire construction panel fences.**

Section 04 21 00 Clay Unit Masonry

Revise: 2.3.3.1 to read: **BC2-1/448: 2-1/4" (57.2mm) high, 7-5/8" (193.7mm) long, 1/2" (12.7mm) thick**

Delete: 2.3.2.

Section 07 42 43 High Pressure Laminate Phenolic Wall System

Revise 2.3.6 to read: Panel Thickness: **3/8" (10mm)**

Section 08 36 16 Sectional Overhead Doors

Revise 2.6 Finishes to read:

- .1 Exterior and Interior Surfaces: 2-coat polyester paint, factory finish, 1.0 mil thick. Finish to meet ASTM A924/924M standards.

Section 08 71 01 Door Hardware - Schedule

Refer to hardware sets 15 & 34. Revise Auto Operators to read:

1	Auto Operator	HA9-SP	628	RE
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Refer to hardware sets 01, 02, 03, 05, 06, 07, 10, 17A, 17B, 21, 22, 23, 26, 33, & 37. Revise Auto Operators to read:

1	Auto Operator	HA9-SP	671	RE
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Refer to hardware sets 01, 05, 06, 07, & 23. Revise Actuators to read:

2	Actuator Full Height	S-I36 Ingress'r	628	WK
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Refer to hardware sets 02, 03, 15, 17A, 17B, 21, 22, 26, 33, 34, & 37. Revise Actuators to read:

2	Actuator Full Height	S-I36 Ingress'r	710	WK
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Refer to hardware set 10. Revise Actuators to read:

2	Actuator Full Height	S-I36 Ingress'r	710	WK
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Section 08 80 00 Glazing

Revise 2.1.2.2 to read:

Silvered mirror glass: to CAN2-12.5-M76, 6 mm thick.

- .1 Type 3A-tempered.
- .2 Polish and grind edges
- .3 Accessories:
 - .1 CRL Stainless Steel Canadian Style." Deep Nose 'J' Channel (or approved equal) around perimeter of mirror.

DRAWINGS

Replace: 313-2024B_Drawing_A0_2-R0.pdf with 313-2024B_Drawing_A0_2-R1.pdf

Replace: 313-2024B_Drawing_A1_1-R0.pdf with 313-2024B_Drawing_A1_1-R1.pdf

Replace: 313-2024B_Drawing_A1_2-R0.pdf with 313-2024B_Drawing_A1_2-R1.pdf

Replace: 313-2024B_Drawing_A6_4-R0.pdf with 313-2024B_Drawing_A6_4-R1.pdf

Replace: 313-2024B_Drawing_A7_3-R0.pdf with 313-2024B_Drawing_A7_3-R1.pdf

Replace: 313-2024B_Drawing_M2_1-R0.pdf with 313-2024B_Drawing_M2_1-R1.pdf

Replace: 313-2024B_Drawing_M5_2-R0.pdf with 313-2024B_Drawing_M5_2-R1.pdf

Replace: 313-2024B_Drawing_S2_0-R0.pdf with 313-2024B_Drawing_S2_0-R1.pdf

APPROVED PRODUCT & MANUFACTURER EQUALS

Section 07 21 13 Board & Semi Rigid Insulation

Product Specified:
Dupont Styrofoam SM

Approved Product Equal Granted:
Owens Corning Foamular NGX C300

Section 07 52 00 Modified Bituminous Membrane Roofing:

<u>Product Specified:</u> Bilco Type E Roof Hatch	<u>Approved Product Equal Granted:</u> Babcock Davis Personnel BG3636
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Section 08 33 00 Overhead Coiling Doors and Grilles:

<u>Product Specified:</u> Overhead Door 650 Series Overhead Door 630 Series	<u>Approved Product Equal Granted:</u> Cookson ESC10 Series Cookson ERD11 Series
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Section 08 71 01 Door Hardware - Schedule:

<u>Product Specified:</u> Diatec HA9-SP S-i36 Ingress'r	<u>Approved Product Equal Granted:</u> Horton 4100LE Camden CM-7536
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Section 09 21 16 Gypsum Board Assemblies:

<u>Product Specified:</u> CertainTeed GlasRoc Tile Backer CertainTeed GlasRoc Sheathing	<u>Approved Product Equal Granted:</u> CGC Durock Glass-Mat Tile Backer CGC Securock Glass-Mat Sheathing
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Section 09 65 16 Resilient Flooring:

<u>Product Specified:</u> Tarkett Optima	<u>Approved Product Equal Granted:</u> Armstrong Medintone
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Section 32 31 16 Welded Wire Fences and Gates:

