

636-2026 ADDENDUM 1

WAVERLEY WEST FIRE PARAMEDIC STATION 15 (CCDC 5B – 2025)

URGENT

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

ISSUED: August 14, 2026
BY: Kathy Roberts
TELEPHONE NO. 204-470-7380

**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.

FORM B: FEES

Proponents are advised that Form B: Fees is being reposted as an Excel file (636-2026_Form_B-Fees) to facilitate electronic completion of the form by Proponents. No changes have been made on Form B: Fees from the Form B: Fees posted as a PDF file initially.

PART B – BIDDING PROCEDURES

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|---------|-----------------------|--|
| Revise: | B3.2 to read: | A reference in the Request for Proposal to a section, clause or subclause with the prefix “Article”, “GC”, or “ Part ” designates the applicable section in the <i>Contract</i> . |
| Revise: | B8.4 to read: | Further to B8.2 , all components of the <i>Proposal</i> should be fully completed or provided in the order indicated and submitted by the <i>Proponent</i> no later than the <i>Submission Deadline</i> , with all required entries made clearly and completely. |
| Revise: | B8.7 to read: | Proponents are advised that inclusion of terms and conditions inconsistent with the Request for Proposal, including the Supplemental Conditions/CCDC 5B-2025 will be evaluated in accordance with B19.2. |
| Revise | B10.3 to read | Prices stated in response to B10.1 shall not include any costs which may be incurred by the Construction Manager with respect to any applicable funding agreement obligations as outlined in C1. Part 14 . Any such costs shall be determined in accordance with C1. Part 14 . |
| Revise | B10.5 to read | The quantities for which payment will be made to the Construction Manager are to be determined by the work actually performed and completed by the Construction Manager , to be measured as specified in the applicable Specifications. |
| Revise | B10.6 to read | Payments to Non-Resident Construction Managers are subject to Non-Resident Withholding Tax pursuant to the Income Tax Act (Canada). |
| Revise | B19.1(e) (e) to read: | For each person identified in B19.1 (e) (a) , list at least two (2) comparable projects of similar complexity, scope, value and construction process in which they have played a primary role similar to that proposed for this <i>Project</i> . If a project selected for a key person is included in B19.1 (d) provide only the project name and the role of the key person. For other projects provide the following: |
| Delete | B19.5 | |

- Revise B19.10 to read: Further to B19.1(g), Social Procurement Questionnaire will be evaluated considering the information provided in response to Appendix A. Points scored in the Social Procurement Questionnaire will be converted to the points stated in **B19.1(g)**.
- Revise B20.6 to read: If funding for the *Construction Services* is provided to the City by the Government of Manitoba and/or the Government of Canada, Proponents are advised that the terms of **C1. Part 14** shall immediately take effect upon confirmation of such funding, regardless of when the funding is confirmed.

PART C – CONTRACT FORMAT AND SUPPLEMENTARY CONDITIONS

- Revise: GC 11.2.1.1 to read: a performance bond in an amount to 50% of the estimated *Contract Price*, covering the performance of the *Contract*, including the **Construction Manager's** requirements with respect to the correction of deficiencies and the fulfillment of all warranties, **using Form H1 provided in Appendix B and the Schedules** available at:
Schedule A – Form of Notice <https://www.winnipeg.ca/media/4831/>
Schedule B – Surety's Acknowledgment <https://www.winnipeg.ca/media/4832/>
Schedule C – Surety's Position <https://www.winnipeg.ca/media/4833/>

PART D – GENERAL REQUIREMENTS

- Revise: D2.4 to read: **For the purposes of evaluation only, the total amount payable for the *Construction Services* under this RFP is estimated to be \$13,000,000.**
- Add: D2.5 The City of Winnipeg desires Substantial Performance and Occupancy by July 31, 2028.
- Revise: D3.2(b) to read: "*Construction Day*" means a day where the atmospheric and site conditions at the *Place of the Work* are such that the **Construction Manager** is able to work at least seven (7) hours during the period between 07:00 or the time the **Construction Manager's** operations normally commence, whichever is earlier, and 19:00.
- Revise: D7.13 to read: Contractor Safety: develop and submit all required safety documentation prior to respective construction activities taking place. Review any submitted safety documentation with the *Consultant*, including Safe Work Plans as set out in **D13**.
- Delete: D11.4
- Delete: D11.6
- Delete: D11.6.1
- Add: D11.7 The City is not mandating a specific protocol or standard; however, the analysis shall evaluate all relevant initial, energy, operating, maintenance, repair, replacement and end-of-study costs over a common study period using discounted cash-flow analysis. Assumptions regarding study period, service life, escalation rates, discount rate and residual value shall be clearly documented. ASTM E917-17(2023), Standard Practice for Measuring Life-Cycle Costs of Buildings and Building Systems, is one example of an applicable standard.
- Revise: D12.1 to read: The **Construction Manager** shall be in good standing under The Corporations Act (Manitoba), or properly registered under The Business Names Registration Act (Manitoba), or otherwise properly registered, licensed or permitted by law to carry on business in Manitoba, throughout the term of the Contract, and shall provide the Consultant with evidence thereof upon request.
- Revise: D17.2 (a) c) to read: evidence of the insurance specified in **D14**;
- Revise: D17.3 (a) b) to read: the detailed work schedule specified in **D15**; and
- Revise: D17.3 (a) c) to read: the Accessibility Plan specified in **D16**.

