



## 63-2025B ADDENDUM 4

# CONSTRUCTION OF NEW SOUTH WINNIPEG RECREATION CAMPUS PHASE 1

### **URGENT**

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

ISSUED: January 29, 2026  
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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

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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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### **DRAWINGS**

Replace: 63-2025B \_Addendum\_3-Drawing\_L1.00-R1 with 63-2025B \_Addendum\_4 -Drawing\_L1.00-R2  
63-2025B \_Addendum\_3-Drawing\_L5.00-R1 with 63-2025B \_Addendum\_4 -Drawing\_L5.00-R2  
63-2025B \_Drawing\_L5.01-R0 with 63-2025B \_Addendum\_4 -Drawing\_L5.01-R1  
63-2025B \_Drawing\_A040-R0 with 63-2025B \_Addendum\_4 -Drawing\_A040-R1  
63-2025B \_Drawing\_A041-R0 with 63-2025B \_Addendum\_4 -Drawing\_A041-R1  
63-2025B \_Drawing\_A050-R0 with 63-2025B \_Addendum\_4 -Drawing\_A050-R1  
63-2025B \_Drawing\_A052-R0 with 63-2025B \_Addendum\_4 -Drawing\_A052-R1  
63-2025B \_Drawing\_A053-R0 with 63-2025B \_Addendum\_4 -Drawing\_A053-R1  
63-2025B \_Drawing\_A110-R0 with 63-2025B \_Addendum\_4 -Drawing\_A110-R1  
63-2025B \_Addendum\_3-Drawing\_A111-R1 with 63-2025B \_Addendum\_4 -Drawing\_A111-R2  
63-2025B \_Addendum\_3-Drawing\_A120-R1 with 63-2025B \_Addendum\_4 -Drawing\_A120-R2  
63-2025B \_Drawing\_A121-R0 with 63-2025B \_Addendum\_4 -Drawing\_A121-R1  
63-2025B \_Drawing\_A122-R0 with 63-2025B \_Addendum\_4 -Drawing\_A122-R1  
63-2025B \_Drawing\_A125-R0 with 63-2025B \_Addendum\_4 -Drawing\_A125-R1  
63-2025B \_Drawing\_A126-R0 with 63-2025B \_Addendum\_4 -Drawing\_A126-R1  
63-2025B \_Drawing\_A140-R0 with 63-2025B \_Addendum\_4 -Drawing\_A140-R1  
63-2025B \_Drawing\_A150-R0 with 63-2025B \_Addendum\_4 -Drawing\_A150-R1  
63-2025B \_Drawing\_A151-R0 with 63-2025B \_Addendum\_4 -Drawing\_A151-R1

63-2025B \_Addendum\_3-Drawing\_A222-R1 with 63-2025B \_Addendum\_4 -Drawing\_A222-R2  
63-2025B \_Drawing\_A352-R0 with 63-2025B \_Addendum\_4 -Drawing\_A352-R1  
63-2025B \_Drawing\_A605-R0 with 63-2025B \_Addendum\_4 -Drawing\_A605-R1  
63-2025B \_Drawing\_A802-R0 with 63-2025B \_Addendum\_4 -Drawing\_A802-R1  
63-2025B \_Drawing\_A820-R0 with 63-2025B \_Addendum\_4 -Drawing\_A820-R1  
63-2025B \_Drawing\_A821-R0 with 63-2025B \_Addendum\_4 -Drawing\_A821-R1  
63-2025B \_Drawing\_A822-R0 with 63-2025B \_Addendum\_4 -Drawing\_A822-R1  
63-2025B \_Drawing\_A823-R0 with 63-2025B \_Addendum\_4 -Drawing\_A823-R1  
63-2025B \_Drawing\_A850-R0 with 63-2025B \_Addendum\_4 -Drawing\_A850-R1  
63-2025B \_Drawing\_A901-R0 with 63-2025B \_Addendum\_4 -Drawing\_A901-R1  
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63-2025B \_Addendum\_3-Drawing\_M004-R1 with 63-2025B \_Addendum\_4 -Drawing\_M004-R2  
63-2025B \_Drawing\_M301-R0 with 63-2025B \_Addendum\_4 -Drawing\_M301-R1