<u>Product Specified:</u> Wallace Rampart 280 Fence	<u>Approved Product Equal Granted:</u> Omega II Secur Fence
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Mechanical Schedules (Drawings M5.0 & M5.1):

Status as a mechanical 'equal manufacturer' is granted as indicated for those products and items based on quality only; specific models have not been investigated for suitability. Final acceptance of the proposed products and items is subject to the review of the shop drawings. Any design modifications required to accommodate the manufacturer's product is the responsibility of the Contractor and the system must perform in a manner intended by, and acceptable to, the Contract Administrator. If the manufacturer is incapable of providing their product in conformance with the specified product, the Contractor shall be required to provide the originally specified product.

All HVAC equipment intended for use by the successful Contractor shall be designed, constructed, and selected to fit within allocated mechanical room/enclosure dimensions, while maintaining all pertinent service/maintenance, area for equipment removal access (fan motor, DX coil, electric heating coil, etc.), and clearances to combustibles. Approximate dimensions of pertinent mechanical equipment room/enclosures and specified equipment (including base rails, control panels, hoods, etc.), less service clearances, are noted below and may be used as a reference for comparison. Equipment suppliers and Contractors proposing equal equipment shall review the drawings and confirm they can confidently meet the parameters of the spatial constraints.

- a. AH-1: 139"L x 52"W x 34"H (3530 x 1320 x 762mm), t/o control panel at 50"(1270mm) AFF
- b. AH-2: 191"L x 75"W x 60"H (4851 x 1905 x 1524mm), t/o control panel at 84: (2134mm) AFF
- c. MUA-1: 90"L x 39"W x 38"H (2286 x 990 x 965mm)
- d. CU-1: 72"L x 41"W x 53"H (1829 x 1041 x 1346mm)
- e. CU-2: 118"L x 41"W x 68"H (2997 x 1041 x 1727mm)
- f. AH-3: 74.4"L x 62.6"W x 33.4" H (1889 x 1593 x 847mm)
- g. HRV-5: 102.4"L x 61.3"W x 46.1" H (2600 x 1557 x 1170mm)
- h. Mech Room 152 dimensions: 22'-10" x 22'-7" (6960 x 6885mm); clearance to existing glulam beam and column to be considered.
- i. MUA Enclosure dimensions: 13'-0" x 4'-2" (3970 x 1282mm)
- j. Equipment Enclosure (east) dimension from exterior wall: 13'-1" (3998mm)

The following mechanical equipment shall be considered acceptable manufacturers, provided it meets or exceeds the specified equipment in all parameters, including but not limited to: orientation and dimensional/clearance criteria, serviceability, performance capacity, thermal efficiency ratings, control compatibility, construction quality, electrical power requirements. The approval is based on manufacturer and expected equipment quality, not on specific equipment models, and all additional costs incurred by the project for mechanical, electrical, structural, and ancillary revisions necessary to incorporate this equipment have been considered and adjusted costs are included in the respective Bid Submission. Final acceptance of the proposed products is subject to the shop drawing review.

Product Specified (HVAC):

Ductless Split AC Unit (AC-5/6, CU-5/6)
 Horizontal Electric Fan Coils (FC-1/2)
 Outdoor Packaged Electric Air Handling Unit (AH-3)
 Outdoor Electric Makeup Air Unit (MUA-1)
 Indoor Electric Air Handling Unit (AH-1/2)
 VRF System (Fan Coils, Heat Pumps)
 Air Cooled Condensing Units (ACCU-1/2)
 Condensing Units (CU-1/2)
 Condensing Units (CU-3/4)
 Fans
 Fixed Plate Heat Recovery Ventilator
 Electric Humidifiers
 Grilles, Registers, Diffusers, Louvers

Approved Manufacturer Equal:

Samsung, LG, Daikin
 Daikin
 Rheem, Daikin, Aaon
 SolutionAir, Daikin
 SolutionAir, Daikin
 Samsung
 Allied, Carrier, Daikin, Aaon
 ICE Western, Carrier, Daikin, Aaon
 Daikin, Aaon
 PennBarry
 Fantech, Renewairst, Loren Cook, Oxygen8
 Condair
 Nailor, Titus, Ventex

Product Specified (Plumbing):

DHWR Recirculating Pumps
 Faucets and Trim
 Emergency Eyewash & Mix Valves
 Water Cooler/Bottle Filler
 Water Closets
 Wall Hung Lavatory
 Oil Interceptor

Approved Manufacturer Equal:

Bell & Gossett
 Chicago Faucets
 Guardian
 Murdock
 Sloan
 Sloan
 Striem

QUESTIONS AND ANSWERS

Q1: Please confirm whether the regulatory signage and signposts / hardware on Drawing L2.4 are included in Section 01 21 00 Allowances (Cash Allowance #1).

