



978-2025 ADDENDA 1

FEASIBILITY STUDY FOR GRAHAM AVENUE DISTRICT THERMAL ENERGY SYSTEM

URGENT

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

ISSUED: January 22, 2026
BY: Dan Iskierski
TELEPHONE NO. 204 986-5337

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: B2.1 to read The Submission Deadline is 12:00 noon Winnipeg time, February 13, 2026.

PART D – SUPPLEMENTAL CONDITIONS

- Add: D4.1(c) (iv) Following discussion of the preliminary progress report, the City's Project Team will identify a preferred design concept or concepts based upon the insights of the geotechnical report, preliminary findings and proposed concept(s) from the consulting team.

- Clarification of D4.1(c)(iv): By concepts, this is not meant to suggest multiple types of systems, but rather could include a request to show separate designs for a shared energy system to balance loads between buildings as well as any other system intended to augment the above-mentioned system, such as geothermal, air source heat pumps, solar, etc.

- Add: D4.1(b)(i) Desktop geotechnical study of the immediate project area (see Appendix 1), providing:

- Clarification of D4.1(b)(i): Buildings owned and operated by Southern Chiefs Organization (450 Portage), Women's Health Clinic (419 Graham), Royal Winnipeg Ballet (380 Graham), Manitoba Hydro (360 Portage), True North Real Estate &/or Longboat (236 Carlton, 242 Hargrave, 260 Hargrave, Canada Life Centre), Manitoba Public Insurance (333 St. Mary), City of Winnipeg (251 Donald Street, 266 Graham) have all confirmed with the Contract Administrator their willingness to participate and share information, including energy use data, details of mechanical equipment, architectural drawings or other relevant documentation, if available. Please note that some of the above buildings have or are undergoing significant restorations and may not have all the above information. The above buildings are seen as the primary focus area; however, it is desirable to include other buildings in the project area. Please also note that the YMCA (100 The Promenade), the University of Winnipeg, the Winnipeg Convention Centre and the Portage Place ownership have also expressed interest to be included as potential users/suppliers of a potential phased system. These large sites should be at minimum contemplated as part of the overall feasibility and long-term potential of any district thermal energy system. Building owners aside from the above will need to be contacted to request if they would be willing to share their building information as detailed above. This is of course, voluntary and some may wish not to.

Manitoba Hydro and Efficiency Manitoba have offered to provide energy data for all buildings within the project area whose owners are willing to share the data and have provided their approval to share said data. The City of Winnipeg and Efficiency Manitoba will contact building owners within the project area for consent to share energy data and request whether they have any other documentation that would be helpful, including details of mechanical equipment or architectural drawings. This information will be shared with the successful Proponent. If there is additional information that is outstanding from the above package provided or desirable by the Proponent, the Proponent may wish to contact building owners in the project area to obtain that information. The Proponent may also wish to speak to individual owners to understand unique circumstances or better understand building systems/operations. This should be factored into the Proponent's bid.

Clarification of D4.1(d)(v):

Energy modelling should include a combination of calibrated energy modeling for those buildings where energy data and mechanical systems are known, and conceptual energy modeling for any other buildings included in the study if building data was not possible to obtain. The intent of the study is to represent the energy modelling of the buildings as accurately as possible, however understanding that the investigation is preliminary and conceptual in nature. Proponents should propose a level of calibration they believe to be sufficient for the purposes of this study.

Revise: D11.3 to read

The City intends to award this Contract by May 13, 2026

APPENDICES

Add: Appendix_1

Map of Project Area for Graham Avenue District Thermal Energy System Feasibility Study