Corporate Finance Department Purchasing Division

CITY ARCHIVES BUILDING REDEVELOPMENT – 380 WILLIAM AVENUE

April 1, 2025 Daniel Long

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ISSUED:

BY:

URGENT

Winnipeg

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE BID/PROPOSAL THIS ADDENDUM SHALL BE INCORPORATED INTO THE BID/PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

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.

NMS SPECIFICATIONS

Section 07 72 33 Roof Hatches:

Revise: 2.2.8 to read: Size: 36"x36".

Revise: 3.2.1 to read: Coordinate installation of roof hatch with adjacent roofing, existing roof structure, access ladder, interior skuttle & attic access door; refer to addendum detail 788-2024B_Addendum_3_Detail_AR-1-R0.pdf.

Section 08 36 13 Sectional Doors:

Add: 2.1.2: Size: 6'-0" wide x +/-8'-3" high, to suit masonry rough opening; refer to architectural plans & details.

Section 08 71 00 Finish Hardware:

Add: Power Door Operators: Series 4100 & 7100 by Horton and Besam SW200i by Assa Abloy are acceptable as 'Approved Equals'.

Section 10 56 26 High Density Mobile Shelving System:

Clarify: 2.2.3.1.11: Refer to 788-2024B_Addendum_3_Drawing_A8.2-R1.pdf for additional information on system height, available clearance and number of vertical shelf spaces for each level.

- Revise: 2.2.3.1.12 to read: Vertical shelf-to-shelf spacing: 12.75" typical.
- Revise: 2.2.3.1.14 to read: Accessories: File dividers, provide fifty (50) total over all four vault levels.

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Specification Details

Replace:

Detail AR-1 with 788-2024B_Addendum_3_Detail_AR-1-R0.pdf.

Specification 22 42 01 Plumbing Specialties & Accessories

Revise 2.11 to read: THERMAL EXPANSION, ET-P1

Specification 23 73 11 Air Handling Unit – Packaged

Replace 2.2.4 with the following:

".4 COILS

.1 All Coils shall be provided with stainless steel 304 gauge 14 casing, if ocean front conditions are expected, Electrofin coating or Heresite coating must be provided on the coils.

.2 All coils must be fabricated according to AHRI 410

.3 Aluminum Fins at a maximum of 12 fins per inch.

.4 All headers must have a vent port at the highest point.

.5 All headers must have drains point to allow for a full coil drainage, such port must have an accessible valve to allow for draining without disassemble of parts.

.6 All Cooling coils must be provided with a sloped insulated draining pan in SS According to ASHRAE 62 Specifications. If coils are in a vertical tandem, an intermediate pan must be provided and piped to avoid any water stillness.

.7 For Cooling Coils, velocity across the coil must not exceed 500 FPM, incase this is not achievable, and Stainless-Steel mist eliminator must be provided and never to exceed 650 FPM at any circumstance.

.8 For Hot water Coils, velocity across the coil must not exceed 800 FPM.

.9 All drain pans regardless of condensing or non-condensing operation conditions, must be provided with a water level sensor."

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Add 2.2.8.3:

"2.2.8.3 UNIT LEAK DETECTION AND MITIGATION:

1. The unit will be equipped with refrigerant leak detection sensors. These sensors along with the following sequence of operation are required per CSA B52.

2. Refrigerant Leak Detected In Air Tunnel: If a refrigerant leak is detected in the air tunnel, the supply fan will operate at minimum airflow requirement, recirculation damper to be fully open, outside air damper will be closed, and remote condensing unit(s) disabled to reduce leakage rate. This operation is required in order to move stagnant refrigerant from within the unit, duct, and space ensuring proper dilution of the refrigerant. This operation is required even if the unit is called to be off. After leak detection is cleared, the unit will go back to normal operation. Exception to this operation is when the unit is receiving an active fire alarm signal at the unit controller. If unit controller is receiving a fire alarm input, the unit will not operate the leak mitigation supply fan sequence.