## **NMS SPECIFICATIONS**

### Section 07 21 00 Thermal Insulation

Revise: 2.5.1.2.1.2. to read: InsulFast Fasteners acceptable for use with insulation equal or less than 200mm (8") thick at metal stud backup assembly.  
Add: 2.5.1.3. to read: At wood backup stud assembly for insulation equal or less than 200mm (8") thick.  
Acceptable Materials: EJOT ejotherm STR H A2

### Section 07 46 16 Aluminum Composite Panel Cladding System

Revise: 2.4.3. to read: Support brackets: Steel brackets to be hot dipped galvanized with zinc coating (0.09 g/m (3.4mil)) in accordance with CAN/CSA G164-18. Aluminum support brackets acceptable.  
Revise: 3.7.3. to read: Clean exposed surfaces where dirt and dust is visible and where deemed necessary by Contract Administrator. Cleaning methods to follow manufacturer's written requirements.

### Section 07 46 19 Metal Cladding Systems

Revise 2.3.1.2.4.1 to read: Type D Profile: to match Morin Corporation 'Matrix MX-6'.  
Revise 2.3.1.2.5.1. to read: Type E Profile: to match Morin Corporation 'Matrix MX-6'.  
Revise 2.5.9. to read: Prefinished metal panel terminations shall not have a raw metal edge or exposed fasteners. Panels ends for non-corrugated panels shall be folded. Where panel edges are capped by parapet flashing or by bent plate flashing, panel ends are not required to be folded.

### Section 07 52 16 Modified Bituminous Membrane Roofing

Revise 2.6.10. to read: Fabric Protection Layer  
.1 Loose-laid non-woven needle punched polypropylene fibers used as filter cloth or separation sheet to reduce abrasion and point loading from the roof ballast. Basis of Design: Soprafiltre by Soprema.

### 08 71 00 Finish Hardware

Revise: 2.16.A.3.a. to read: Horton 4100LE. Acceptable equal ASSA ABLOY – Model SW200i Automatic Door Operator.  
Revise 2.16.A.3.b. to read: Horton 7100. Acceptable equal ASSA ABLOY – Model SW100 Automatic Door Operator.

Section 08 80 00 Glass and Glazing

Replace 08 80 00 with 63-2025B\_Addendum\_4-NMS\_Section-#088000R1

Section 09 67 00 Fluid-Applied Floor Coatings

Add: 2.5.1.5 to read: Acceptable Equal: Stontec ERF with Stonclad GS. Must meet flame spread rating of maximum 25. Contract Administrator to select from full colour and finish range.

Section 14 21 24 Electric MRL Traction Elevators

Add 2.1.2. to read: Acceptable equal: Otis 'Gen3 Core'. Ensure interior car dimensions to meet NBC 2025 3.5.4.1. Elevator Car Dimensions.

Section 20 05 48 Vibration and Noise Control

Revise 3.2.5. to read: Base-mounted pumps 3.73 kW (5 hp) and smaller except where located on slab-on-grade. Mount each pump with motor on a Type CB inertia base. Minimum base thickness shall be:

Section 22 11 13 Piping, Valves & Fittings

Delete 2.1.22.1.

Delete 2.1.23.1.

Add 2.1.24. to read: Thermostatic Mixing Valves:  
.1 Thermostatic mixing valves shall be Armstrong DRV electronic thermostatic mixing valve. The valve shall maintain output temperature for changes in inlet pressure and temperature. Valve construction shall be bronze body and stainless steel piston and liner. Mixing valve shall include a union end stop and check valve with removable strainer on each inlet. Complete with 0 - 200 deg. F. dial thermometer and shut off valve on tempered water outlet.

Delete 3.1.25.

Section 23 21 13.23 Piping, Valves & Fittings (Except Plumbing)

Delete 2.2.25.