A1: The exterior signage, signposts, and hardware shown on drawing L2.4 are not included in Cash Allowance #1. Refer to sheet A0.3 for the interior signage, exterior building signage, and window films included in this cash allowance.

Q2: Please confirm whether the interior windows shown on drawing A0.3 have steel frames.

A2: The interior windows shown on A0.3 have aluminum frames. Please refer to spec section 08 51 13 (for the sliding windows) and 08 11 16 (FlushGlaze 1800 series for the fixed/punched windows).

Q3: Pump Schedule not found, please advise on equipment requirements.

A3: Manufacturer, model number and performance for CP-1 and CP-2 can be found in the Hot Water Tank Schedule on M5.1.

Q4: Expansion Tank Schedule not found, please advise on equipment requirements.

A4: Manufacturer, model number and performance for ET-1 and ET-2 can be found in the Hot Water Tank Schedule on M5.1.

Q5: 01 56 00 - 1.4 calls for a wood framed site enclosure. Please confirm if instead a typical 1.8m high metal wire construction panel fence is acceptable for temporary site fencing?

A5: Metal wire construction panel fences are acceptable for site enclosures. Refer to the specification revisions noted above (Temporary Barriers and Enclosures).

Q6: The plant details in the landscape drawings are saying NIC - work by others. Please confirm the landscape scope to be included in this tender. Is the plant supply/install by others, but all the planting beds, planting medium, and much is part of this tender? Is the topsoil and sod part of the tender?

A6: The supply and installation of the plants will be by others (by the City of Winnipeg). The topsoil, sod, planting beds, and planting medium will be by the Contractor.

Q7: Is the main water meter on the 3" incoming water service being provided by the City?

A7: City of Winnipeg Water and Waste Department shall provide the primary water meter as per typical commercial installations. Meter sizing determined by the City of Winnipeg based on Water Meter Sizing form fixture count.

Q8: WC-1 notes the use of 45-degree angled floor flanges – What is the reasoning for this, and if no specific reason is provided, would standard floor flanges be acceptable?

A8: Angled flanges requested where water closets are in close proximity to structural pile cap locations, noted in the following areas: WC 108, 109, 112, 113, 107. Offset or standard floor flanges would also be accepted, providing the installation can be completed to avoid conflict with structural components within or below the floor slab.

Q9: Regarding drawing M1.1, Keynote 11 - Can you please confirm that all below ground sanitary piping will need to be excavated and removed?

A9: Existing sanitary piping within building envelope shall be removed. Refer to Civil engineered drawings for outside services piping requirements.

Q10: For floor drains, which one is required - inline trap seals (Canplas Sureseal) or trap primers. Please clarify.

A10: Trap seals shall be accepted in all locations.

Q11: Regarding drawing M5.2 "Buried Pipe Support Under Structural Slab Detail": the SS threaded rod and SS clevis hangers are indicated "by others" but this should be "by mechanical"? Please confirm.

A11: Response is as follows:

- a. Revise Buried Pipe Support Under Structural Slab detail per M5.2R1.
- b. Revise Typical Drainage Line Below Structural Slab Detail per MR5.2R1.
- c. Add Mechanical Underground Hanger Detail per M5.2R1.
- d. Add Pipe Hanger Detail/Section per M5.2R1.

Q12: Regarding drawing M5.2 "Buried Pipe Support Under Structural Slab Detail": Is this the pipe installation layout to use for both the existing floor slab and the new floor slab?

A12: Detail references underslab pipe support installation requirements in areas where structural slab is to be used, per Structural Engineered drawings.

Q13: Regarding drawing M2.0 can you please provide the specifications and model # for the item "WS-1" in Jan/Laundry Room 145?

A13: WS-1 to be Oatey Quadtro or equal, washing machine outlet box, ¼" turn brass ball valves, 2" drain, high impact polyethylene enclosure, water hammer arrestors. Equipment manufactured by HoldRite shall also be accepted.

Q14: Regarding drawing M0.0 can you please confirm that the size of the new main water meter is to be 1.5" per the "Water meter sizing data" chart?

A14: City of Winnipeg Water and Waste Department shall provide the primary water meter as per typical commercial installations. Meter sizing determined by the City of Winnipeg based on Water Meter Sizing form fixture count.

