

The following revisions are herewith incorporated into the Tender Documents and shall be included in the Tender Price. Where a revision is called for in one drawing or section of the Specification, it shall be considered revised for all related drawings and sections of the Specification. This Addendum shall be returned with other Tender Documents at the time of submission.

This addendum (17 pages) shall form a part of and be included in the Contract Documents for the above titled project and no consideration will be entertained for extras to the Contract due to failure of the contractor to become thoroughly familiar with this addendum.

Signify that Addendum has been received by listing the Addendum number and date in the appropriate spaces on the Tender Form.

GENERAL QUESTION AND ANSWER:

GENERAL QUESTION AND ANSWER:

- .1 Q: Is the video of walkthroughs going to be made available? If you attended the virtual walkthrough?
A: The video of the walkthrough will not be made available.
- .2 As per Material Spec Piping to be sourced from Canadian Mills under the "Buy Canada Act", as far as we know there are no Canadian Foundries that produce grooved fittings. Are we allowed to utilize Victaulic grooved fittings with ULC approved materials?
A: The "Buy Canada Act" or Bill 42 notes that "*Whenever possible*, purchases are to be made from a Canadian Supplier"

ARCHITECTURAL QUESTION AND ANSWER:

- .1 Q: A1-114 "1/A1-114 partial main floor plan part A demo note 1" m - floor structure and design not identified. Please provide information on floor structure construction, cutting directions, and patch/infill
A: Architectural note is only for flooring. Refer to additional instructions provided by structural.

MECHANICAL QUESTION AND ANSWER:

- .1 Q: At the Russell HC, the floor framing in the hallway between the HC and the Cancer Care building is made of combustible construction. Should this crawlspace be sprinklered?
A: Refer to cash allowance No. 2.5.
- .2 Q: Rossburn PCH/HC: Zone 10 shown in the Mezzanine on dwg M4-221 does not show an air compressor for this Dry Zone. Can you please advise? Size required as well please.
A: Run a 19mm (3/4") compressed air line from the new compressor in the soiled utility room to the dry zone valve in the mezzanine. See below Mechanical Drawing Revisions for verbiage on official drawing change.

- .3 Rossburn PCH/HC: Does the above air compressor need to be identified for alternate price for Nitrogen Generator as well?
 A: No, because it will be using the same air compressor/nitrogen generator as shown in the Soiled Utility Room.
- .4 ROBLIN-Can we confirm the sprinkler piping configuration in the kitchen and dining room area.? On Plans M1-311 & M1-313 Kitchen area shows piping and upright heads(NOT INCLUDING AREAS where heads are above and below for coolers), assumed to be below ceiling. Dining room shows piping and pendent heads, assumed to be above ceiling. However sectional plan on M1-402 show the opposite? Upright head and piping above the ceiling in Kitchen & pendent head & piping below the ceiling in Dining room.
 A: Sprinkler piping in Dinning Room and Kitchen Area to be installed above the ceiling with pendant heads serving below.
- .5 In addendum 06 the question about painting pipe in finished and unfinished areas was raised and spec section 21 05 00 – 3.5.8.1 and 3.5.8.2 were cited as the reason. My question concerns only the unfinished areas. 21 05 00 - 3.5.8.2.1 indicates red paint and 3.5.8.2.2 indicates red tape bands. Clearly both, red on red are not required. The NFPA 13 - 7.3.4 outlines the importance of pipe identification by the manufacturer which must remain legible on the pipe – ie. Painting is not recommended. NFPA A7.3.4.1 does provide provision to cover the pipe identification where approved. 16.4.2 Protection of Piping Against Corrosion mentions some conditions where it may be necessary to apply a protective coating but the areas in the facilities of the work don't have these conditions. My question is can we band the concealed pipe in lieu of painting it in non-corrosive environments?
 A: Sprinkler piping in exposed public and staff areas are to be painted. Sprinkler piping in ceiling cavities, shafts/chases, attics, mechanical rooms, and crawl spaces are to remain unpainted and identified with banding.
- .6 Is there a listed pipe hanger detail for the 6" pipe. I only see a detail for the 4" pipe on M1-401.
 A: Refer to requirements noted in NFPA 13 and notes provided on the structural drawings.
- .7 Are Flexible Pipe Drops permitted?
 A: No, flexible pipe drops are not permitted.
- .8 For EF-401 located on drawing M4-302, can you provide the fan schedule, our office can't find anything on the drawing, specification or addendums?
 A: Refer to the below mechanical specification revisions.
-