Section 32 33 00 Site Furnishings

Revise 2.1.1.6. to read: Tree Grates and Guards:  
Product: Jamison 2000 Tree Grate (or approved equal)  
Any Street Tree Guard with custom laser cut patterning, as noted on Drawings. (or approved equal). Refer to Landscape Drawings.  
Material: Tree Grate – Cast Grey Iron, Iron Rust Converter  
Tree Guard – to match tree grates  
Size: Tree Grate - 2438mm x 2438mm Easy Knockout  
Tree Guard – 1524mm height  
Contact: Makr Group, Cael Sullivan, E. [Cael.Sullivan@makrgroup.com](mailto:Cael.Sullivan@makrgroup.com), P.604 940 0067 ext 210

## **QUESTIONS AND ANSWERS**

Q1: On the structural drawings, Page S222, there are several beams tagged as "DO". Could you please provide the dimensions of these beams? This information is essential to accurately calculate the required thickness of the fireproofing.

**A1:** DO is short for "Ditto". Beams marked as DO are the same size as those on either side.

Q2: When does the City anticipate MB Hydro will have the electrical & natural gas service installations completed?

**A2:** City of Winnipeg has submitted to MB Hydro for service installations. Contractor to provide Temporary Utilities as necessary and noted in 01 51 00 Temporary Utilities.

Q3: The three areas below are open to the level above. Will close space sprinklers be required? I do not see any mention of these heads on the mechanical plans. As per NFPA 13 -2019-9.3.5.4, they are required if any large openings have a horizontal dimension less than 20' AND area of less than 1000 square feet.(have to satisfy

both to omit). Can we get confirmation these are required? If above close spaced heads are required, architectural baffles may be required as well, design, supply & install by others.

**A3:** Closed space sprinklers and draft stops (ie smoke baffles) are not required. Per 2024 MBC, openings meet the criteria under 3.2.8.2.6), which means 3.2.8.3 does not apply.

Q4: Regarding the Cash Allowances as defined under note 1.2.8 of Section 01 21 00:  
c. Our interpretation of Section 01 45 00 is that the Contractor is still liable to conduct and pay for regulatory testing as required by codes etc. (i.e. concrete testing, compaction testing), is this correct? Are there any tests that the cash allowance will pay for that the contractor can exclude from their bid?

**A4:** The cash allowance is reserved for Independent Inspection and Testing as per 01 45 00 Quality Requirements. All regulatory testing as required by the codes and standards listed in the Contract Documents are the responsibility of the Contractor. Only those listed as Independent Inspection and Testing are to be covered by cash allowance.

Q5: Please confirm if the pylon sign is included in the cash allowance value identified in 01 21 00.

**A5:** All signage described and detailed in Contract Documents to be included in bid price including pylon signs. Cash allowance for signage to be utilized for future signage tender which is currently not described in Contract Documents.

Q6: The EW2 exterior wall type is shown with 152mm thick insulation. However, this wall type appears to be installed adjacent to the EW1 wall type along that same wall which has 200mm thick insulation. Could you please confirm whether the EW2 wall type should have 152mm or 200mm thick insulation?

**A6:** The change in insulation thickness is intentional. The 152mm thick insulation at composite panel cladding EW2 was specified to create the appearance of a recessed plane above and below the 2nd floor windows.

Q7: The drawings show a 25mm thick corrugated metal carrier panel for the EW3 exterior wall type. However, I do not see this product shown in the specifications. Could you please confirm specifics regarding this product such as the model number, manufacturer, gauge, material, etc.? Notably, I am not sure if this product would be suitable for attachment and support of the steel cladding supports, as appears to be shown.

**A7:** Cladding panel is part of engineered cladding support system to provide fixing points for Metal Panel Types A, B, D. Model number, manufacturer, gauge, material to be engineered as part of full assembly. Metal carrier panel may be replaced with alternate engineered solution to approval of Contract Administrator.

Q8: Could you please confirm what products should be used for the steel cladding supports required for the EW3 exterior wall type?

**A8:** Continuous Z-girts (minimum hot dipped galvanized steel) or other engineered solution may be considered in lieu of clips, provided alignments are maintained with adjacent EW1 assembly. Material compatibility (i.e., avoid dissimilar metals) will need to be confirmed.

