



LAND DEDICATION RESERVE FUND APPLICATION

APPLICANT INFORMATION

Name of Organization:		Thrive Community Support Circle Inc				
Mailing Address:				Postal Code:		
Phone:		Fax No.:		E-mail address:		
Name(s) of designated representatives to be contacted about this application:	Name:	Rhonda Elias-Penner		Phone (daytime):		
	Position:	Executive Director		Phone (evening):		
	Name:	Kathryn Gompf		Phone (daytime):		
	Position:	Campaign Chairperson		Phone (evening):		
How long has the organization been in operation?			50 years			
Select Community Committee Area where project is located:	Assiniboia	☐	City Centre	☒	Riel	☐
	East Kildonan-Transcona	☐	Lord Selkirk-West Kildonan			☐

PROJECT INFORMATION

Name of Project:		Thrive: Building for Generations!			
Location of Project:		555 Spence Street			
Project is located on City of Winnipeg owned lands?		YES ☒	NO ☒		
Project Start Date:		03/01/2024		Anticipated Completion Date:	01/01/2025
Total Estimated Project Cost: \$ 4.5 Million					
Land Dedication Reserve Fund Requested Amount: \$		~~-25,000.00~~		\$15,000	
LIST OTHER PROJECT FUNDING SOURCES		AMOUNT	CONFIRMED		
Source #1	Anonymous donor	\$ 500,000.00	YES ☒	NO ☐	
Source #2	Winnipeg Foundation	\$ 250,000.00	YES ☒	NO ☐	
Source #3	Thomas Sill Foundation	\$ 50,000.00	YES ☒	NO ☐	
Source #4	Province of Manitoba BSC fund	\$ 300,000.00	YES ☒	NO ☐	
Source #5	Province of Manitoba ACSC fund	\$ 36,685.00	YES ☒	NO ☐	
Total funding confirmed to date		1.9 million			

DETAILED PROJECT DESCRIPTION

Provide a detailed description of the planned project, including:

- Community need/ support for the project
- Community consultation, if applicable (surveys, open houses, etc.)
- City of Winnipeg staff involved in project to date
- Scope of work
- Cost estimates/ quotes
- Project schedule

Project details, plans and supporting documentation may be submitted as attachments.

Community Need/support for the project:

Thrive needs more space due to the increase in, and success of its services and programs. As families, newcomers, seniors and those most vulnerable, continue to struggle to recover from the financial, emotional, and overall impacts of the pandemic, we see these effects by the drastic increase in people coming to access our services and the climate within the community. Increased crime and safety concerns, mental health challenges, increased substance use and addictions, as well as larger numbers of overdoses and admissions to health facilities, interpersonal relationship breakdowns and family violence are plaguing this community and Thrive has needed to be creative to find space to meet these demands in an already cramped space at 555 Spence Street, our main building. In all of the surveys and focus groups with our participants, the need for a safe space for people to meet, connect, and build their networks and resources were identified as being as important as the actual programs and services to the community we serve. Located on a high traffic area at the corner of Spence and Sargent and visible from Balmoral, Thrives' 2 story new building will be a beacon of support for those in need of support, safety, family unification, health, and wellness for those who live in and pass through the community.

Community Consultation: Design plan process attached

City of Winnipeg staff involved:

Councilor Cindy Gilroy is involved through the planning phase and has supporting parking variances and permits, Mayor Gillingham and deputy mayor Janice Lukes have met with Thrives' capital committee in support of the project moving forward.

Scope of work: See attached documents

Cost estimate and tender information: see attached documents

Project plan and supporting documents: see attached documents

APPLICANT SIGNATURES

I/We hereby certify that I/we am/are the authorized signing officer(s) for the applying organization and this application is accurate to the best of my/our knowledge.

	executive Director Rhonda Elias Penner		Sept 6/2023
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE

	Kathryn Gompf	Chair, Capital Campaign Committee	Sept 5, 2023
SIGNATURE	NAME PRINTED	TITLE/POSITION	DATE

Submit completed application to:

Urban Design Division
c/o Helen Fabbri ph: 204-986-6419, fax: 204-986-7524
Planning, Property and Development Department
15-30 Fort Street, Winnipeg, MB R3C 4X5
e-mail: hfabbrri@winnipeg.ca

The City of Winnipeg

Signage Requirements

Signage Requirements:

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to marketing@winnipeg.ca

Be sure to include:

- all text in legible font, graphics, and logos
 - Note:** For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.

The City of Winnipeg

A. Organization Description

Thrive Community Support Circle (Thrive) is a not-for-profit organization that was established in 1973. Thrive's mission focuses on the empowerment of people, creating opportunities to create change, and growing a healthier community. Thrive's main objective is to offer programs and support services to the underserved community of Winnipeg's downtown through its Resource Centre, Thrift Shop, and Child Care Centre. Programs and services are available to all genders, races, and ages and include:

Counselling services provide 1-1 and group counseling for adults, children, and families at no charge. Services are offered in crisis support, grief and loss, substance abuse/addictions, parenting concerns, unplanned pregnancy, mindfulness, and mental health issues.

The Resource Centre offers access to free services such as the Family Support Liaison, Financial Empowerment Support Staff, and New Baby Service. Group programs include Working with CFS Workshop, Community Safety, Managing Anxiety, Emotional Wellness, Young & Youth Stress Management, Nobody's Perfect & Positive Discipline Parenting programs. Thrive also offers cultural programs such as the Women's and Men's Sharing Circle.

The Childcare Centre offers respite for caregivers and drop-in spots for children whose parents are involved with Thrive's services at no cost.

The Thrift Shop sells affordable, low-cost clothing and household items. It also provides volunteer work experience to develop skills and job training to transition people into employment.

B. Project Description

This project will complete a renovation to the current building at 555 Spence St. and an additional 3,750 square-foot second floor to the building. This project is necessary to meet the increasing demand for Thrive's services under one roof. This project will provide more efficient delivery of programs and services, provide better accessibility to the community, provide a safe and more dignified space for private matters and crisis support, as well a financially responsible way to manage Thrive's operations.

Currently, Thrive operates out of three separate locations in the area. Space is limited. Staff and resources are split between these locations. The building expansion will allow Thrive to offer more programs and increase program capacity. For example, it will have a dedicated cultural room for community members to engage in cultural practices. Having staff and participants under one roof in a more secure building will allow for a coordinated safety plan in case of emergency or lockdown. It will also allow for program hours to be extended into the evening, enabling more participants to access the programs and services provided.

The new building will be fully accessible for people with disabilities, including elevator access to the second floor. The new building will have a private, secure space for counselling and 1-1 support. When responding to a person in need, whether it be a victim of violence or an addiction-related issue,

Thrive's staff will be able to respond to and provide care in an efficient and supportive manner, collaborating and not having to move the individual from one location to another.

The portion of this project we are seeking funding from the CIBP grant is for the community washroom. This washroom will be located on the main floor of the building and will be accessible for community use, providing the simple dignity of having a safe, private space for use and lessening the human waste found in public spaces.

The washroom will be 10ft x 7ft and will include the following fixtures:

- 1 w/c
- 1 sink
- 1 faucet
- drain and trap for BF washroom to prevent burns to legs
- 2 grab bars
- 1 mirror
- 1 soap dispenser
- 1 paper towel dispenser
- 1 door and frame equipped for ADO
- 1 automatic door opener
- 4 pot lights
- switch
- walls
- flooring

Project start date: May 1, 2023 Project End Date: April 30, 2024

A Detailed Scope of Work for the washroom project includes:

- demolish the existing washroom and offices in the area where the new washroom is to be constructed
- provide plumbing rough-ins for the fixture above
- repair and float concrete floor
- construct partition walls
- rough in electrical
- rough in mechanical
- apply wall finishes
- install gypsum ceiling
- install pot lights
- install plumbing fixtures
- paint
- install flooring
- install door and ADO
- connect water lines

C. Supporting Documentation

Attached: Architectural Building Design with Site Plan

Landscape Design

Annual Return of Information

Contractor Quotes: Winnipeg Building & Decorating and Concord Projects

Capital project Design process:

