



# 556-2024B ADDENDUM 6

## ST. JAMES CIVIC CENTER FACILITY EXPANSION

### URGENT

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

ISSUED: November 1, 2024  
BY: Janelle Fillion, LM-ESP  
TELEPHONE NO. 204 942-0681

**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 B – BIDDING PROCEDURES

- Revise: B11.4(ii) to read: Period 2A: March 23 – April 5 (minimal programming, less important programming period)
- Revise: B11.4(iii) to read: Period 2B: April 6 – June 14
- Revise: B11.4(vi) to read: Period 5A: September 28 – December 13
- Revise: B11.4(vii) to read: Period 5B: December 14 – January 1 (minimal programming, less important programming period)
- Add: B13.3(g) Inland Audio
  - Assistive Listening System information

### DRAWINGS

- Replace: 556-2024B\_Drawing\_A2.2 with 556-2024B\_Addendum\_6\_Drawing\_A2.2 R1
- Replace: 556-2024B\_Addendum\_4\_Drawing\_A3.2-R1 with 556-2024B\_Addendum\_6\_Drawing\_A3.2 R2
- Replace: 556-2024B\_Drawing\_A4.2 with 556-2024B\_Addendum\_6\_Drawing\_A4.2 R1
- Replace: 556-2024B\_Drawing\_A5.1 with 556-2024B\_Addendum\_6\_Drawing\_A5.1 R1
- Replace: 556-2024B\_Drawing\_A5.4 with 556-2024B\_Addendum\_6\_Drawing\_A5.4 R1
- Replace: 556-2024B\_Drawing\_A5.5 with 556-2024B\_Addendum\_6\_Drawing\_A5.5 R1
- Replace: 556-2024B\_Drawing\_A5.10 with 556-2024B\_Addendum\_6\_Drawing\_A5.10 R1
- Replace: 556-2024B\_Addendum\_4\_Drawing\_A8.1 R1 with 556-2024B\_Addendum\_6\_Drawing\_A8.1 R2
- Replace: 556-2024B\_Drawing\_A8.11 with 556-2024B\_Addendum\_6\_Drawing\_A8.11 R1
- Replace: 556-2024B\_Drawing\_E5.1 with 556-2024B\_Addendum\_6\_Drawing\_E5.1 R1

- Replace: 556-2024B\_Drawing\_E6.1 with 556-2024B\_Addendum\_6\_Drawing\_E6.1 R1
- Replace: 556-2024B\_Drawing\_E6.2 with 556-2024B\_Addendum\_6\_Drawing\_E6.2 R1
- Replace: 556-2024B\_Drawing\_E6.3 with 556-2024B\_Addendum\_6\_Drawing\_E6.3 R1
- Replace: 556-2024B\_Addendum\_2\_Drawing\_ED2.1 R1 with 556-2024B\_Addendum\_6\_Drawing\_ED2.1 R2
- Replace: 556-2024B\_Addendum\_2\_Drawing\_EP2.1 R1 with 556-2024B\_Addendum\_6\_Drawing\_EP2.1 R2
- Replace: 556-2024B\_Drawing\_EP2.2 with 556-2024B\_Addendum\_6\_Drawing\_EP2.2 R1
- Replace: 556-2024B\_Addendum\_2\_Drawing\_L1.2 R1 with 556-2024B\_Addendum\_6\_Drawing\_L1.2 R2
- Replace: 556-2024B\_Addendum\_2\_Drawing\_M1.1 R1 with 556-2024B\_Addendum\_6\_Drawing\_M1.1 R2
- Replace: 556-2024B\_Drawing\_M5.1 with 556-2024B\_Addendum\_6\_Drawing\_M5.1 R1
- Replace: 556-2024B\_Drawing\_M7.1 with 556-2024B\_Addendum\_6\_Drawing\_M7.1 R1
- Replace: 556-2024B\_Drawing\_ME2.1 with 556-2024B\_Addendum\_6\_Drawing\_ME2.1 R1
- Replace: 556-2024B\_Drawing\_MH2.1 with 556-2024B\_Addendum\_6\_Drawing\_MH2.1 R1
- Replace: 556-2024B\_Drawing\_MP2.1 with 556-2024B\_Addendum\_6\_Drawing\_MP2.1 R1
- Replace: 556-2024B\_Addendum\_4\_Drawing\_MY2.1 R1 with 556-2024B\_Addendum\_6\_Drawing\_MY2.1 R2
- Replace: 556-2024B\_Drawing\_S1.2 with 556-2024B\_Addendum\_6\_Drawing\_S1.2 R1
- Replace: 556-2024B\_Drawing\_S1.3 with 556-2024B\_Addendum\_6\_Drawing\_S1.3 R1
- Replace: 556-2024B\_Drawing\_S3.2 with 556-2024B\_Addendum\_6\_Drawing\_S3.2 R1
- Replace: 556-2024B\_Drawing\_S4.1 with 556-2024B\_Addendum\_6\_Drawing\_S4.1 R1
- Replace: 556-2024B\_Drawing\_S4.2 with 556-2024B\_Addendum\_6\_Drawing\_S4.2 R1