3. Dry alarm contacts shall allow the building (by others) to perform external mitigation actions when necessary. These by other external actions include opening of zone dampers in the ductwork, disabling duct mounted electric resistance heaters, and/or enabling additional mechanical ventilation if required per ASHRAE 15."

DRAWINGS

ARCHITECTURAL

Refer to 788-2024B_Drawings_Architectural-R0.pdf:

Replace:	A1.1 with 788-2024B_Addendum_3_Drawing_A1.1-R1.pdf.
	A3.4 with 788-2024B_Addendum_3_Drawing_A3.4-R1.pdf.
	A8.2 with 788-2024B_Addendum_3_Drawing_A8.2-R1.pdf.

MECHANICAL

Refer to 788-2024B_Drawings_Mechanical-R0.pdf:

Replace:

FP1.1 with 788-2024B_Addendum_3_Drawing_FP1.1-R1.pdf.
M2.1 with 788-2024B_Addendum_3_Drawing_M2.1-R1.pdf.
M2.2 with 788-2024B_Addendum_3_Drawing_M2.2-R1.pdf.
M2.4A with 788-2024B_Addendum_3_Drawing_M2.4A-R1.pdf.
M2.4B with 788-2024B_Addendum_3_Drawing_M2.4B-R1.pdf.
M2.5 with 788-2024B_Addendum_3_Drawing_M2.5-R1.pdf.
M2.6 with 788-2024B_Addendum_3_Drawing_M2.6-R1.pdf.
M2.8 with 788-2024B_Addendum_3_Drawing_M2.8-R1.pdf.
M2.9 with 788-2024B_Addendum_3_Drawing_M2.9-R1.pdf.

M2.10 with 788-2024B_Addendum_3_Drawing_M2.10-R1.pdf. M3.1 with 788-2024B_Addendum_3_Drawing_M3.1-R1.pdf. M4.2 with 788-2024B_Addendum_3_Drawing_M4.2-R1.pdf. M4.3 with 788-2024B_Addendum_3_Drawing_M4.3-R1.pdf. M5.1 with 788-2024B_Addendum_3_Drawing_M5.1-R1.pdf. M5.2 with 788-2024B_Addendum_3_Drawing_M5.2-R1.pdf. M5.3 with 788-2024B_Addendum_3_Drawing_M5.3-R1.pdf. M6.4 with 788-2024B_Addendum_3_Drawing_M5.4-R1.pdf.

ELECTRICAL

Refer to 788-2024B_Drawings_Electrical-R0.pdf:

Replace:	E1.0 with 788-2024B_Addendum_3_Drawing_E1.0-R1.pdf.
	E4.0 with 788-2024B_Addendum_3_Drawing_E4.0-R1.pdf.
	E5.0 with 788-2024B_Addendum_3_Drawing_E5.0-R1.pdf.
	EP2.0 with 788-2024B_Addendum_3_Drawing_EP2.0-R1.pdf.
	EP2.1 with 788-2024B_Addendum_3_Drawing_EP2.1-R1.pdf.
	EP2.2 with 788-2024B_Addendum_3_Drawing_EP2.2R1.pdf
	EP2.3 with 788-2024B_Addendum_3_Drawing_EP2.3-R1.pdf.
	ES2.0 with 788-2024B_Addendum_3_Drawing_ES2.0-R1.pdf.
	ES2.1 with 788-2024B_Addendum_3_Drawing_ES2.1-R1.pdf.
	ES2.2 with 788-2024B_Addendum_3_Drawing_ES2.2-R1.pdf.

QUESTIONS AND ANSWERS

Architectural

- Q1: Confirm who will be responsible for electrical power consumption during construction.
- A1: Section 01 51 00, Article 1.4 identifies contractor's usage of existing & new power & lighting systems.
- Q2: Are elevation drawings for 10 56 26 Mobile Storage Unit available? What is the height of the units? How many shelves are required?
- A2: Refer to Addendum Drawing 788-2024B_Addendum_3_Drawing_A8.2-R1.pdf for additional information on the proposed shelving layout including system height, available clearances and number of vertical shelf spaces for each level.
- Q3: During the walkthrough it was observed that there were a large amount of fluorescent light fixtures stockpiled on the second floor that will need to be safely disposed of. Is this removal the responsibility of the GC?
- A3: The Contractor shall be responsible for removal & safe disposal of the existing fluorescent fixtures stockpiled on the second floor level in accordance with provincial regulations.