1. 2019 Organization strategic planning- Need for 1 larger space supported
2. BOD and Executive Director looked at potential buildings in the neighborhood vs adding on to 555 Spence Street.
 - Local neighborhood organizations indicated support for Thrives expansion
 - would not support rezoning
 - Thrive paid off their mortgage on 555 Spence Street in 2017!
 - Thrive continued to look at potential buildings in close vicinity
 - 2018-Thrive obtained a realtor to look for potential spaces and get an evaluation on the building
 - 2019-2020-Thrive Board members and Executive Director continued to look at buildings in the area that might be available for purchase and renovation
 - Considering the zoning, vicinity to current programs, size of buildings and cost of renovating these buildings, thrives board agreed that the best course of action was to renovate 555 Spence Street.
 - Thrive board members reached out to 2 builders about a potential renovate and lease opportunity to partner with Thrive. No agreement was offered.
 - The board voted to move surplus in 2020 to the building fund to move ahead with design plan
 - Tenders for Architect plan sent out to 5 firms in Winnipeg that the construction person recommended to the board
 - GW Architecture was chosen as architect for project, a rough sketch was created, along with a list of all the spaces required
 - Design plans were brought to the Board of Directors
 - Final Design plan was approved
3. In 2020 a current funding body for Thrive's operations approved a 3-year interim operational grant to assist these additional costs from 2020-2025 adding a goal for the agency to complete a capital project for space to accommodate services in one building.
4. 2021-2022- Permits, environmental study, community consultation to approve a parking variance, and a Class B estimate were completed for the project and the board moved to put out tenders for construction.
5. 2023- Construction tenders were sent out to 3 recommended construction companies the capital construction sub-committee in conjunction with consultation from the Architect made their decision on a winning tender. The three bidding companies responded and Winnipeg Building and Design was chosen .

February 21, 2023

Winnipeg Building and Decorating
1586 Wall Street
Winnipeg, MB R3E 2S4

Attn: Brian Thiessen
Geoff Wurtak

Re: 21.1055 Thrive 555 Spence Renovation Project

On behalf of the Thrive Community Support Circle, we are pleased to inform you that your bid of:

Three Million Three Hundred and Twenty Four Thousand Nine Hundred Dollars
\$ 3,324,900.00 (excluding taxes)

was the successful bid for the Tender No: 22.1055

The client is the Thrive Community Support Circle Inc. and the project manager and architect of record is gw architecture inc.

Please begin to prepare your schedule and we will notify you when the CCDC-2 is prepared for signatures, wherein we will hold a start-up meeting at our office.

Congratulations! We are looking forward to working with you.

Best Regards,
gw architecture inc.



Brian Wall, maa, aibc, aaa, saa, oaa, mraic, aia, D.Arch, CT(Arch)

CC: Rhonda Elias Penner, Executive Director, Thrive
Jamie Gooding, Board of Directors, Thrive
Rick Sutcliffe, Board of Directors, Thrive
file

1.1 BIDDER'S INFORMATION

Date February 15, 2023

Submitted by: Concord Projects Ltd.
(name of bidder)

(address)

To: gw architecture inc.
602-44 Princess Street
Winnipeg, MB

Project: Main Floor Renovation / 2nd Floor addition.

Location: 555 Spence Street, Winnipeg, MB

1.2 OFFER

- .1 Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by GW Architecture Inc. for the Project, I/we, the undersigned, hereby offer to enter into a contract using CCDC 2, 2020 Contract form with Supplementary Conditions, to perform the Work for the price of:

Base Bid: \$	<u>3,576,044.00</u>	<u>PST Included</u>
Tax: \$	<u>178,802.00</u>	<u>GST Only</u>

dollars, in lawful money of Canada (the Base Bid).

Value Added Tax (GST) and Provincial Sales Tax (PST/RST) apply to this project and shall be in addition to the Base Bid. Please provide the taxes as a separate line item.

1.3 BID SUBMISSION

- .1 The following documents are included with this Bid Form and form a part of this bid submission:
- .1 Consent of Surety to Bond
 - .2 ~~CCDC Document 11 – 2016 Contractor's Qualification Statement~~ N/A
 - .3 Bidders Certification Form – Legislative and Safety Requirements
 - .4 Proposed Project Schedule
- .2 In addition to the documents listed above, the following appendices are included as part of this bid submission:
- .1 Appendix A - List of Contract Documents
 - .2 Appendix B – List of Subcontractors

.3 Appendix E – List of Cash Allowances (Section 01 21 00)

.4 Appendix F – List of General Contractors Hourly Rates

.3 As noted in Section 00 03 00 - Instructions to Bidders, Bidders may submit Appendix B - List of Subcontractors and Prices within 24 hours of Submission Deadline.

1.4 TIME

.1 This offer shall be open to acceptance and is irrevocable for ninety (90) days from the Bid Closing Date and Time.

1.5 COMMENCEMENT OF WORK

.1 If this Bid is accepted by the Owner within a time period stated above, I/we will:

.1 Execute the Contract within seven (7) days of receipt for execution.

.2 Furnish the required bonds in the form described in the Instructions to Bidders within seven (7) days of receipt of the Contract.

.3 Commence work within seven (7) working days following receipt of a letter of intent from the Owner.

.4 Complete the Work in Forty-Four (44)
WEEKS following receipt of a letter of intent from the Owner.

.2 If this Bid is accepted within the time provided herein, and we fail to commence the Work, or we fail to provide the required Bond(s), the required Bid Bond shall be forfeited as damages to the Owner by reason of our failure.

In the event our Bid is not accepted within the time stated above, the required Bid Bond shall be returned to the undersigned, in accordance with the provisions in the Instructions to Bidders unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

.3 Project Start Date of Construction: ten (10) business days after Award

1.6 ADDENDA

.1 The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Price.

No. M01 Dated March 31, 2022 No. 05 Dated February 8, 2023

No. S01 Dated April 8, 2022 No. 06 Dated February 9, 2023

No. E01 Dated April 8, 2022 No. 07 Dated February 10, 2023

No. E02 Dated May 20, 2022 No. 08 Dated February 10, 2023

No. S02 Dated June 28, 2022 No. 09 Dated February 13, 2023

No. E03 Dated August 15, 2022 No. Dated

No. 04 Dated January 23, 2023 No. Dated

1.7 SIGNATURE(S)

(Name of Bidder) Concord Projects Ltd., by its authorized signing officers,

have signed this Bid on the 15th day of February, 2023.

Nolan Ploegman, MBA

Authorized signing officer (print name and sign)

President & CEO

Title

Authorized signing officer (print name and sign)

Title

Appendix A
List of Contract Documents

Project: 21.1055 THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

Drawings:

GW Architecture Inc. Architectural drawings A000, A001, A100, A101, A200, A201, A202, A203, A204, A205, A300, A301, A400 A500, A600, A601, A602, A700, A701, A702, A703, A850, A851 and A854 dated August 23, 2022.

Barnes & Duncan Civil drawings C01 dated October 27, 2022.

HTFC Planning & Design Landscape drawing L01 dated August 15, 2022.

Tower Engineering Group Structural drawings S100, S101, S200, S201, S202, S300, S301, S302, S303 and S400 dated January 14, 2022.

Tower Engineering Group Mechanical drawings M0.0, M0.1, M1.0, M2.0, M2.1, M2.2, M2.3, M3.0, M3.1, M3.2, M4.0, M4.1, M5.0 and M5.1 dated January 14, 2022.

Tower Engineering Group Electrical drawings E100, E200, E201, E300, E301, E400, E401, E500 and E600 dated January 14, 2022.

Site Information:

M.Block & Associates Ltd. Geotechnical Investigation dated October 25, 2021. (13 pages)

Pinchin Hazardous Building Materials Assessment (Pre-Construction) dated August 24, 2021. (61 pages)

Supplemental Instructions:

Concord Projects Ltd. Supplemental Instructions dated January 18, 2023. (9 pages)

Addendums:

Tower Engineering Group Mechanical Addendum No. M01 dated March 31, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S01 dated April 8, 2022. (8 pages)

Tower Engineering Group Electrical Addendum No. E01 dated April 8, 2022. (9 pages)

Tower Engineering Group Electrical Addendum No. E02 dated May 20, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S02 dated June 28, 2022. (4 pages)

Tower Engineering Group Electrical Addendum No. E03 dated August 15, 2022. (4 pages)

GW Architecture Inc. Addendum No. 4 dated January 23, 2022. (2 pages)

GW Architecture Inc. Addendum No. 5 dated February 8, 2023. (13 pages)

GW Architecture Inc. Addendum No. 6 dated February 9, 2023. (2 pages)

GW Architecture Inc. Addendum No. 7 dated February 10, 2023. (7 pages)

**Appendix B
Subcontractors**

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following is the list of Subcontractors that the Bidder intends to engage, and the amount of each subcontract. The subcontract amounts should include any applicable taxes.