Q9: 12/A600 states that the cladding clips are to allow for movement. However, I do not see any details or other direction from Cascadia Windows showing how their clips can be installed to allow for movement. Could you please confirm how this movement should be accommodated?

**A9:** Movement is accommodated by the panel system (i.e., the panels or panel clips have slots), not necessarily the clip/sub-framing system. Cladding system design overall must allow for movement.

Q10: Similarly for items washroom accessories pertaining to barrier free washrooms – please confirm that all accessories noted in 2/A850 are required for rooms R120, R152a, R152b, R153e, R221g, R223b, R220, C107and C109b.

**A10:** Washroom accessories as demonstrated in 2/A850 are required at all barrier free water closets including R120, R122A, R151, R152a, R152b, R153e, R221, R223, R220, C107, and C109b.

Q11: Please provide a typical interior elevation detail for the change and shower spaces in R151 (Women's Change Room) and R153 (Men's Change Room), as well as the UTRs R152a/R152b (Universal Washroom/Shower spaces) If not possible, please clarify typical wall tile heights for these areas as it's unclear in the documents.

**A11:** Install tile on vertical surfaces in shower and change spaces up to underside of ceiling. Refer also to Specification Section 09 31 00 3.6.2.1.

Q12: Drawing A053 – FLM1 calls out the movement studio and universal changeroom as having applied window film. Please confirm the extent of glazing film required for the movement studio as GL15 in Section 08 80 00 – SWRC Glazing & Screen Schedule describes the coating as "Privacy film to height shown on drawings". The drawings only show a decal film. Please confirm the design intent.

**A12:** GL15 is not required. Movement studio to be relabeled as GL10, will be updated in Addendum 4. The only films on the movement studio is to be applied contrasting decal film.

Q13: On the universal changeroom glazing, the glass is called out as GL11 with the decal film. Please confirm this is the intended product for SC03 or if it should include privacy film similar to the movement studio.

**A13:** Universal Changeroom is GL11, as described via drawings and specification, the only films on the universal changeroom is to be applied contrasting decal film.

Q14: Door C201 is shown in elevation with two sidelites, but the door schedule indicates that it is frame type F2 which only depicts one sidelite. Please confirm the number of sidelites on Door C201.

**A14:** There is no door C201 in the project. Assumed this RFI mislabeled the door number. The question is for door R201. This has been answered in Addendum 4. Aluminum Screen added to Interior Glazing Schedule and Door Schedule updated to match.

Q15: In the door / frame schedule, there are some door frames that have no finish specified, is it safe to assume these are not being painted?

**A15:** All hollow metal door frames require paint (PT4). All aluminum door frames to be finished per 08 44 00. A050 to be updated in Addendum 4.

Q16: Requested revisions to drawing 2/M006 scope for Fire Protection Contractor, Mechanical Contractor and Civil Contractor.

**A16:** All fire protection piping is by Div 21. All domestic water piping by Div 22 within 1500mm of the building property line. If Civil provides the incoming service to the building this is to be coordinated by the awarded contractor.

Q17: Ref: Detail 6/M003 - Note 1 calls for design and reinforcement of pits by mechanical contractor, stamped by engineer. Please confirm or clarify.

**A17:** Sump pits and covers to be provided by mechanical. Sump pit shop drawings to be stamped by a Structural Engineer.

Q18: Ref: Detail 13/M003 - Does the required pipe hanger with SS angle bar applicable if we use PVC-DWV for buried sanitary piping?

**A18:** Detail is applicable for all buried sanitary piping regardless of material.

Q19: Ref: Section 22 11 13, Clause 2.1.10 & 2.1.11 - For buried storm and sanitary piping, can you clarify if PVC DWV can be used for all sizes?

**A19:** Schedule 40 PVC DWV can be used for all sizes of buried storm and sanitary pipe.

Q20: Ref: Section 22 13 29.13, Clause 2.1.5 - Concrete sump pits with steel cover plates are typically not supplied & installed by mechanical. Please advise.