- Q4: Section 02 85 12 Silica & Heavy Metals Abatement is included in spec, however the Tesseract report does not identify these hazards. Where are they present?
- A4: Approximately 4-5" of loose-fill material consisting of fly-ash & construction debris was installed between existing floor joists of the main & second floor levels throughout the building to provide an acoustic separation. This material was identified after the Gap Analysis report was written and does not appear on the City's hazardous materials inventories. Scope of work calls for all of this hazardous material to be removed. Refer to drawings A0.2 & A0.3 for details on floor types and drawing A2.1, demolition Notes #47 & #48.
- Q5: Pinchin have written the abatement specifications; is there a missing report from Pinchin?
- A5: Pinchin have been retained by the City to perform abatement inspections & testing for City properties including this building and have provided all abatement specifications for this project. There is a test report by Pinchin on the in-floor hazardous materials that immediately follows the Tesseract report in the Appendix.
- Q6: Confirm who is to carry the costs associated with obtaining the Building Permit.
- A6: The City shall apply for and pay fees to obtain the Site Development and Heritage Permits for this project. The Building Permit and any trade or right-of-way permits required during construction shall be the responsibility of the Contractor.
- Q7: You have provided spec sections for Topsoil & Finish Grading (31 22 19) and Sodding (32 92 23); will these be applicable for this bid?
- A7: These sections apply to repairs to existing sodded grade at the southeast corner of the building where u/g site services are being upgraded and a new mechanical unit c/w housekeeping pad & fence are being installed. See also Addendum Drawing 788-2024B_Addendum_3_Drawing_A8.2-R1.pdf.
- Q8: Clarify Note #7, drawings A6.5 & A6.7. Drawing note says gypsum board ceiling while hatch is acoustic tile.
- A8: Gypsum board shall be installed to the u/s of existing wood joist framing at high level in each of these rooms with a new acoustic tile ceiling installed below at the elevation noted.

Mechanical

- Q1: Confirm tag on SP-01 should be SP-01/SP-02
- A1: Sump pump tags updated; refer to 788-2024B_Addendum_3_Drawing_M2.1-R1.pdf.
- Q2: Confirm that SP-7/8 are for the elevator pit as per the schedule And should they be where SP-01 is shown? Drawing M2.1 Keynote #7 says SP-7/8 are the sanitary dupley sumps and note #11 lift sump
- Keynote #7 says SP-7/8 are the sanitary duplex sumps and note #11 lift sump pit and pump
- A2: Sump pump tags updated; refer to 788-2024B_Addendum_3_Drawing_M2.1-R1.pdf.
- Q3: Please show location of FC-09 on drawings
- A3: Fan Coil, FC-09 is not on the drawings and not required. The fan coil has been deleted from the schedule; refer to 788-2024B_Addendum_3_Drawing_M5.2-R1.pdf..
- Q4: Please show location of UH-005-1 on drawings
- A4: Unit Heater, UH-005 is located in the basement room 005; refer to 788-2024B_Addendum_3_Drawing_M2.4A-R1.pdf.
- Q5: FF-S01-2-1 is duplicated on the schedule
- A5: We revised the schedule to show FF-S01-2-1 and FF-S01-2-2 to match M2.10; refer to 788-2024B_Addendum_3_Drawing_M5.2-R1.pdf.
- Q6: Can a detail/schematic be provided for the boilers?
- A6: Provided on PFD1.1

- Q7: Please clarify locations that the trap primer stations should be Installed
- A7: Any locations that can feed by gravity flow from a pressure drop activated trap seal primer is acceptable to all floor drain traps and fan coil condensate indirect funnel drain traps, wherever possible water closets to feed trap primers. If it is not possible to be fed from water closet by gravity an electronic trap primer will need to be installed.