Subcontract	Subcontract Amount (\$)
To follow within 24 hours	

**Appendix E
Cash Allowances**

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following cash allowances are included in the Bid Price:

- | | | |
|----|---------------------|-------------------------|
| .1 | \$ 12,000.00 | for Material Testing |
| .2 | \$ 10,000.00 | for Concrete Testing |
| .3 | \$ 12,000.00 | for Geotech Inspection |
| .4 | \$ 25,000.00 | for Signage and Artwork |
| .5 | \$ 15,000.00 | for Roof Inspection |

Appendix F
General Contractors Hourly Rate

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following is the list of General Contractors Hourly Rates that will be applied to changes to the Contract.

General Contractors Labour:	Hourly Rate (\$)
CEO, President, Sr. VP, VP	\$ 150.00
Construction Manager	\$ 92.00
Construction Supervisor	\$ 88.00
Project Coordinator	\$ 74.00
Pre-Construction Manager	\$ 82.00
Operations Manager	\$ 82.00
Quality Assurance Manager	\$ 82.00
Safety Officer	\$ 74.00
Assistant Construction Supervisor	\$ 64.00
Carpenter	\$ 60.00
General Labour	\$ 45.00
Senior Accounting Staff	\$ 78.00
Administration Staff	\$ 45.00



February 15, 2023

APPENDIX G
THRIVE Community Support Circle

Comments/Ideas

1. Our price is based on the plans, specifications, addendums and accepted RFI responses provided. Due to the nature of renovations, we recommend the client carry a contingency for unforeseen conditions (soils, mold, mildew, etc.) and design coordination.
2. A solid custom paint was utilized in pricing 1 & 2 Accumet. The graphic or design at the corner feature wall requires further information and a solution can be discussed and PRICED later if required.
3. Spence Blvd. tree trimming must be completed before March 31st or after August 1st per Provincial regulations.

Cost Saving Ideas

Below items are a list of voluntary alternates to the base design provided for owner consideration to reduce the capital cost of the project.

- | | |
|---|---------------------|
| 1. EFIS in lieu of type 1 & type 2 accumet ACM | credit: (\$200,000) |
| 2. Electrical – CCTV alternate | credit: (\$10,000) |
| 3. Alternate ACM – Alpolic in lieu of Accumet
(cannot take #1 above) | credit: (\$20,000) |

Consent of Surety

(Agreement to Bond)

Consent of Surety No. **975014290-01**

To: **Thrive Community Support Circle Inc.**

Should the tender of: **Concord Projects Ltd.**

For: **Main Floor Renovations and 2nd Floor Addition to THRIVE Community Support Circle -
555 Spence Street, Winnipeg, MB - Project Number 21.1055**

be accepted within the time period prescribed in the tender, or if no time period is specified, within **Ninety (90)** days from the closing date of tender, and a written contract entered into, we the undersigned do hereby agree to become bound as Surety and will issue

A Performance Bond equal to 50%

A Labour and Material Payment Bond equal to 50%

of the tender price guaranteeing faithful performance of said contract.

This Consent of Surety shall cease and be null and void after thirty (30) days from the award of contract.

Any suit filed against the Surety with respect to this Surety's Consent must be initiated and duly served on the Surety within seven (7) months of the date hereof.

Tender Date: **15th day of February, 2023**

Dated: **8th day of February, 2023**

Travelers Insurance Company of Canada



Courtney Lim, Attorney-in-Fact

(Seal)

**BIDDER'S CERTIFICATION FORM – LEGISLATIVE AND SAFETY REQUIREMENTS
FOR**

**THRIVE Community Support Circle Renovation Project
555 Spence Street, Winnipeg MB**

Concord Projects Ltd. (Name of Bidder) declares and certifies that, in bidding on the work for Project/Tender # 21.1055:

Trades

1. It will abide by all the applicable requirements of *The Apprenticeship and Certification Act* and the regulations thereunder.
2. Without limiting the generality of Item 1 above,
 - a. it will abide by the compulsory certification trade requirements as set out in *The Apprenticeship and Certification Act* and the applicable trade regulations under that Act; and
 - b. it will abide by supervision ratios as set out in applicable trade regulations under *The Apprenticeship and Certification Act* and under *The Construction Industry Wages Act*.

Employment Standards and Wage Rates

1. It will abide by all the applicable requirements of *The Employment Standards Code* and *The Construction Industry Wages Act* and regulations thereunder.
2. If requested by the owner or the Prime Consultant it will, prior to approval of an award of contract, provide the owner or the Prime Consultant with a signed copy of the minimum wage rates applicable to the works described in this Tender.
3. If awarded the contract, it will post a copy of the applicable minimum wage rates in a conspicuous place at the work site.

Workplace Safety and Health

1. It will comply with all applicable requirements of *The Workplace Safety and Health Act* and regulations thereunder.
2. Where the contract award value for the Project is \$100,000 or greater:

- a. Bidders with employees working on the Project must have a valid and current COR™, SECOR™ certificate or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.
 - b. Beginning January 1, 2012, subcontractors with employees working on the Project must show safety program registration or evidence of equivalency verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba.
3. Beginning January 1, 2014, and regardless of project value, all Bidders and Subcontractors (with employees working on the Project) must have a valid and current COR™ or SECOR™ certificate, or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

The Bidder understands that the consequences of making an untrue statement in its Bid, or of not complying with the requirements of this Tender or failing to produce evidence satisfactory to Government of Manitoba regarding this Certification may include the forfeiture of any bid security, disqualification of the Bidder from participating in future tenders and/or the termination of the Contract.

If subcontractors are retained by the Bidder, it will ensure that its subcontractors will provide this same certification to the owner or the Prime Consultant before the subcontractor begins work on the Project.

In witness whereof, the Bidder has signed this Certification on the date noted below:



Witness



Signature of Bidder/Subcontractor

February 15, 2023

Date

Project Tasks and Durations:

Task Name	Start Date	End Date	Duration
Foundation	2023-01-01	2023-01-15	14 days
Roofing	2023-01-15	2023-02-01	16 days
Interior Finishing	2023-02-01	2023-03-15	44 days
Exterior Finishing	2023-03-15	2023-04-01	16 days

Legend:

- Task Type 1: Foundation
- Task Type 2: Roofing
- Task Type 3: Interior Finishing
- Task Type 4: Exterior Finishing

Summary Table:

Task Name	Start Date	End Date	Duration
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(name of bidder)

(address)

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602-44 Princess Street
Winnipeg, MB

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Location: 555 Spence Street, Winnipeg, MB

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1.6 ADDENDA

.1 The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Price.

No. <u>M01</u>	Dated <u>March 31, 2022</u>	No. <u>05</u>	Dated <u>February 8, 2023</u>
No. <u>S01</u>	Dated <u>April 8, 2022</u>	No. <u>06</u>	Dated <u>February 9, 2023</u>
No. <u>E01</u>	Dated <u>April 8, 2022</u>	No. <u>07</u>	Dated <u>February 10, 2023</u>
No. <u>E02</u>	Dated <u>May 20, 2022</u>	No. <u>08</u>	Dated <u>February 10, 2023</u>
No. <u>S02</u>	Dated <u>June 28, 2022</u>	No. <u>09</u>	Dated <u>February 13, 2023</u>
No. <u>E03</u>	Dated <u>August 15, 2022</u>	No. _____	Dated _____
No. <u>04</u>	Dated <u>January 23, 2023</u>	No. _____	Dated _____

1.7 SIGNATURE(S)

(Name of Bidder) Concord Projects Ltd., by its authorized signing officers,

have signed this Bid on the 15th day of February, 2023.

Nolan Ploegman, MBA

Authorized signing officer (print name and sign)

President & CEO

Title

Authorized signing officer (print name and sign)

Title

Appendix A
List of Contract Documents

Project: 21.1055 THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

Drawings:

GW Architecture Inc. Architectural drawings A000, A001, A100, A101, A200, A201, A202, A203, A204, A205, A300, A301, A400, A500, A600, A601, A602, A700, A701, A702, A703, A850, A851 and A854 dated August 23, 2022.

Barnes & Duncan Civil drawings C01 dated October 27, 2022.