ELECTRICAL QUESTION AND ANSWER:

- .1 Q: We have not been able to arrange a site visit to the hospitals, while yes we can see the sprinkler piping routes we can account for what we can see on the drawing but in the spec it tells us to account for things that are not on the drawings and might be site specific. how should we handle the items not on the drawings?
A: Please refer to Specification Section 00 21 13 Instructions to Bidders, subsection 1.5 Site Examination. While subcontractors are not required to participate in the mandatory site visit, we recommend to all subcontractors to have a site visit to familiarize themselves with existing conditions and make appropriate allowances.
 - .2 Q: It calls for a 3 position key switch to master reset for the mag lock system. Can we confirm that all existing mag locks are currently tied into the fire alarm system to release on alarm?
A: While it is unknown whether all mag locks are interconnected with the fire alarm system, available fire alarm test reports (VI) indicate that all each fire alarm control panel has an output signal for mag locks.
 - .3 Q: It calls for the relocation of Door hold opens. Can we confirm that all existing door hold opens are connected to the existing Fire alarm system to release on alarm?
A: While it is unknown whether all door hold-open devices are interconnected with the fire alarm system, available fire alarm test reports (VI) indicate that all each fire alarm control panel has an output signal for door holders.
 - .4 Q: It calls for Sprinkler hoods to be installed on all surface mounted panels. Currently the drawings do not detail as to how these sprinkler drip hoods are to be designed and installed.
A: Manitoba Hydro does not require sprinkler hoods anymore under the latest version of the code so this requirement can be ignored as it is no longer required.
 - .5 Q: For the Russell PCH, it calls for additional CO's to be installed on the main floor and basement, is this to a new class a zone or tied into an existing zone in the area?
A: Provide a new loop for the additional CO detectors.
 - .6 Q: For the Russell PCH, it calls for a shutter door on the A3-121 drawing but no mention of it on the electrical drawing. again is it a new class a loop or tied into an existing zone?
A: Refer to electrical instructions below. This can be tied into an existing zone.
 - .7 Q: For Russell, it calls for 38 automatic door closers to be install but no mention on the electrical drawings. do they need a new class A loop or connected to an existing zone? are we to run a new circuit for the 120V? If so which panel does it come from?
A: This scope of work has been identified as an alternate price. Refer to Architectural section of this addendum for further details.
-

DRAWING REVISIONS:

ARCHITECTURAL DRAWING REVISIONS

- .1 Refer to attached architectural Addendum 01, dated August 18, 2025.

STRUCTURAL DRAWING REVISIONS

- .1 Refer to attached structural Addendum S01, dated August 18, 2025.

MECHANICAL DRAWING REVISIONS

- .1 Modifications to drawing M4-211 - MAIN FLOOR PLAN – ROSSBURN PCH. PART A – FIRE PROTECTION
 1. Provide a 19mm (3/4”) compressed air line from the air compressor in the Soiled Utility (RM. 315) up to the dry zone valve in the Mezzanine. Routing of compressed air line to follow the routing of the 65mm water main serving the Mezzanine (from the Soiled Utility Room).

ELECTRICAL DRAWING REVISIONS

- .1 Refer to drawing E3-001 Symbol Legends and Site Plan – Russell PCH – Electrical:
 1. Refer to Architectural drawing A3-121 for new fire rated shutter location. Wire and connect associated fire shutter motor with 2#12 in conduit to a new dedicated 120V 15A circuit in nearest existing emergency power 120V/208V panel serving area with spare capacity. Provide and install a new 15A-1P breaker in panel and update panel schedule. New breaker to match existing in all respects. Provide a new fire alarm programmable relay for fire shutter actuator. Program relay to release actuator in the event fire alarm is initiated. Wire and connect relay to nearest addressable notification loop serving area with spare capacity. Verify device as per applicable ULC standard. Wire and connect new push button provide by fire shutter manufacturer to new fire shutter. Coordinate push button location and fire shutter installation with Architect, General Contractor and Fire Shutter Manufacturer prior to installation.
- .2 Refer to drawing E4-221 Attic and Mezzanine Plan – Rossburn PCH, Part A – Electrical:
 1. Provide an alternate price to provide all hardware and software c/w all installation programming and testing services as required to upgrade existing fire alarm control panels in Rossburn PCH/HC to Mircom FX-4000 series.