**A20:** Refer to Q44 and A44.

Q21: Is the gas PRV shown on Detail 2/M200 along the piping just before entering the boiler part of the boiler package as per Section 23 52 16?

**A21:** PRV shown on schematic is separate from the boiler package.

Q22: Ref: Plan M201 - We couldn't find additional information, specifications or details on the "low loss header" as shown on this plan. Please provide or advise if we missed something.

**A22:** Low loss header to be sized by the mechanical contractor to suit the installation.

Q23: PT3 and PT4 are not specified at this time. I don't see this listed to be used anywhere, unless I missed something, apologies if I did. Will these products be specified before the deadline?

**A23:** PT3 is a placeholder for paint applied to miscellaneous metals. Update to A053 in Addendum 4. PT4 to be applied to all door frames and doors per as required by drawings. Update to A050 in Addendum 4.

Q24: PT2 is noted as an accent paint. I also did not find this in the finish schedule or drawings, is this not being used? Just want to be sure.

**A24:** PT2 is reserved for Admin areas access walls, locations to be determined. Updated drawing A053 in Addendum 4.

Q25: Some ceilings in the room finish schedule just call for PT (not specified with paint). Are these to just be PT1?

**A25:** All ceilings marked PT are to be painted PT1. Update to A052 in Addendum 4.

Q26: Regarding the upper roof anchors: The specification section 11 24 00 references CSA Z271 which is for suspension standard, not fall protection. Please confirm the intent of the anchors. Are these anchors for fall arrest (rooftop maintenance) or suspension (window washing)? Is there an HLL to be connected to these anchors? Regarding the lower roof safety line: Is this supposed to be an HLL system or a raised warning line control zone system?

**A26:** On Recreation Centre roof, Roof Anchors are for fall arrest not window washing. Roof Anchors should be connected to HLL. Safety line on child care roof should be delineated by a warning line. no HLL system required on Child Care roof.

Q27: Regarding the door hardware keying:

1- The Child Care Centre is to have the locks 0-Bitted and delivered to the City Locksmith for keying. Since there is no other information given, are we to simply price standard keyways, or should these be some form or restricted keyway?

2- The Rec Centre calls for cylinders with the BEST brand of cylinders. Since there is no other information given, are we to simply price standard BEST keyways, with factory keying, or should these be some form or restricted keyway? Or should the city also be keying these cylinders?

**A27:** Pembina Trails (Child care, prefix set 'C') uses Pembina Trails SD standard "Schlage" keyways. City of Winnipeg (Rec Centre, prefix set 'R') is on Standard "Best" keyways.

Q28: Section 31 22 13 item 3.1.1 states the Owner has previously stripped topsoil from the site. Please clarify the following:

1. Were the existing grade elevations shown on drawings C104, C105 and C106 taken before or after the topsoil stripping completed by the Owner?

2. What percentage of the site has been stripped of topsoil?

**A28:** 1. Existing grade elevations are based on a topographic survey completed after topsoil removal.  
2. The entire site has been stripped.

Q29: Regarding the HLL system: We would like to propose a 3M 8mm stainless steel HLL system. This system meets all of the performance requirements as outlined on Section 11 24 00 part 2.5. See attached product brochure.

**A29:** Specification 11 24 00 item 2.5. Horizontal Lifeline System is a performance specification. Product submitted 3M DBI-SALA 8mm Permanent Horizontal Lifeline Systems is acceptable provided it meets the requirements as listed.

Q30: Regarding Specification Section 08 80 00 - Glazing:

b. Heat Soaking is mentioned numerous times within this section however it does not indicate where it is required, if at all?

c. Item 2.2.3.1.2 – 1 break per 1000 for glass and guards. This is not possible. 5 Breaks per 1000 is the minimum standard as noted in .3

d. All triple glazed units must have middle lite heat strengthened to meet warranty and for thermal stress breakage, this should be noted to ensure all bidders include for it.

e. GL1 & GL2 (if required) will need to have the 2nd Low E coating to be on surface 4 not surface 5 indicated to meet warranty requirements. Please advise that this is acceptable, glass performance remains as specified when low E is applied to surface 4.

f. Item 2.5.9-Spandrel glass – Specified Opacicoat on glass has a max warranty of 5 years. In order to meet required 10 year warranty the spandrel would need to be ceramic frit coated. Please advise.