HTFC Planning & Design Landscape drawing L01 dated August 15, 2022.

Tower Engineering Group Structural drawings S100, S101, S200, S201, S202, S300, S301, S302, S303 and S400 dated January 14, 2022.

Tower Engineering Group Mechanical drawings M0.0, M0.1, M1.0, M2.0, M2.1, M2.2, M2.3, M3.0, M3.1, M3.2, M4.0, M4.1, M5.0 and M5.1 dated January 14, 2022.

Tower Engineering Group Electrical drawings E100, E200, E201, E300, E301, E400, E401, E500 and E600 dated January 14, 2022.

Site Information:

M.Block & Associates Ltd. Geotechnical Investigation dated October 25, 2021. (13 pages)

Pinchin Hazardous Building Materials Assessment (Pre-Construction) dated August 24, 2021. (61 pages)

Supplemental Instructions:

Concord Projects Ltd. Supplemental Instructions dated January 18, 2023. (9 pages)

Addendums:

Tower Engineering Group Mechanical Addendum No. M01 dated March 31, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S01 dated April 8, 2022. (8 pages)

Tower Engineering Group Electrical Addendum No. E01 dated April 8, 2022. (9 pages)

Tower Engineering Group Electrical Addendum No. E02 dated May 20, 2022. (2 pages)

Tower Engineering Group Structural Addendum No. S02 dated June 28, 2022. (4 pages)

Tower Engineering Group Electrical Addendum No. E03 dated August 15, 2022. (4 pages)

GW Architecture Inc. Addendum No. 4 dated January 23, 2022. (2 pages)

GW Architecture Inc. Addendum No. 5 dated February 8, 2023. (13 pages)

GW Architecture Inc. Addendum No. 6 dated February 9, 2023. (2 pages)

GW Architecture Inc. Addendum No. 7 dated February 10, 2023. (7 pages)

**Appendix B
Subcontractors**

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following is the list of Subcontractors that the Bidder intends to engage, and the amount of each subcontract. The subcontract amounts should include any applicable taxes.

Subcontract	Subcontract Amount (\$)
To follow within 24 hours	

**Appendix E
Cash Allowances**

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following cash allowances are included in the Bid Price:

- | | | |
|----|---------------------|-------------------------|
| .1 | \$ 12,000.00 | for Material Testing |
| .2 | \$ 10,000.00 | for Concrete Testing |
| .3 | \$ 12,000.00 | for Geotech Inspection |
| .4 | \$ 25,000.00 | for Signage and Artwork |
| .5 | \$ 15,000.00 | for Roof Inspection |

Appendix F
General Contractors Hourly Rate

Project: THRIVE Community Support Circle
555 Spence Street, Winnipeg, MB

Bidder: Concord Projects Ltd.

The following is the list of General Contractors Hourly Rates that will be applied to changes to the Contract.

General Contractors Labour:	Hourly Rate (\$)
CEO, President, Sr. VP, VP	\$ 150.00
Construction Manager	\$ 92.00
Construction Supervisor	\$ 88.00
Project Coordinator	\$ 74.00
Pre-Construction Manager	\$ 82.00
Operations Manager	\$ 82.00
Quality Assurance Manager	\$ 82.00
Safety Officer	\$ 74.00
Assistant Construction Supervisor	\$ 64.00
Carpenter	\$ 60.00
General Labour	\$ 45.00
Senior Accounting Staff	\$ 78.00
Administration Staff	\$ 45.00



February 15, 2023

APPENDIX G

THRIVE Community Support Circle

Comments/Ideas

1. Our price is based on the plans, specifications, addendums and accepted RFI responses provided. Due to the nature of renovations, we recommend the client carry a contingency for unforeseen conditions (soils, mold, mildew, etc.) and design coordination.
2. A solid custom paint was utilized in pricing 1 & 2 Accumet. The graphic or design at the corner feature wall requires further information and a solution can be discussed and PRICED later if required.
3. Spence Blvd. tree trimming must be completed before March 31st or after August 1st per Provincial regulations.

Cost Saving Ideas

Below items are a list of voluntary alternates to the base design provided for owner consideration to reduce the capital cost of the project.

- | | |
|---|---------------------|
| 1. EFIS in lieu of type 1 & type 2 accumet ACM | credit: (\$200,000) |
| 2. Electrical – CCTV alternate | credit: (\$10,000) |
| 3. Alternate ACM – Alpolic in lieu of Accumet
(cannot take #1 above) | credit: (\$20,000) |

Consent of Surety

(Agreement to Bond)

Consent of Surety No. **975014290-01**

To: **Thrive Community Support Circle Inc.**

Should the tender of: **Concord Projects Ltd.**

For: **Main Floor Renovations and 2nd Floor Addition to THRIVE Community Support Circle -
555 Spence Street, Winnipeg, MB - Project Number 21.1055**

be accepted within the time period prescribed in the tender, or if no time period is specified, within **Ninety (90)** days from the closing date of tender, and a written contract entered into, we the undersigned do hereby agree to become bound as Surety and will issue

A Performance Bond equal to 50%
A Labour and Material Payment Bond equal to 50%

of the tender price guaranteeing faithful performance of said contract.

This Consent of Surety shall cease and be null and void after thirty (30) days from the award of contract.

Any suit filed against the Surety with respect to this Surety's Consent must be initiated and duly served on the Surety within seven (7) months of the date hereof.

Tender Date: **15th day of February, 2023**

Dated: **8th day of February, 2023**

Travelers Insurance Company of Canada



Courtney Lim, Attorney-in-Fact

(Seal)

**BIDDER'S CERTIFICATION FORM – LEGISLATIVE AND SAFETY REQUIREMENTS
FOR**

**THRIVE Community Support Circle Renovation Project
555 Spence Street, Winnipeg MB**

Concord Projects Ltd. (Name of Bidder) declares and certifies that, in bidding on the work for Project/Tender # 21.1055:

Trades

1. It will abide by all the applicable requirements of *The Apprenticeship and Certification Act* and the regulations thereunder.
2. Without limiting the generality of Item 1 above,
 - a. it will abide by the compulsory certification trade requirements as set out in *The Apprenticeship and Certification Act* and the applicable trade regulations under that Act; and
 - b. it will abide by supervision ratios as set out in applicable trade regulations under *The Apprenticeship and Certification Act* and under *The Construction Industry Wages Act*.

Employment Standards and Wage Rates

1. It will abide by all the applicable requirements of *The Employment Standards Code* and *The Construction Industry Wages Act* and regulations thereunder.
2. If requested by the owner or the Prime Consultant it will, prior to approval of an award of contract, provide the owner or the Prime Consultant with a signed copy of the minimum wage rates applicable to the works described in this Tender.
3. If awarded the contract, it will post a copy of the applicable minimum wage rates in a conspicuous place at the work site.

Workplace Safety and Health

1. It will comply with all applicable requirements of *The Workplace Safety and Health Act* and regulations thereunder.
2. Where the contract award value for the Project is \$100,000 or greater:

- a. Bidders with employees working on the Project must have a valid and current COR™, SECOR™ certificate or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.
 - b. Beginning January 1, 2012, subcontractors with employees working on the Project must show safety program registration or evidence of equivalency verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba.
3. Beginning January 1, 2014, and regardless of project value, all Bidders and Subcontractors (with employees working on the Project) must have a valid and current COR™ or SECOR™ certificate, or evidence of equivalency issued in accordance with the Canadian Federation of Construction Safety Associations COR™ program and verified by either the Manitoba Heavy Construction Association Work Safely Program or by the Construction Safety Association of Manitoba to work on the Project.

The Bidder understands that the consequences of making an untrue statement in its Bid, or of not complying with the requirements of this Tender or failing to produce evidence satisfactory to Government of Manitoba regarding this Certification may include the forfeiture of any bid security, disqualification of the Bidder from participating in future tenders and/or the termination of the Contract.

If subcontractors are retained by the Bidder, it will ensure that its subcontractors will provide this same certification to the owner or the Prime Consultant before the subcontractor begins work on the Project.

