



169-2026 ADDENDUM 1

PROFESSIONAL CONSULTING SERVICES FOR DESIGN OF SOUTH WINNIPEG AQUATIC FACILITY AT 15 RUTH CROSSING

URGENT

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

ISSUED: April 16, 2026
BY: Tracy Stople
TELEPHONE NO. 204 451-0123

**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE BID/PROPOSAL AND SHALL FORM
A PART OF THE CONTRACT DOCUMENTS**

Template Version: Addendum 2026-03-10

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, May 4, 2026.
- Revise: B6.1(b) to read: Form P: Person Hours (Section B) in accordance with B8.
- Revise: B17.1(d)(iii)(iv) to read: for each project, provide examples of the visuals (renderings, 3D views) that were used during the design or public engagement process to explain the design to the client and/or public. Select images that show how well your team can produce images that clearly portray the design in an understandable way for people who do not have a technical background. If you do not have appropriate visuals for your two reference projects, please provide the best visuals that you have for those projects, and then provide an additional section detailing project visuals your firm has been responsible for on other projects. Again, the renderings and/or 3D views should show how well your team can produce images that clearly portray the design in a understandable way for people who do not have a technical background

PART D – SUPPLEMENTAL CONDITIONS

Delete: D4.2(h)

NOTE TO BIDDERS: QUESTIONS AND ANSWERS BELOW DO NOT FORM PART OF THE CONTRACT

QUESTIONS AND ANSWERS

- Q1: Upon reviewing the RFP No.169-2026 South Winnipeg Aquatic Facility document. We identified some points and was wondering if we can receive some clarification. Please see below:
1. The RFP indicates that the Project is to pursue LEED certification, and that contract award is anticipated on June 17, 2026. We note that LEED v4 project registration is scheduled to close on June 30, 2026, after which new projects must register under LEED v5.
 2. Given the proximity of the anticipated award date to the LEED v4 registration deadline, clarification is requested regarding which LEED version proponents should assume for the purposes of their proposal. The choice of LEED version may carry design, documentation, and cost implications that could affect proposal scope and pricing.

3. Please confirm the intended LEED rating system version for the project, including whether the City intends to register the project under LEED v4 prior to the registration deadline.

A1: The project is expected to be registered under LEED v5, in alignment with the City's climate goals and commitments.

Q2: A few questions regarding the South Winnipeg Aquatic Facility RFP:

1. Can you confirm the scope of work for Civil and Landscape. Due to the fact that the project will be completed in multiple phases, clarity on what is required in this phase is needed — i.e. what will be completed at the end of Phase 1, what is anticipated in this phase 2 project and what will be done in further phases
2. Can you confirm if the geotechnical report from Phase 1 will be made available for this project and if recommendations have been made by the geotechnical engineer for this phase of the project

A2: For Civil, at the end of Phase 1 all work required to ensure the Recreation Centre is up and running will be complete, and the main service lines will be large enough to accommodate all future phases to tie in (Aquatic Facility, Arena, Library). Phase 2 Civil work will involve designing the appropriate tie-in from the main lines to the new Aquatic Facility.

For Landscape, at the end of Phase 1, all walkways to and from the Recreation Centre, parking lots, the plaza, the spray pad, and simple sodding of the remainder of the site will be completed. Recreation hard courts and fields will be included at a future date and are not a part of the Aquatic Facility design. Phase 2 Landscape work will require the consideration of how the Aquatic Facility will tie into the existing site - the walkways, garden beds, etc. that lead up to it.

The Geotechnical Report from Phase 1 (Recreation Centre) will be available. No recommendations have been made by the geotechnical engineer for this phase (Aquatic Facility) of the project.

Q3: Questions regarding the South Winnipeg Aquatic Facility RFP:

1. D4.2 lists a number of consultants, it is the intent that we include all of the consultants in the list or only those that we determine we need to carry for the services noted in the D4.1 (PD, SD, DD). For these phases we may not need to engage some of them in PD, SD or DD. Please advise.
2. Further to the above, can the Architect provide services for those identified in the list or are separate consultants required for those identified.
3. Does the city require an energy model for the phases outlined in D4.1?

A3: For Point 1, it is recommended to include services noted in PD, SD, and DD. For Point 2, The intent is to have a team with subject matter experts and experience. For Point 3, Yes, refer to D5 and Appendix C.

Q4: Our team has the following enquiries regarding site works:

1. Can you please confirm the extent/scope of the site development work to be included in the Phase 2 Aquatic Facility? (i.e. site extent, programmatic elements, parking etc.)
2. Can you please clarify the extent of remediation work that may be required relative to the current Phase 1 project as part of the Phase 2 work?
3. Can you please confirm if there a site survey and geotechnical report will be available to the successful proponent?

A4: For Point 1, in addition to **A2** above, the parking requirements may need to be investigated further – a focused parking study that determines the full impact of the Aquatic Facility on the overall site would be advisable, as parking needs may increase. For Point 2, remediation work is part of Phase 1 work but further remediation may be necessary for the aquatic facility footprint. For Point 3, yes both will be available.