**A30:** b. Answered in Addendum 4 Glazing Schedule - Heat Soaking is for Nickle sulfide inclusions to prevent spontaneous breakage - needed for glass guards and gym screens (typically specified for glass guard applications over high area).

c. All glass guards and railings are heat soaked and tempered, therefore item .3 5 breaks per 1000 for heat soaked tempered glass as a result of verifiable NiS inclusion is applicable.

d. Updated in Addendum 4.

e. Updated with Addendum 4. It is acceptable for the 2nd low-e coating to be on Surface 4 provided all glass performance criteria are met.

f. Updated in Addendum 4. Prioritize Ceramic Frit to get the warranty. Ceramic Frit is acceptable.

Q31: Regarding the motorized blinds under Section 12 24 13. The specifications ask for standard wall switches for this facility. The specification notes that the basis of design is the Somfy Animeo IP System. This system is meant to work through AV system or building maintenance system. This system is normally used on multiple level office buildings but could be used here if needed. Please confirm that the intent is the intent.

**A31:** Motorized roller window shades in Large MPRs shall be controllable from AV System panel, or from wall switch adjacent to AV System Panel. Motorized roller window shades in Triple Gym shall be Automated to deploy according to time-of-day sun exposure and programmed through BMS system. Separate manual switch in Triple Gym shall provide temporary override so users can control roller window shades outside of automated program. Added Location and Operation & Functionality Columns to Roller Window Shade schedule in Addendum 4.

Q32: What do the stirrup shaped hatches indicate for details 8, 10, 11, 13 on E002? It would appear to be the extent of the excavation.

**A32:** This hatching refers to native soil around duct bank and trench. Please refer to specification 33 05 23 Excavation and Backfill for Electrical Work and 33 71 19 Concrete Encased Duct Banks and Maintenance Chambers for additional information and requirements regarding concrete encased duct bank installation.

Q33: Please advise if a LEED Scorecard is available for this project and confirm if the LEED target is for general certification only, or if a specific target is required to be met (i.e. Silver or Gold Certification)

**A33:** The project is to meet LEED V4 BD+C Silver certification level.

Q34: Please confirm if the following are to be supplied by the electrical contractor or the mechanical contractor: 1- Electric heaters, 2- Starters, 3- VFDs, 4- Heat Trace

**A34:** Please find clarification on delineation of scope: 1- Electric heaters - by electrical, 2- Starters - by electrical, 3-VFDs - by mechanical, 4-Heat Trace - by mechanical, Refer to Section 26 05 01.

Q35: Spec 26.05.21.11 Refers to compression lugs for panels over 600A and terminations onto bus work in switchboards, transformers, transfer switches, USP, and other electrical equipment. Confirm that compression lugs are only required on these items if they are over 600A? What is meant by other "electrical equipment"?

**A35:** Incorrect, compressions lugs are required for:

- incoming conductors into main lug only panelboards rater over 600A, and
- terminations onto bus work in switchboard, transformers, transfer switches, UPS, and other electrical equipment.

The other electrical equipment refers to any equipment that has feeders terminating onto bus work.

Q36: Please confirm if the AV System equipment and Subcontractor as detailed in Appendix E is to be supplied and engaged by The City or the electrical contractor.

**A36:** The AV documents provided as part of Appendix E are to be referred to for infrastructure requirements by the Electrical Contractor. Tendering of the Audiovisual scope shall occur at a later date.

Q37: Spec 26.05.21.3.1.12 says that armoured cable is not run directly in walls for receptacles. 1- Does this apply to other items in studs wall that need power (heaters, switches, exits etc)? 2- Does this apply to the childcare centre that is lumber framed?

**A37:** 1- Yes, the intent of this clause is to apply to all power connections with the walls. 2- Yes, this applies to the child care centre.