## **NMS SPECIFICATIONS**

### **01 64 00 City Furnished Products**

Replace: 556-2024B\_Spec Section 01 64 00 City Furnished Products with 556-2024B\_Addendum\_6\_Spec Section 01 61 00R1 – City Furnished Products

### **06 40 00 Architectural Woodwork**

Revise: 2.12.1 to read:

Fabric:

- .1 Composition: 100% Vinyl (without harmful phthalates)
- .2 Backing: Knit, Polyester
- .3 Weight: 33 ounces/linear yard (1023 g/lm)
- .4 Finish: Advanced Protective Topcoat
- .5 Width: 1370 mm

- .6 Flammability: in accordance with NFPA 260
- .7 Abrasion: 1,000,000 double rubs
- .8 Basis of Design Product:
  - .1 DesignTex Rein 3010, colour to be selected from Manufacturer's entire selection.
  - .2 Requests for substitutions will be considered subject to specified requirements and in accordance with *B7 Substitutes*.

**07 51 00 Built-Up Bituminous Roofing**

Revise: 2.5.1.1.1 to read: Thermal resistance, RSI-value: 1 at 25mm thick at 24 degrees C.

**08 11 13 Hollow Metal Doors and Frames**

Replace: 556-2024B\_Spec Section 08 11 13 Hollow Metal Doors and Frames with 556-2024B\_Addendum\_6\_Spec Section 08 11 13 – Hollow Metal Doors and Frames

**08 71 01 Door Hardware Sets**

Add the following underlined information to **Hardware Group No. 12**:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
1 EA	CONTINUOUS HINGE	<u>112HD</u>	<u>315AN</u>	<u>IVE</u>

**09 06 00R1 Room Finish Schedule** (from Addendum 4)

Revise: Remark R14 to read: Allow for approximately 150mm retiling work (CT-4) around the pool deck floor of new pool viewing bay, c/w matching tile cove base.

**09 65 00 Resilient Flooring**

Add: 2.3.1.2: Acceptable Equivalent: Adore Naturelle Plus, plank and tile.

**10 22 39 Folding Panel Partitions**

Add: 2.2.1.3 Acceptable **Alternate**: Kwik-Wall 2030 Hinged Pair Operable Wall System. Please refer to B7 Substitutes for information on including an Approved Alternative in a Total Bid Price.

- .1 Deviations from Basis of Design that are deemed acceptable:
  - .1 Exposed metal trip at top and bottom of panels: Gray.

**21 14 50 Fire Extinguishers**

Delete: Specification Section 21 14 50 Fire Extinguishers

**22 10 00 Plumbing Piping**

Revise: 2.3 title to read: Sanitary Sewer, Condensate Piping, Above Grade.