SPECIFICATIONS REVISIONS:

FRONT END SPECIFICATIONS REVISIONS:

- .1 Remove and replace “Appendix F – Cash Allowances” in its entirety with the attached
 - .2 Remove and replace “Appendix H – Alternates” in its entirety with the attached.
 - .3 Remove and replace section 01 21 00 – Allowances in its entirety with the attached.
-

MECHANICAL SPECIFICATIONS REVISIONS:

- .1 Add "MS-1 Pump Schedule".
- .2 Add "MS-2 Fan Schedule".

REQUEST FOR EQUALS:

- .1 See attached list of products (1 pages) that were requested and approved as equals to the specified light fixtures.



Mechanical Engineer of Record



Electrical Engineer of Record

End of Addendum



Architecture
Landscape
Interior Design

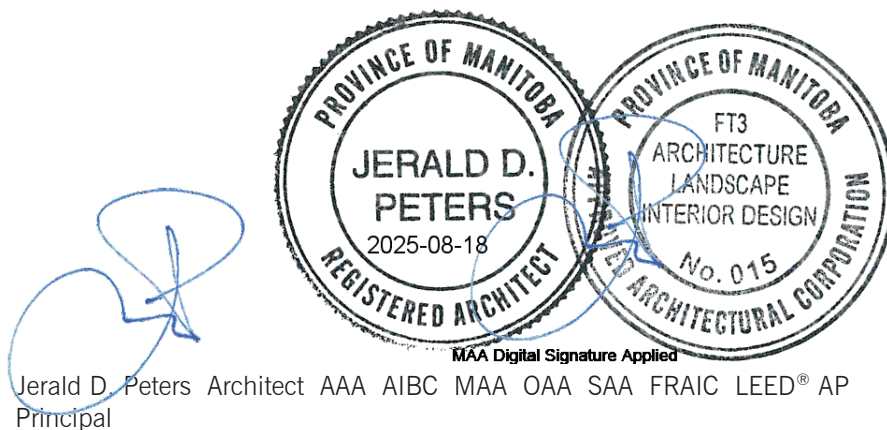
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Winnipeg, MB Canada R3B 0G5
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ADDENDUM AD 01

Project:	Provincial Fire Life Safety – Roblin, Russell & Rossburn Sites
Commission Number:	21569.46/.47/.48 SMS Project No.: 23-001-10, 23-001-11
Date:	August 18, 2025
Pages:	1 of 2

GENERAL NOTE

This Addendum shall form a part of and be included in the contract documents for the above titled project, and no consideration will be entertained for extras to the contract due to failure of the contractor to become thoroughly familiar with this Addendum.



Includes:

- A. Drawing Revisions

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Adam D. Dubyna Architect AAA MAA SAA MRAIC

A. Drawing Revisions

1.1 Refer to sheet A3-121

1.1.1 Remove keynote 6 and any associated work from base price and include as Alternate Price 3.1.

END OF ADDENDUM

Project:	PFLS – Roblin HC and Crocus Court	Addendum Number:	S01
Owner:	Share Health & Southern Health	Project Number:	2024-0979
Issued by:	Crosier Kilgour	Date Issued:	August 18, 2025
Distribution:	SMS Engineering – David Dy (ddy@smseng.com) SMS Engineering – David De Rocquigny (dderocquigny@smseng.com)		

PRECEDENCE: The Addendum forms an integral part of the contract documents describing all aspects of the work and is to be read in conjunction therewith. However, if points arise which are at variance, this Addendum shall take precedence unless otherwise clarified by the Consultant. This Addendum shall be returned with the other Tender Documents at the time of submission.

ACKNOWLEDGMENT: Signify that you have received this Addendum by listing the Addendum number in the appropriate space on the third page of the Bid Form.