In witness whereof, the Bidder has signed this Certification on the date noted below:



Witness



Signature of Bidder/Subcontractor

February 15, 2023

Date

Project Timeline

Legend:

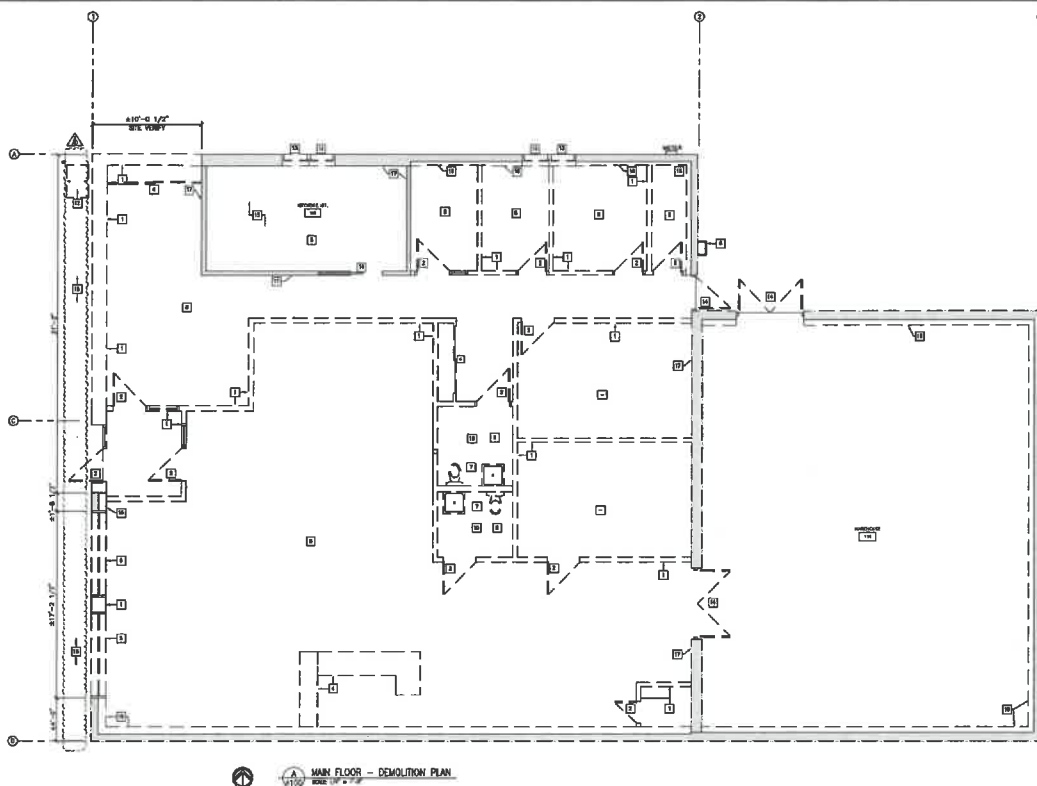
- Foundation
- Structural Steel
- Roofing
- Interior Finishes
- Exterior Finishes
- Landscaping
- Final Inspection

Summary:

- Project Start: 2023-01-01
- Project End: 2023-12-31
- Total Duration: 12 Months
- Key Milestones: Foundation, Structural Steel, Roofing, Interior Finishes, Exterior Finishes, Landscaping, Final Inspection

Task Schedule:

Task	Start Date	End Date
Foundation	2023-01-01	2023-01-31
Structural Steel	2023-02-01	2023-02-28
Roofing	2023-03-01	2023-03-31
Interior Finishes	2023-04-01	2023-04-30
Exterior Finishes	2023-05-01	2023-05-31
Landscaping	2023-06-01	2023-06-30
Final Inspection	2023-07-01	2023-07-31



DEMOLITION PLAN KEYNOTES:

- [illegible]

GENERAL DEMOLITION NOTES:

1. WHERE EXISTING FLOORING IS ADJACENT TO FLOORING NOTED FOR REMOVAL, PROTECT FROM DAMAGE, WHERE DEMOLISHED FLOORING IS NOT FLOORING TO BE REMOVED, TURNBACK DEMOLISHED FLOORING TO EXISTING FLOORING WHERE NOTED ON DRAWINGS, CONTRACTOR TO REPAIR OR PROVIDE NEW LINOLEUM FOR ANY DAMAGED DURING DEMOLITION.
2. PROTECT EXISTING BUILDING COMPONENTS NOT BEING REMOVED DURING DEMOLITION.
3. CONTRACTOR TO NOTIFY ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SCOPE OF WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

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6	12/15/75	ACCOMPL #1
5	12/14/75	ACCOMPL #2
4	12/14/75	ACCOMPL #1
3	12/15/75	ORDER FOR CONSTRUCTION
2	12/15/75	ORDER FOR BUL MONEY
1	10/1/75	ORDER FOR BUL MONEY
LINE#	DATE	DESCRIPTION

REMARKS:

ORDER FOR BUL MONEY, 2 MONTHS FROM DATE OF ORDER FOR CONSTRUCTION

ORDER FOR BUL MONEY, 2 MONTHS FROM DATE OF ORDER FOR CONSTRUCTION

ML	MR

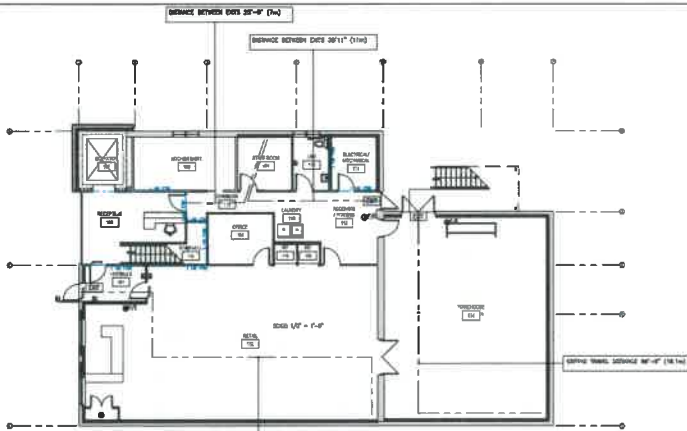
ow architecture inc.



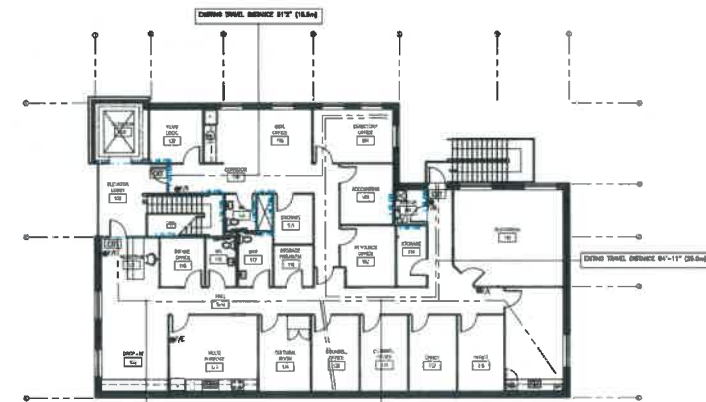
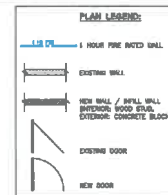
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

DEMOLITION PLAN
MAIN FLOOR

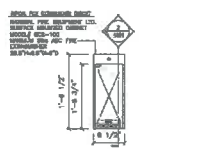
NAME	MR RO
AS NOTED	21.10.05
SUPERVISOR, 2021	MANAGER
NAME IN BY	A100



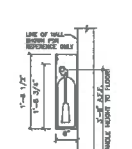
MAIN FLOOR - LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR - LIFE SAFETY PLAN
SCALE 1/8" = 1'-0"



1 FIRE EXTINGUISHER CABINET ELEV.
SCALE 1/8" = 1'-0"



2 FIRE EXT. SECTION
SCALE 1/8" = 1'-0"

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6	20/01/10	REVISION 1
5	10/04/10	REVISION 2
4	01/04/10	REVISION 3
3	10/01/10	REVISION 4
2	10/01/10	REVISION 5
1	10/01/10	REVISION 6
DATE	DATE	DESCRIPTION
REVISIONS		

NOTES: THIS IS TO BE USED AS A RECORD OF ALL REVISIONS MADE TO THE DESIGN. IT IS THE RESPONSIBILITY OF THE DESIGNER TO ENSURE THAT ALL REVISIONS ARE MADE TO THE DESIGN AND THAT THE DESIGN IS UP TO DATE.

DATE: 10/01/10
 NAME: J. J

gw architecture inc.