Add: 2.9.3 Acceptable Alternate: Niron Piping for plumbing piping.

## 22 42 02 Plumbing Fixtures

Replace: 556-2024B\_Addendum\_5\_Spec Section 02 42 02\_Plumbing Fixture Cutsheet – LAV-1 with 556-2024B\_Addendum\_6\_Spec Section 02 42 02\_Plumbing Fixture Cutsheet – LAV-1 R1

## 22 42 01 Plumbing Specialties

Revise: 2.10.3.1 to read: Grease interceptor GI-1 basis of design shall be Schier model GB2, molded polyethylene, integral flow control, flow rate: 50gpm, 127lbs (17.3gal) grease capacity, built-in flow control, 35" x 23" x 13.75" (LxWxH).

## 22 47 00 Plumbing Equipment

Add: 2.2.1.6 Acceptable Equivalent: Bell & Gossett (submersible sump pumps)

## 23 05 20 Hydronic Specialties

Add: 2.1.1.5 Acceptable Equivalent: Flex-Hose (flexible pipe connectors)

## 23 21 00 Hydronic Piping

Add: 2.1.4: Acceptable **Alternate**: Niron Piping for hydronic hot water piping. Please refer to B7 Substitutes for information on including an Approved Alternative in a Total Bid Price.

Add: 2.2.3: Acceptable **Alternate**: Niron Piping for hydronic chilled water piping. Please refer to B7 Substitutes for information on including an Approved Alternative in a Total Bid Price.

## 23 21 23 HVAC Pumps

Add: 2.1.5 Acceptable Equivalent: Wilo

## 23 33 00 Duct Work Accessories

Add: 2.2.3 Manufacturers:  
.1 Ventex (backdraft dampers)

Revise: 2.10.1 to read: Manufacturers:  
.1 Greenheck, models RBDR-50, RBD-10  
.2 Acceptable Equivalent: Young Regulator/Ruskin (remote balancing dampers)

Add: 2.13 Control Dampers  
.1 Manufacturers:  
.1 Alumavent

### **23 34 16 Centrifugal Fans**

Add: 2.1.4 Acceptable Equivalent: PennBarry (fans)

### **23 37 00 Air Inlets and Outlets**

Delete: 2.11 Louvers

Delete: 2.12 Penthouse Louver

### **23 55 10 Indirect fired Units**

Add: 2.1.5 Acceptable Equivalent: CaptiveAire

Add: 2.1.6 Acceptable Equivalent: Thermotek

Add: 2.1.7 Acceptable Equivalent: Nagas (formerly Bousquet Express)

Add: 2.1.8 Acceptable Equivalent: Air Wise

### **23 82 00 Terminal Heat Transfer Units**

Add: 2.2.2.2 Acceptable Equivalent: Daikin (fan coils)

Add: 2.2.2.3 Acceptable Equivalent: Titus (fan coils)

Add: 2.2.2.4 Acceptable Equivalent: Trane (fan coils)

Add: 2.3.1.4 Acceptable Equivalent: Sigma (hydronic radiant heaters)

### **27 51 26 Assistive Listening Systems**

Revise: 2.1.1 to read: Ampetronic

Revise: 2.2.1 to read: Product: Ampetronic CLD100CD counter loop kit

Revise: 2.3.1 to read: Product: Ampetronic CLS1

### **28 10 00 – Access Control (Refer to Addendum 2)**

Revise: 2.1.2 to read: Johnson Controls

Add: 2.1.3 Bosch

### **32 16 15 Site Concrete**

Delete: Specification Section 32 16 15 Site Concrete

(Refer to '32 16 15 Concrete Walks, Curbs, and Gutters' for in-contract scope)

### 32 17 23 Pavement Marking

Replace: 556-2024B\_Spec Section 32 17 23 Pavement Markings (replace both previous sections issued), with 556-2024B\_Addendum\_6\_Spec Section 32 17 23 – Pavement Marking

### 32 37 00 Exterior Site Furnishings

Revise: 2.2.1 to read: Genesis Bicycle Rack, Six bike, Model GNS-6-SF-P, (30" W x 76" L x 35" H), 2 3/8" tube, surface mount, powder coated steel. Colour: Gunmetal, as supplied by Madrax Bicycle Security, Waunakee, Wisconsin, phone 1-800-448-7931, www.madrax.com or approved equal in accordance with *B7 Substitutes*. Quantity required: three (3).