1. Refer to attached structural drawing S1-112:
 1. Added new opening details on existing structural concrete slab in Main Floor Storage Room between gridline 4 & 5 near gridline C. Refer to attached drawings S1-112 for details.

END OF ADDENDUM



Appendix F Cash Allowances

Project: Provincial Fire and Life Safety Project – Roblin, Russell and Rossburn Sites

Bidder: _____

Any additional work will be issued through the Change Order system in accordance with the CCDC 2 Contract General Conditions. The Stipulated Price includes the Contractor's overhead and profit.

Indicate the Cash Allowance on the Contractor monthly Progress Claim, listed after the totals, indicating the Contract Amount, Completed to Date, Percent Complete, Previously Progressed and Amount This Progress. Review with the Consultant prior to this first progress billing.

Amounts do not include the GST, but do include any applicable PST.

Include all Cash Allowances in the base bid.

Description of Item	Amount (\$)
Cash Allowance No. 1.1 – Additional Fire Stopping – Roblin Health Centre & Crocus Court Personal Care Home	\$15,000.00
Cash Allowance No. 1.2 – Asbestos Air Sample Testing – Roblin Health Centre & Crocus Court Personal Care Home	\$30,000.00
Cash Allowance No. 1.3 - Integrated Systems Testing – Trade time on site – Roblin Health Centre & Crocus Court Personal Care Home	\$100,000.00
Cash Allowance No. 2.1 – Additional Fire Stopping – Russell Health Centre	\$15,000.00
Cash Allowance No. 2.2 – Asbestos Air Sample Testing – Russell Health Centre	\$65,000.00
Cash Allowance No. 2.3 – Integrated Systems Testing – Trade Time on Site - Russell Health Centre	\$10,000.00
Cash Allowance No. 2.4 – Additional Sprinkler Coverage in Mechanical Room – Russell Health Centre	\$5,000.00
Cash Allowance No. 2.5 – Additional Sprinkler Coverage in crawlspace below Cancer Care Linkway CC-122 – Russell Health Centre	\$5,000.00
Cash Allowance No. 3.1 – Additional Fire Stopping – Russell Personal Care Home	\$10,000.00
Cash Allowance No. 3.2 – Asbestos Air Sample Testing – Russell Personal Care Home	\$35,000.00
Cash Allowance No. 3.3 – Integrated Systems Testing – Trade Time on Site – Russell Personal Care Home	\$5,000.00
Cash Allowance No. 4 – Modifications to Existing Sprinkler Systems – Russell Personal Care Home	\$30,000.00
Cash Allowance No. 5.1 – Additional Fire Stopping – Rossburn Personal Care Home and Health Centre	\$15,000.00
Cash Allowance No. 5.2 – Integrated Systems Testing – Trade Time on Site – Rossburn Personal Care Home and Health Centre	\$10,000.00
Cash Allowance No. 5.3 – Unknown Exterior Site Conditions Associated with Fire Pump House Construction – Rossburn Personal Care Home and Health Centre	\$40,000.00
Cash Allowance No. 5.4 – Manitoba Hydro Contribution – Rossburn Personal Care Home and Health Centre	\$60,000.00

**Appendix H
Alternative Prices**

Project: Provincial Fire and Life Safety Project – Roblin, Russell and Rossburn Sites

Bidder: _____

We, the above-named bidder, offer below the requested alternative prices. The amount to be added to, or deducted from, our base bid price (as entered in the Bid Form) is entered for each requested alternative.

All alternative prices exclude Value Added Taxes. If there is no change to the base bid price for an alternative we have so indicated. It is understood that:

1. The Owner may accept any of the alternatives and corresponding alternative prices in any order or combination, including all or none,
2. The lowest bidder will be determined solely from the base bid, without considering any alternative prices,
3. Alternatives and alternative prices are open for acceptance by the owner for the same period as the base bid price,
4. The Work of the Contract and the Contract Price will reflect the alternatives and alternative prices, if any, accepted by the Owner at the time of contract award, and
5. Acceptance of any alternatives will not affect the base bid contract completion time, unless we have specifically indicated an increase or decrease in time, in number of days, on account of a particular alternative.