THIRTEEN COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

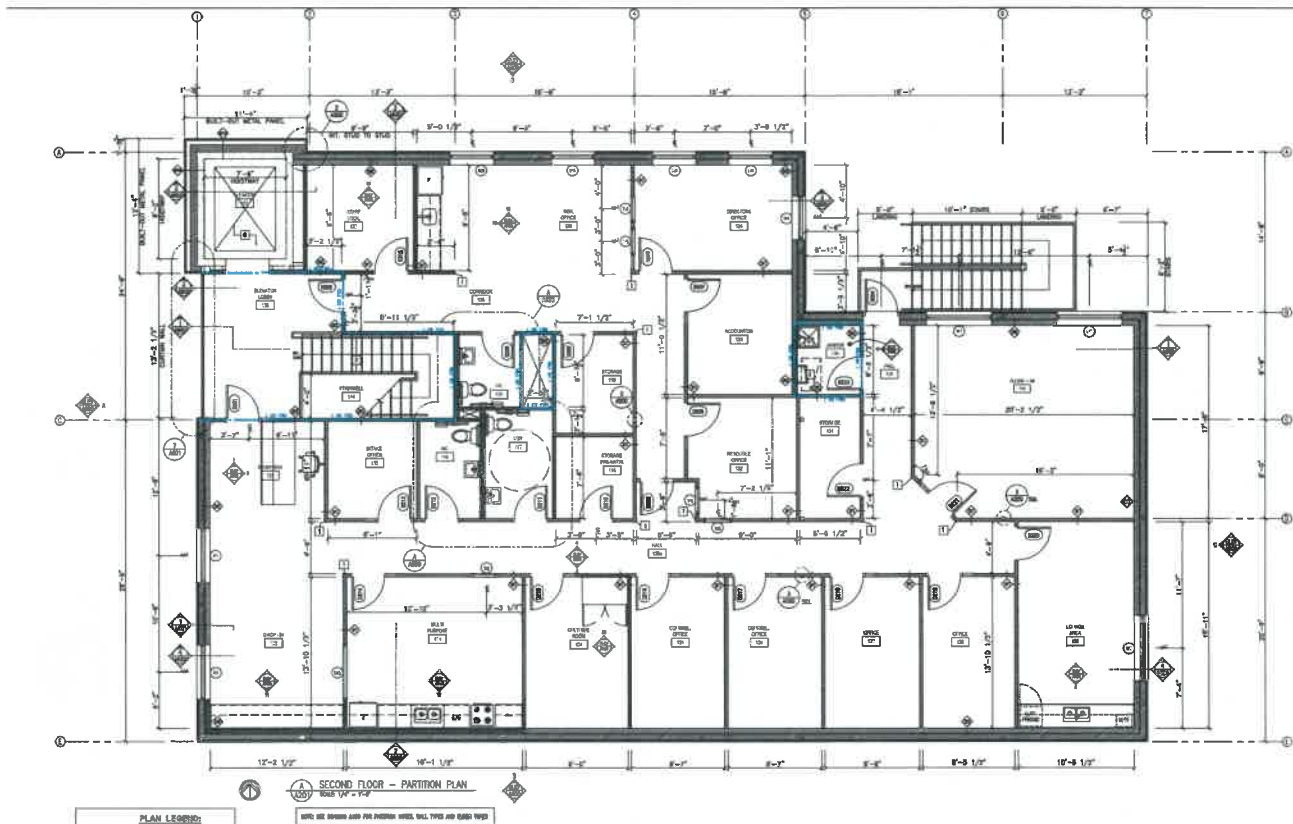
LIFE SAFETY PLAN
MAIN FLOOR AND
SECOND FLOOR

DATE	DATE
AS DESIGNED	21.08.08
DATE	REVISION 2
08/08/2011	
DATE BY	A101

PARTITION PLAN
MAIN FLOOR

ISSN	AS NOTED	Ref no.	TL1050
ISSN	SEPTEMBER, 2021	Access #	A200
Class No			

- WALL)
- JOSE FERRERINO SCHEDULED
TO RETURN WALL
WALL
PULL)
- OF SEPT. DEATH OF JOSEPH
IN THE FLORIN PUNISH.



1	10/1/15	ADDENDUM 1
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8	10/1/15	ADDENDUM 8
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16	10/1/15	ADDENDUM 16
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19	10/1/15	ADDENDUM 19
20	10/1/15	ADDENDUM 20

gww architecture inc.

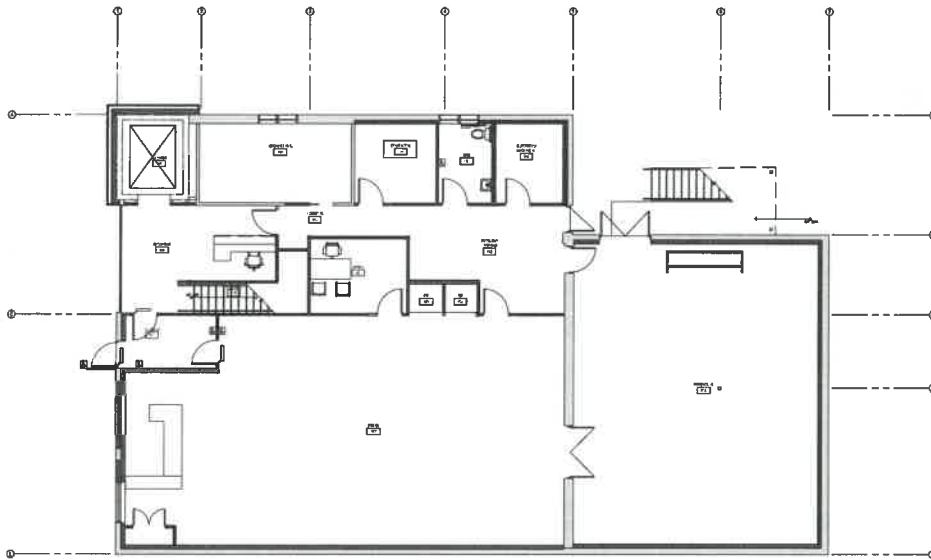


THIRVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

PARTITION PLAN
SECOND FLOOR

DATE	21.08.2015
BY	21.08.2015
REVISIONS	2015
DATE	2015

A201



MAIN FLOOR - FURNITURE PLAN
SCALE 1/8" = 1'-0"

ALL FURNITURE, FIXTURES AND EQUIPMENT BY OWNER

NO.	DATE	DESCRIPTION
1	10/10/2020	ISSUED FOR PERMIT
2	10/10/2020	ISSUED FOR PERMIT
3	10/10/2020	ISSUED FOR PERMIT
4	10/10/2020	ISSUED FOR PERMIT
5	10/10/2020	ISSUED FOR PERMIT
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THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA



SECOND FLOOR - FURNITURE PLAN
SCALE: 1/8" = 1'-0"