## QUESTIONS AND ANSWERS

- Q1: Bid/Proposal Form A calls for a bid validity period of 150 days, which is longer than we usually see. Is the project award actually anticipated to take somewhere near 150 days? We would like to take award timing into account for schedule/phasing plans as well as review inflationary considerations, if necessary.
- A1: Form A requires the Contractor to hold their bid for 150 days, however per D18.4 the City's intention is to award this Contract by February 29, 2025.
- Q2: Please provide clarification on the expectation of "floor sloping to floor drains". Will this require the GC to install additional floor topping onto existing and new construction to achieve floor slopes? These floor drains exist at Rooms 1:09, 1:10, 1:24, 1:25, 1:28, 1:32.
- A2.1: For BF W/C 1:09, 1:10, 1:24, and Laundry 1:25, the slope would be from extent of interior partitions forming the room area to the drain, with the drain elevation at 12mm below Elevation 100 000.
- A2.2: For Kitchen 1:28, extend of floor slope to each drain is expected to be a 1200mm x 1200mm area, centered on the drain, with drain elevation at 12mm below Elevation 100 000.
- A2.2: For 1:32 Washrooms, given this is on existing hollow core slab that cannot take on more structural load from a concrete topping, no slope is expected for the drains shown in this area.
- Q3: Spec 07 64 13, Standing Seam sheet metal wall cladding, Clause 2.2.5 - States panel width is 400mmm coverage (16") However, the drawings scale out to approximately 39" wide. And the basis of design is Agway AR-38, which is a 20" wide panel. Please clarify panel size/layout requirements.
- A3: Refer to Addendum 4 for revision to specification 07 64 13. The hatch scale representing the standing seam metal panel on the Exterior Elevations is not to scale in order to provide graphic clarity between varying materials.
- Q4: Spec 07 64 13, Standing Seam sheet metal wall cladding, Clause 2.1.2.3 indicates a 0.76mm thickness. This is 22ga. However, Agway only stocks 24ga in the black, so a 22ga would have to be a special order. Is the architect willing to accept a 24ga to reduce costs?
- A4: Gauge is to remain as specified to reduce oil canning.