Q15: Regarding drawing M5.2 "Incoming Water Service Detail": Can you please provide the ultrasonic sub-meter connection size? Will they have the same size as the size of the pipe as shown (1", 2" & 2")?

A15: Water meters shall be sized at the following:

- a. Line size 1" (serving addition hot water supply): 3/4" meter size
- b. Line size 2" (serving north arena cold water supply): 1" meter size
- c. Line size 2" (serving addition cold water supply): 1.5" meter size

Q16: Can we use Type L copper tube for domestic water for sizes up to 3"?

A16: Type L Copper piping meeting Section 22 11 16 and the requirements of the Manitoba Plumbing Code shall be accepted.

Q17: Regarding drawing M2.1 the lavatory in UTR 107 is indicated as "L-1" but should this be L-2?

A17: UTR 107 should be equipped with an L-2 lavatory. Refer to M2.1R1.

Q18: Arch specs direct to electrical but requirements for the hand dryers do not appear to be provided. Please confirm hand dryer requirements including acceptable make and model, finish and electrical.

A18: Electrical drawing E1.0, Symbol Schedule (under the hand dryer symbol), lists the model and electrical requirements for the model being specified.

Q19: Please confirm that no bid bond or consent of surety is required with the bid submission and that the cost for 50% performance and 50% L&M bonds is to be carried in our bid.

A19: Confirmed – no bid bond or consent of surety is required. Refer to D14 in the Tender document for Contract Security Requirements.

Q20: I believe the electrical specification is missing. Could you please provide.

A20: Electrical specifications are located on the electrical drawings – refer to sheet E1.0.

Q21: What is the existing base below the arena slab? Is the intent that the contractor excavate and install new granular base below all the replacement slab or can the new slab go on the existing base?

A21: Where interior existing concrete slab removal is stated, slabs are to be removed in a careful manner so as to minimize disturbance of existing material. Contractor to provide a finishing layer of compacted granular as required to prepare for new slab on grade.

Q22: Please confirm the thickness required for the Armatherm pads called up on S2.4 for the canopy connections.

A22: 1" Armatherm Pads are to be used.

Q23: Please confirm if it is acceptable to use 3/8 x 5 1/8" GRK RSS screws in place of 1/2 x 4 1/2" lag bolts on the Post and Wood Fencing specified for the Old Ex project (SCD-105F). The GRK screws are self-drilling and have a low-profile head design that does not require counter-sinking. Counter-sinking and pre-drilling removes material, exposes bare wood, and creates areas that are prone to rot. Please advise if this substitution is acceptable.

A23: The use of the proposed GRK fasteners in lieu of through bolt is acceptable in this application.

Q24: S2.1 and S2.2 notes direct to provide compacted granular for replacement slab-on-grade as per geotechnical report, but the geotechnical report indicates structural slabs (slab on void) for floors with slab-on-grade requirements indicated for exterior slabs only. Please clarify base requirements for the interior replacement slabs in the arena.

A24: Where interior existing concrete slab removal is stated, slabs are to be removed in a careful manner so as to minimize disturbance of existing material. Contractor to provide a finishing layer of compacted granular as required to prepare for new slab on grade.

Q25: Will we be allowed to tie into existing electrical panels for temporary power? If so, cost for power used is by us?

A25: Refer to the specification revisions noted above (Temporary Utilities).

Q26: There is no plexiglass above the existing rink boards in the arena – what needs to be salvaged and returned to the City?

A26: Refer to revised drawings A1.1 and A1.2. The existing plexiglass has already been removed by the City of Winnipeg. The remaining components of the rink boards should be demolished as indicated on the drawings. The existing score clock, signage, and fire extinguishers in the arena can also be demolished.

Q27: Along GL 18 near GL C on drawing S2.0, these two piles are tagged as 2x450 dia. Please confirm there is only one pile at each location.

A27: Along GL 18 at two locations, pile label updated from “2-450Ø” to “450Ø” at two locations to match pile layout shown graphically. See S2.0 R1 for locations.

Q28: Spec section 08 36 16 calls for the specified Garaga OH door to be primed and finish painted by the painter as per 09 91 00, but the Garaga G5000 comes with a 2 coat Polyester paint and meets ASTM A924 and ASTM A924M standards and comes with a 10 year warranty against any perforation of steel due to rust. Should this door just be provided with the factory finish instead of having the painter try to finish it later?

A28: Refer to the specification revisions noted above (Sectional Overhead Doors).