DOOR: SWING, RECESSED AND INDICATED BY ARROW

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50	ATTENTION 3D

REVISIONS

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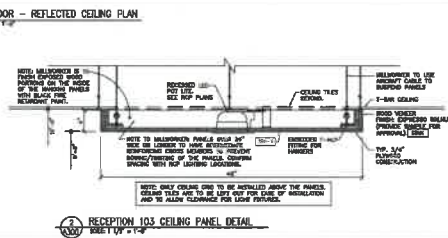
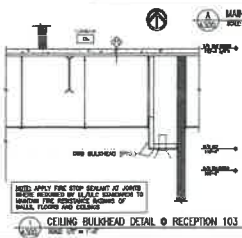
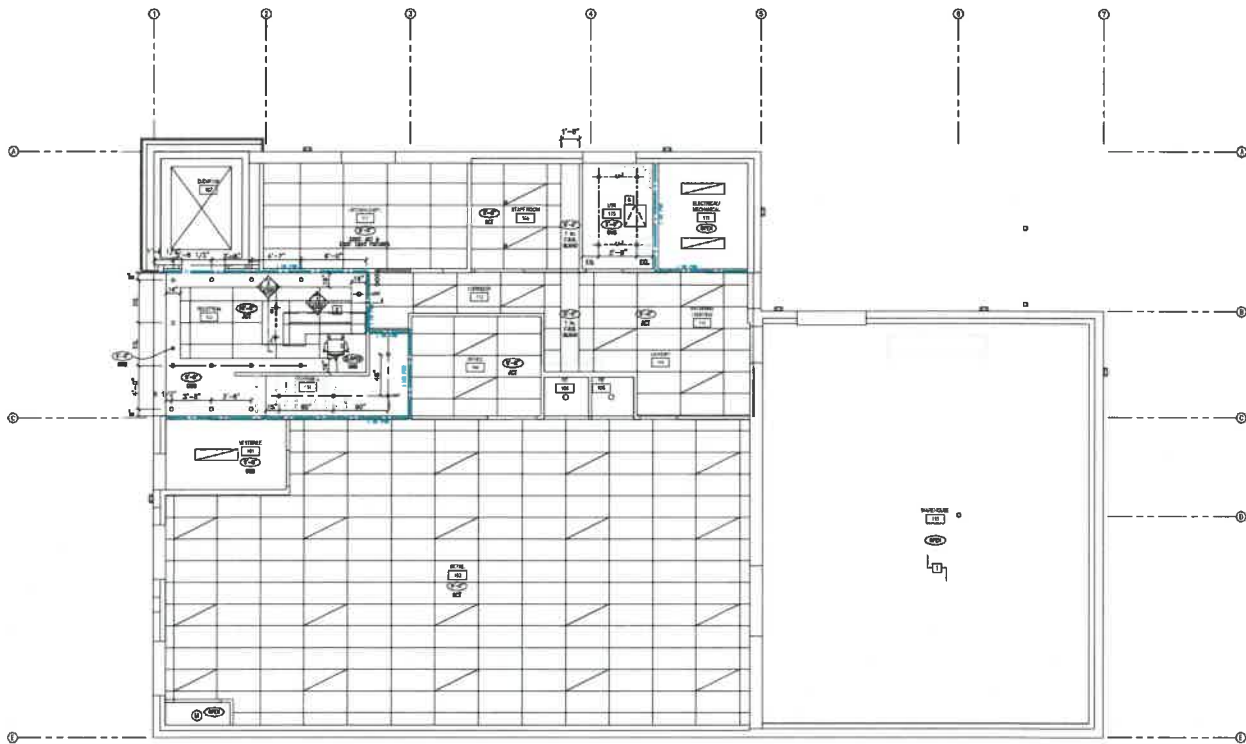
gw architecture inc.



THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SECOND FLOOR
FURNITURE PLAN

DATE	NO.
AS BUILT	01.0000
DATE	NO.
REVISIONS, 2021	NO. 2
DATE	NO.
SCALE	A205



REFLECTED CEILING PLAN LEGEND:

- CEILING TYPE AND HEIGHT ABOVE FINISHED FLOOR
- NEW WINDOWS AND BULKHEADS
- SUPPLY AIR DIFFUSERS (REFER TO MECH. SCHED.)
- RETURN AIR DIFFUSERS (REFER TO MECH. SCHED.)
- 4" x 4" RECESSED LED FIXTURE (REFER TO ELEC. SCHED.)
- 6" x 6" RECESSED LED FIXTURE (REFER TO ELEC. SCHED.)
- 2' x 4' RECESSED LED FIXTURE (REFER TO ELEC. SCHED.)
- LED STRIP LIGHTING (REFER TO ELEC. SCHED.)
- WALL MOUNTED EXTERIOR LONG FIXTURE (REFER TO ELEC. SCHED.)
- 1' x 4' WALLFACE MOUNTED FIXTURE (REFER TO ELEC. SCHED.)

REFLECTED CEILING PLAN KEYNOTES:

- 1. CONTINUE LIGHTING IN WAREHOUSE TO BE CHANGED TO LED FIXTURES
- 2. RECEPTION BULKHEAD, SEE DETAIL 1/300
- 3. ATTC SPACE ACCESS, SEE DETAIL 1.4. R. FURNISH EXTERIOR LIGHT FIXTURES 4' x 4' RECESSED LED AND 1/2" LIGHT FIXTURE IN ATTC SPACE
- 4. ELECTRICAL SCHEDULE SEE POP-UP ACCESS PANEL, MANY SPACE SIZES AND LOCATIONS ARE SHOWN, COORDINATE WITH ELECTRICAL

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5	RECEPTION 103
4	RECEPTION 103
3	RECEPTION 103
2	RECEPTION 103
1	RECEPTION 103
0	RECEPTION 103

THIRME COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

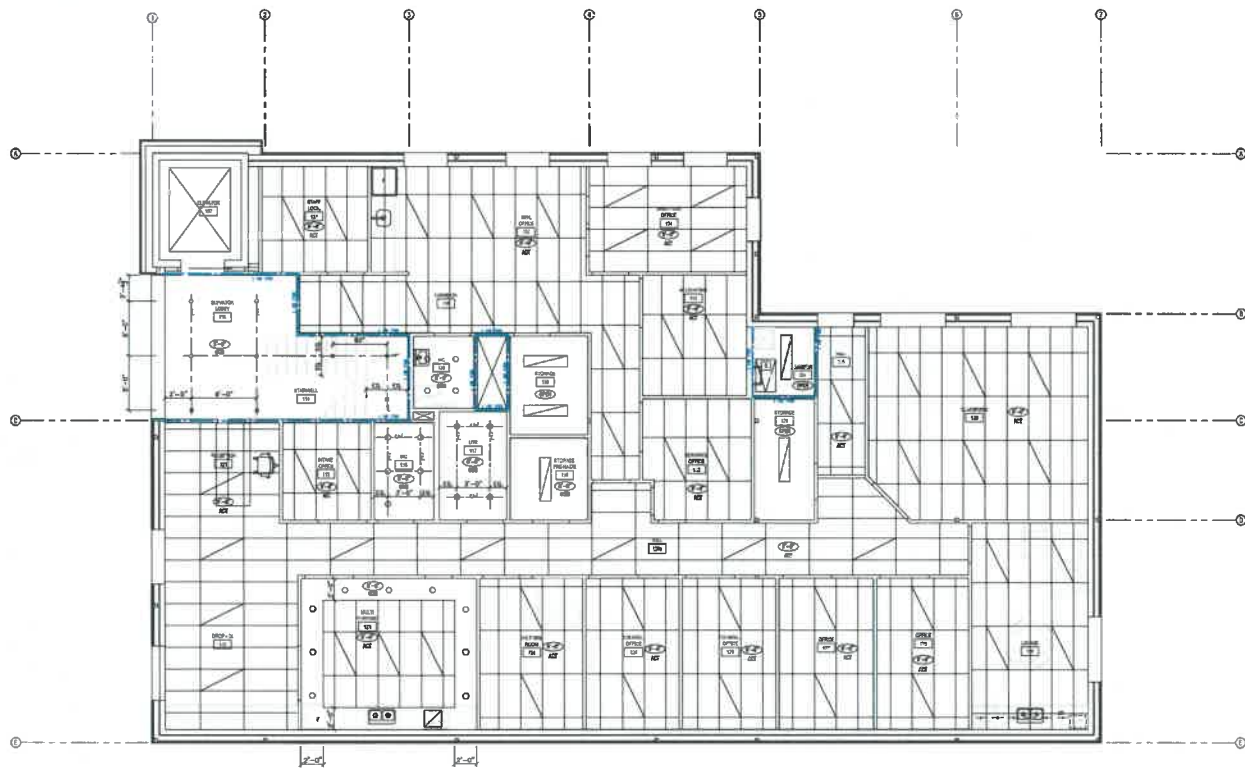


THIRME COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

REFLECTED CEILING PLAN
MAIN FLOOR

DATE	10/10/2021
BY	10/10/2021
SENDER	10/10/2021
RECEIVER	10/10/2021

A300



SECOND FLOOR - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND:

- CEILING TYPE AND HEIGHT ABOVE FINISHED FLOOR
- DROP CEILINGS AND Baffle CEILINGS
- SUPPLY AIR DIFFUSERS (REFER TO MECH. DETAILS)
- RETURN AIR DIFFUSERS (REFER TO MECH. DETAILS)
- 4" x 4" RECESSED LED FIXTURE (REFER TO ELECT. DRAWING)
- 6" x 6" RECESSED LED FIXTURE (REFER TO ELECT. DRAWING)
- LED STRIP LIGHTING (REFER TO ELECT. DRAWING)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE (REFER TO ELECT. DRAWING)

REFLECTED CEILING PLAN KEYNOTES:

- [1] CEILING LIGHTING IS CONSIDERED TO BE CHANGED TO LED LIGHTING
- [2] RECEPTION BUILDING, SEE DETAIL 1/1000
- [3] 4" x 4" RECESSED LED FIXTURE, SEE DETAIL 1/1000
- [4] 6" x 6" RECESSED LED FIXTURE, SEE DETAIL 1/1000
- [5] ELECTRICAL SYMBOLS FOR 4" x 4" RECESSED LED FIXTURE, 6" x 6" RECESSED LED FIXTURE, LED STRIP LIGHTING, WALL MOUNTED EXTERIOR LIGHT FIXTURE, AND LED LIGHTING, REFER TO ELECTRICAL DRAWINGS.