- Q5: Section 07 42 33 Solid Phenolic Wall Panels clause 2.1.2.8- Panel sizes: as indicated on drawings. The drawings scale these panels to 20" wide. However, Fundermax, which is the basis of design, only has 5 widths available. (see snip from brochure) 25", 73" 64", 51", 73". Is the Architect willing to accept one of these panel widths to reduce cost (less cutting and waste)?
- A5: Refer to Addendum 4 confirming the panel width at 500mm. This width is critical so to align with window mullions and façade patterning.
- Q6: RFP GCs – F1 security clearance – Does clause F1.1 (b) mean that all workers that work inside the building will require a security clearance but those working entirely outside do not require a security clearance?
- A6: The intent is that all workers at the Site require a security clearance.
- Q7: In the spec 01 64 00-3.2.3 and 01 64 00-3.2.4, among other locations, refer to a Construction Manager. Please confirm if "Construction Manager" where shown should instead read "Contractor".
- A7: Where "Construction Manager" is shown in this spec section, it refers to "Contractor". See attached revised specification section as indicated above with this revision made. No other modifications were made to this specification section.
- Q8: There will be a constructability issue with the top reveal L angle at the acoustic call (see detail 5/A8.11) as the panels will need to be lifted above to install onto the z-clips. Please provide product specifications for the F and L reveal channels/angles.
- A8: Refer to the revised detail on the revised A8.11 drawing sheet. Refer to Addendum 4 for the specified F and L reveal.
- Q9: Please confirm there is no GB4 (Grade Beam) shown on the structural drawings.
- A9: Correct, there is no GB4 grade beam in the drawings.
- Q10: Please confirm there is no PC1 (Pile Cap) shown on the structural drawings.
- A10: Correct, there is no PC1 grade beam in the drawings.
- Q11: Can you please clarify if the following items are to be included in the bid or part of General Contractor's scope: There are no details about these items: Large Scale Signage Reference: Room Finish Schedule: Room 5:14 [1:14] Reception, Remark #7 (Provide large scale graphic signage on back reception wall w/ 12mm thick felt absorptive material (AWP-1). Graphic to be confirmed and provided during construction. Det. 5/A7.3 (1:14 – Reception – East)
- A11: Refer to Spec Section 09 84 30, 2.2.2. for product and mounting information. The final level of detail for the graphic will meet or be less than what is shown graphically on Interior Elevation 5/A7.3. The final graphic will require approval from the stakeholders of St. James Assiniboia 55+ Centre group prior to fabrication.
- Q12: Can you please clarify if the following items are to be included in the bid or part of General Contractor's scope: Art Wall – Supply. Reference: Drawing note 2.09 indicates that Art Wall for 3rd party installation / A2.1, located at West side of X Lobby 1:02.1
- A12: The extend of work in the Contractor's scope is described in the drawings with the wall assembly '3S7' as shown. The assembly to be painted and be complete with 100mm high solid surface wall base along this wall, as indicated in the Room Finish Schedule. Expectations are for this wall to be a "white gypsum board canvas" for a 3<sup>rd</sup> party art installation. City, in collaboration with the Winnipeg Arts Council, is seeking interested artists through a different solicitation.
- Q13: Could we get a clarification: The roof assemblies R1 & R2 both have two (2) layers 100 mm rigid insulation min (R-42). The specified material is Poly ISO. 8" of Iso: R-value @ R-6.5 per inch is R-52. The question is can we install the specified ISO insulation in two (2) layers 4" + 2.5" which would be R-42? This is not a sloped insulation system only backslope and crickets, So the base layers will always be min R-42.

A13: The roof assembly descriptions is revised above to state RSI 8 / R45.5. This value is the minimum R-value accounted for in energy modeling and is calculated from the basis of R5.7 per inch, or RSI-1 per 25mm. The minimum thickness may vary depending on the utilized product. It is acceptable to have varying layer thicknesses provided the assembly is complete with 2 layers of polyisocyanurate board insulation and meets minimum RSI / R value indicated.

Q14: Assistive Hearing System: In the previous addenda, there was no clarification regarding the different vendors being called out nor the integrator (Inland) of choice. Can this be addressed on a future addendum?

A14: There is no specific integrator of choice for the supply and install of the assistive hearing system. The scope is open to integrators experienced to carry out the scope per drawings and specifications.

Q15: Please confirm how long the recycling bins will need to remain on site. While they are on site, in order to accommodate construction do we have flexibility on where in the parking lot they are placed?

A15: For planning purposes, the Contractor can assume that the Cardboard Recycling bins and the Clothing Donation bins will be removed by end of April 2025.

Q16: Clause 01 31 00-1.8.1 calls for Life Safety Testing. Is the City of Winnipeg paying the Life Safety Test fees?

A16: Costs shall be paid by the Contractor.

Q17: Section 2.1 of the Hollow Metal Door section doesn't appear to have anything to do with hollow metal. Can you [Contractor] look into this?