APPENDICES

Add: Appendix B Form H1: Performance Bond

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

QUESTIONS AND ANSWERS

- Q1:** We are aware of a previous RFP for Professional Consulting Services for this Fire Paramedic Station, which closed on May 28, 2026 (Solicitation 93-2026). Have consultants been selected, or will they be announced prior to the closing of this RFP?
- A1:** The Consultant RFP has not yet been awarded.
- Q2:** It is difficult for us to propose Key Personnel for this project without knowing the general intended schedule timing. While understanding that the project funding must be approved by City Council, can you at least state what the goal is to execute the CCDC 5B and to commence construction?
- A2:** The City of Winnipeg desires Substantial Performance and Occupancy by July 31, 2028. Refer to D2.5 above.
- Q3:** Regarding the stated budget (available funds) of \$10,800,000, what does this include? i.e., does the budget include CM Fees, field staff costs, Cost of Work, contingencies, allowances, permits, insurance, bonding, and applicable taxes?
- A3:** D2.4 is intended to be the full amount of all monies payable to the Construction Manager under this RFP. Note that D2.4 has been amended above to indicate that the amount is an estimate for evaluation purposes only.
- Q4:** For the life-cycle cost analysis on major building systems, what protocol or standard is to be used?
- A4:** The City is not mandating a specific protocol or standard; however, the analysis shall evaluate all relevant initial, energy, operating, maintenance, repair, replacement and end-of-study costs over a common study period using discounted cash-flow analysis. Assumptions regarding study period, service life, escalation rates, discount rate and residual value shall be clearly documented. ASTM E917-17(2023), Standard Practice for Measuring Life-Cycle Costs of Buildings and Building Systems, is one example of an applicable standard. Refer to D11.7 above.
- Q5:** Please clarify which party is responsible for LEED administration, energy modelling, ICIP reporting, and Efficiency Manitoba submissions.
- A5:** The Consultant is responsible for LEED administration and energy modelling (D11.6 and D11.6.1 have been deleted above). ICIP reporting will be done by the City.
- Q6:** Related to question 5 above, this clause states that the *Construction Manager* is to use acceptable energy modelling software. Please confirm that the energy modelling is to be part of the Construction Manager scope, as this scope normally falls to the *Consultant*.
- A6:** The Consultant is responsible for energy modelling (D11.6 and D11.6.1 have been deleted above).
- Q7:** Owner-controlled insurance deductibles - Please confirm whether deductibles are to be carried in pricing, or treated as project risk allowances.
- A7:** Insurance deductibles are to be carried in pricing.
- Q8:** AI restriction protocol - Please confirm whether standard project management platforms with automated features are considered AI Systems under GC 10.6.
- A8:** Standard project management platforms may be or may contain features that are considered AI Systems if they fall within the definition set out in *The Public Sector Artificial Intelligence and Cybersecurity Governance Act*, S.M. 2026, c. 43, which states as follows:

- (a) a machine-based system that, for explicit or implicit objectives, infers from the input it receives how to generate outputs such as predictions, content, recommendations or decisions that can influence physical or virtual environments;

The above definition captures both generative AI and more basic forms of AI Systems (e.g., machine learning). The clause is intended to notify the Construction Manager that use of such systems may be subject to specific terms of *The Public Sector Artificial Intelligence And Cybersecurity Governance Act*, and is Regulations once in force.

For now, the main purpose is to ensure that the Construction Manager notifies the City and obtains the City's approval before inputting confidential information into AI Systems, in particular generative AI Systems.

Q9: Confirm anticipated milestone or design maturity when the City may elect to exercise the Stipulated Price Option.

A9: A number of factors will be taken into consideration in determining this option, factors which are currently unknown. As a result the City cannot provide a firm answer.

Q10: Will the Climate Lens: Climate Change Resilience Assessment and Greenhouse Gas Mitigation Assessment be provided prior to the submission date? If not, when will they be available?

A10: Item D11.4 has been deleted.

Q11: Do you require that the following be submitted with our proposal: a Consent of Surety letter from our bonding company; a letter from our insurer, agreeing to provide the specified insurance coverage.

A11: No. Submit only the components identified in B8 Proposal Submission with your proposal.