Description of Alternative

Description of Alternative

Effect on Base Bid Price

Alternative No. 1.1:

Add

Deduct

Roblin HC and Crocus Court PCH: Delete air compressor, air dryer, and associated piping. Add nitrogen generator with associated piping. Refer to the specifications.

\$ _____

\$ _____

Alternative No. 1.2:

Add

Deduct

Roblin HC and Crocus Court PCH: Disconnect existing mechanical and electrical devices in metal slatted ceiling. Demolish metal slatted ceiling and install new ACT ceiling. Reconnect electrical devices. Install new lighting fixtures.

\$ _____

\$ _____

Alternative No. 2.1:	<u>Add</u>	<u>Deduct</u>
Russell HC: Delete air compressor, air dryer, and associated piping. Add nitrogen generator with associated piping. Refer to the specifications.	\$ _____	\$ _____
Alternative No. 3.1:	<u>Add</u>	<u>Deduct</u>
Russell PCH: Provide new push side fire/life closer with hold-open function connected to the firm alarm system and releases in case of fire (Total = 38)	\$ _____	\$ _____
Alternative No. 4.1:	<u>Add</u>	<u>Deduct</u>
Rossburn PCH and HC: Delete air compressor, air dryer, and associated piping. Add nitrogen generator with associated piping. Refer to the specifications.	\$ _____	\$ _____
Alternative No. 4.2:	<u>Add</u>	<u>Deduct</u>
Rossburn PCH and HC: Provide all hardware and software c/w all installation programming and testing services as required to upgrade existing fire alarm control panels to Mircom FX-4000 series	\$ _____	\$ _____

END OF SECTION

Part 1 General

1.1 REFERENCES

- .1 Canadian Construction Documents Committee (CCDC)
 - .1 CCDC 2-2008, Stipulated Price Contract.
- .2 Project Supplementary Conditions

1.2 CASH ALLOWANCES

- .1 Refer to CCDC 2, GC 4.1.
- .2 Where costs under a cash allowance exceed amount of allowance, Contractor will be compensated for excess incurred and substantiated plus allowance for overhead and profit as set out in Contract Documents.
- .3 Include progress payments on accounts of work authorized under cash allowances in Consultant's monthly certificate for payment.
- .4 Prepare schedule jointly with Consultant, Owner and Contractor to show when items called for under cash allowances must be authorized by Owner for ordering purposes so that progress of Work will not be delayed.
- .5 Scope of work specified in the drawings is as follows. Refer to pricing form Section 00 80 00 for value.
 - .1 Cash Allowance No. 1.1 – Additional Fire Stopping – Roblin Health Centre and Crocus Court Personal Care Home
 - .1 Allowance for additional small conduit/pipe/cable penetrations through fire separations beyond the quantity noted in the drawings.
 - .2 Cash Allowance No. 1.2 – Asbestos Air Sample Testing – Roblin Health Centre and Crocus Court Personal Care Home
 - .1 Test samples prior to construction work. Air samples to be taken at the beginning of the testing and at the end to confirm compliance for all asbestos abatement hoardings.
 - .3 Cash Allowance No. 1.3 – Integrated Systems Testing – Trade time on Site - Roblin Health Centre and Crocus Court Personal Care Home
 - .1 This cash allowance is for the applicable trades related to the integrated systems testing scope of work to be present on site during the testing. Hourly rates are to be noted in the unit price section of the pricing form and shall be used to determine number of hours on site based on a blended rate.
 - .4 Cash Allowance No. 2.1 – Additional Fire Stopping – Russell Health Centre
 - .1 Allowance for additional small conduit/pipe/cable penetrations through fire separations beyond the quantity noted in the drawings.
 - .5 Cash Allowance No. 2.2 – Asbestos Air Sample Testing – Russell Personal Care Home