A17: The only submittal that will be required from Div 08 – Hollow Metal Doors will be documentation on recycled content and EPDs, if applicable. Otherwise, it's understood that Hollow Metal Doors are non-emitting and therefore comply with 2.1.3. The spec section has been revised to reflect this information and forms part of this addendum.

Q18: Confirm NO concrete paver on the roof.

A18: There are no concrete pavers on the new roof.

Q19: Confirm NO roof anchors on roof.

A19: The project scope of work does not include fall arrest roof anchors.

Q20: Approve NO axial loads in the tie joists.

A20: There is no axial load in tie joists.

Q21: Provide ponding loads, if any.

A21: There is no ponding load.

Q22: Advise if the bulkheads loads at operable walls, detail 2/A5.1, are already included in the given dead load of 1.4Kpa on plan S2.3.

A22: Bulkhead loads are additional to the dead load noted.

Q23: Advise if sealed welds will be required for the joists in pool storage and pool viewing, ref A0.1 for location? (these joists will be galvanized as per note 9 form joists notes on plan S1.1, but nothing indicated regarding sealed welds)

A23: Yes, sealed welds will be required for the joists in the Pool Storage and Pool Viewing, as referenced in the question.

Q24: Confirm joists in pool storage and pool viewing will be galvanized as per question 12 above. It is a bit confusing to have the ceiling covering these joists as per ceiling plan A3.2.

A24: Yes, the joists above the Pool Storage and Pool Viewing shall be galvanized.



Q25: Confirm values given on the wind load table on plan S2.3 are Gross uplift and that the importance factor is already included.

A25: Importance Factor is included; the wind load table is just the wind load and does not account for the deadload.

Q26: Please clarify what the key switches located at the front door of the civic Center drawings are to be controlling – see snip from EP2.1 below

A26: The key switches shown on EP2.1, Entry Vestibule 1:01 refer to the key switches described in Door Schedule 08 06 10, for sliding Door 1:01.1 and Door 1:01.2. The key switches shall be located on the door jambs. Specific location to be coordinated through shop drawing review.

Q27: Can you provide existing as-built sprinkler drawings?

A27: Sprinkler Shop Drawings are included in this addendum. File is entitled "556-2024B\_Addendum\_6\_SJCC Existing Sprinkler Shop Drawings." Contractor shall site verify information as required.

Q28: May the sprinkler main located on the main floor of the existing hall be utilized/tied into to feed the new addition?

A28: Connecting to existing sprinkler main serving the main floor to serve the addition is acceptable provided it is sized appropriately and all NFPA requirements met for the installed system.

Q29: Please provide the water supply and sanitary drain pipe sizes (rough-in) for the plumbing fixtures.

A29: Plumbing fixture rough-in sizes are indicated in the chart located on latest issued MP2.1.

Q30: Regarding MP2.1, what pipe material can we use for the condensate drain lines?

A30: Condensate piping can be of the same material as sanitary and sewer piping listed in Section 22 10 00, 2.3.

Q31: Regarding MP2.1, is a Zurn downspout and heat trace required on RWL drops on grid lines 7-A & 7-W?

A31: Downspouts are required on overflow RWL drops at grids 7-A and 7-W, heat trace is not required at these locations.

Q32: On dwg MY2.1, the pipe size of the chilled water line coming down from the mech room above is shown to be 3" but the fan coil piping schematic on dwg M5.1 is showing the pipe size to be 2". Please clarify.

A32: Chilled water pipe size shall be 2-1/2". Drawings MY2.1-R2 and M5.1-R1 show revised pipe sizing.

Q33: In the addendum (MP2.0-R1) and it's showing a 100mm SAN and a 150mm SD leaving the east side of the building, however, the civil is showing the 150mm WWS connection. Please advise.

A33: The sanitary load for the building only requires 100mm sanitary main leaving the building. It can be connected to the 150mm WWS site main shown on the civil drawings.

Q34: Advise if sprinklers are ESFR.

A34: Sprinklers are conventional type, not ESFR.