- .1 Test samples prior to construction work. Air samples to be taken at the beginning of the testing and at the end to confirm compliance for all asbestos abatement hoardings.
- .6 Cash Allowance No. 2.3 – Integrated Systems Testing – Trade time on Site – Russell Health Centre
 - .1 This cash allowance is for the applicable trades related to the integrated systems testing scope of work to be present on site during the testing. Hourly rates are to be noted in the unit price section of the pricing form and shall be used to determine number of hours on site based on a blended rate.
- .7 Cash Allowance No. 2.4 – Additional Sprinkler Coverage in Mechanical Room – - Russell Health Centre
 - .1 Allowance for additional sprinkler heads, piping and labour to install additional heads in mechanical room due to existing obstructed construction.
- .8 Cash Allowance No. 2.5 – Additional Sprinkler Coverage in crawlspace below Cancer Care Linkway CC-122 – Russell Health Centre
 - .1 Allowance for additional sprinkler heads, piping and labour to install additional heads in crawlspace.
- .9 Cash Allowance No. 3.1 – Additional Fire Stopping – Russell Personal Care Home
 - .1 Allowance for additional small conduit/pipe/cable penetrations through fire separations beyond the quantity noted in the drawings.
- .10 Cash Allowance No. 3.2 – Asbestos Air Sample Testing – Russell Personal Care Home
 - .1 Test samples prior to construction work. Air samples to be taken at the beginning of the testing and at the end to confirm compliance for all asbestos abatement hoardings.
- .11 Cash Allowance No.3.3 – Integrated Systems Testing – Trade time on Site - Roblin Personal Care Home
 - .1 This cash allowance is for the applicable trades related to the integrated systems testing scope of work to be present on site during the testing. Hourly rates are to be noted in the unit price section of the pricing form and shall be used to determine number of hours on site based on a blended rate.
- .12 Cash Allowance No 4 –Modifications to Existing Sprinkler Systems - Russell Health Centre
 - .1 Allowance for unforeseen modifications to existing sprinkler systems beyond the quantity noted in the drawings.
- .13 Cash Allowance No. 5.1 – Additional Fire Stopping – Rossburn Personal Care Home and Health Centre
 - .1 Allowance for additional small conduit/pipe/cable penetrations through fire separations beyond the quantity noted in the drawings.
- .14 Cash Allowance No. 5.2 – Integrated Systems Testing – Trade time on Site – Rossburn Personal Care Home and Health Centre
 - .1 This cash allowance is for the applicable trades related to the integrated systems testing scope of work to be present on site during the testing.

Hourly rates are to be noted in the unit price section of the pricing form and shall be used to determine number of hours on site based on a blended rate.

- .15 Cash Allowance No. 5.3 – Unknown Exterior Site Conditions Associated with Fire Pump House Construction – Rossburn Personal Care Home and Health Centre
 - .1 Allowance for unknown exterior conditions associated with the excavation and construction of the fire pump house and cisterns including grading and shoring.
- .16 Cash Allowance No. 5.4 – Manitoba Hydro Cash Allowance – Rossburn Personal Care Home and Health Centre
 - .1 Manitoba Hydro cash allowance for a new transformer and CSTE.

Part 2 Products

2.1 NOT USED

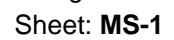
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Part 3 Execution

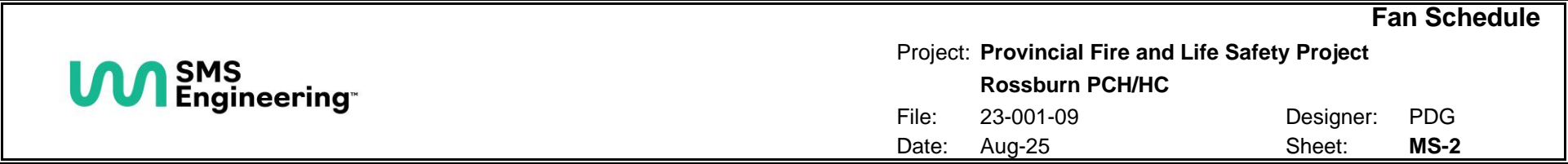
3.1 NOT USED


- .1 Not Used.

END OF SECTION

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Fan Schedule

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SMS
Engineering™

Fan Schedule

Project: **Provincial Fire and Life Safety Project**
Rosburn PCH/HC

File: 23-001-09 Designer: PDG
 Date: Aug-25 Sheet: **MS-2**




SMS
Engineering™

Fan Schedule

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