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GW architecture inc.



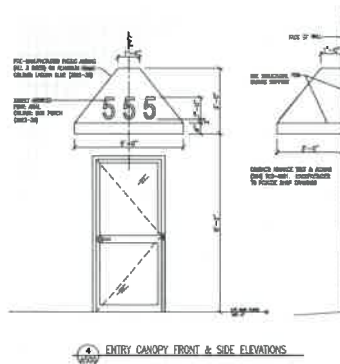
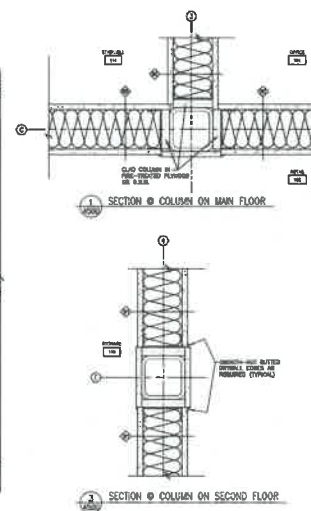
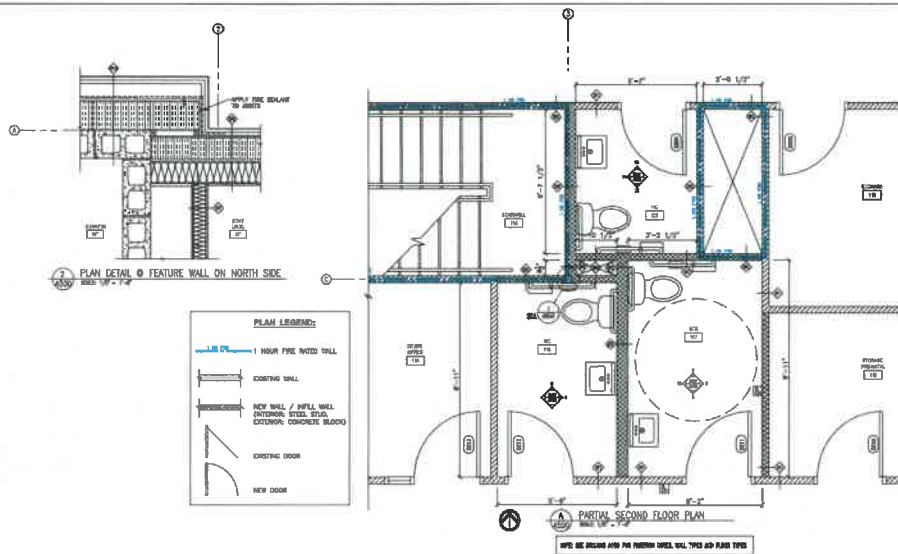
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

REFLECTED CEILING PLAN
SECOND FLOOR

REV	NO	DATE
AS NOTED	1	21.08.20
REV	2	21.08.20
REV	3	21.08.20
REV	4	21.08.20
REV	5	21.08.20
REV	6	21.08.20
REV	7	21.08.20
REV	8	21.08.20
REV	9	21.08.20
REV	10	21.08.20
REV	11	21.08.20
REV	12	21.08.20
REV	13	21.08.20
REV	14	21.08.20
REV	15	21.08.20
REV	16	21.08.20
REV	17	21.08.20
REV	18	21.08.20
REV	19	21.08.20
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REV	21	21.08.20
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REV	23	21.08.20
REV	24	21.08.20
REV	25	21.08.20
REV	26	21.08.20
REV	27	21.08.20
REV	28	21.08.20
REV	29	21.08.20
REV	30	21.08.20
REV	31	21.08.20
REV	32	21.08.20
REV	33	21.08.20
REV	34	21.08.20
REV	35	21.08.20
REV	36	21.08.20
REV	37	21.08.20
REV	38	21.08.20
REV	39	21.08.20
REV	40	21.08.20
REV	41	21.08.20
REV	42	21.08.20
REV	43	21.08.20
REV	44	21.08.20
REV	45	21.08.20
REV	46	21.08.20
REV	47	21.08.20
REV	48	21.08.20
REV	49	21.08.20
REV	50	21.08.20
REV	51	21.08.20
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REV	53	21.08.20
REV	54	21.08.20
REV	55	21.08.20
REV	56	21.08.20
REV	57	21.08.20
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REV	59	21.08.20
REV	60	21.08.20
REV	61	21.08.20
REV	62	21.08.20
REV	63	21.08.20
REV	64	21.08.20
REV	65	21.08.20
REV	66	21.08.20
REV	67	21.08.20
REV	68	21.08.20
REV	69	21.08.20
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REV	74	21.08.20
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REV	76	21.08.20
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REV	81	21.08.20
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REV	92	21.08.20
REV	93	21.08.20
REV	94	21.08.20
REV	95	21.08.20
REV	96	21.08.20
REV	97	21.08.20
REV	98	21.08.20
REV	99	21.08.20
REV	100	21.08.20

A301





PAINT SCHEDULE - ALL PAINT TO BE IN LINE WITH THE FINISH

NO.	DESCRIPTION	PAINT	COLOR
P1	INTERIOR WALLS	60-11	WHITE
P2	INTERIOR CEILING	200-10	WHITE
P3	INTERIOR DOOR	200-10	WHITE
P4	INTERIOR WINDOW	200-10	WHITE
P5	EXTERIOR WALLS	200-10	WHITE
P6	EXTERIOR CEILING	200-10	WHITE
P7	EXTERIOR DOOR	200-10	WHITE
P8	EXTERIOR WINDOW	200-10	WHITE
P9	EXTERIOR ROOF	200-10	WHITE
P10	EXTERIOR FLOOR	200-10	WHITE
P11	EXTERIOR CURB	200-10	WHITE

NOTE: ALL EXTERIOR WALLS MAY HAVE TO BE PAINTED P1.
NOTE: ALL EXTERIOR WALLS MAY HAVE TO BE PAINTED P1.
NOTE: ALL EXTERIOR WALLS MAY HAVE TO BE PAINTED P1.

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REVISED

THREE COMMUNITY SUPPORT CIRCLE

555 SPENCE STREET

WINNIPEG, MANITOBA

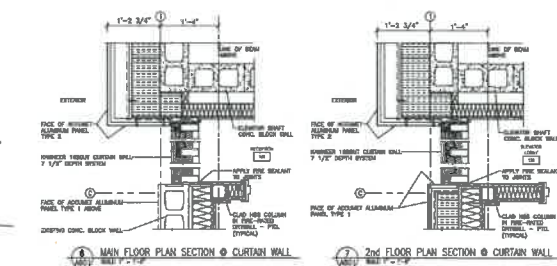
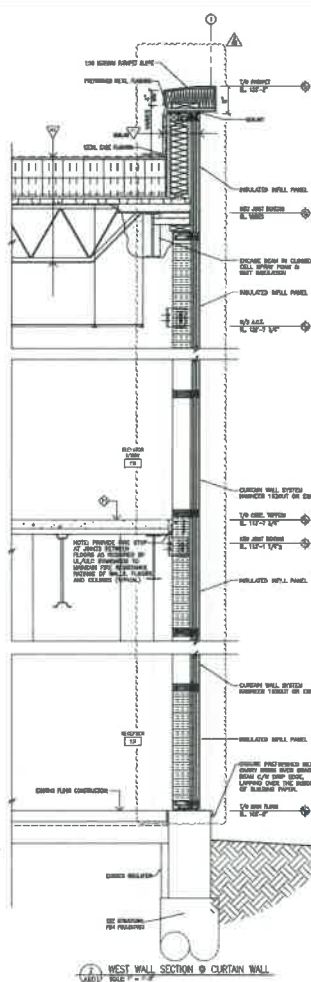
gww architecture inc.



THREE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

ENLARGED PLANS

DATE	BY
AS SHOWN	21.10.10
DATE	BY
SEPTEMBER, 2011	21.10.10
DATE	BY
21.10.10	21.10.10



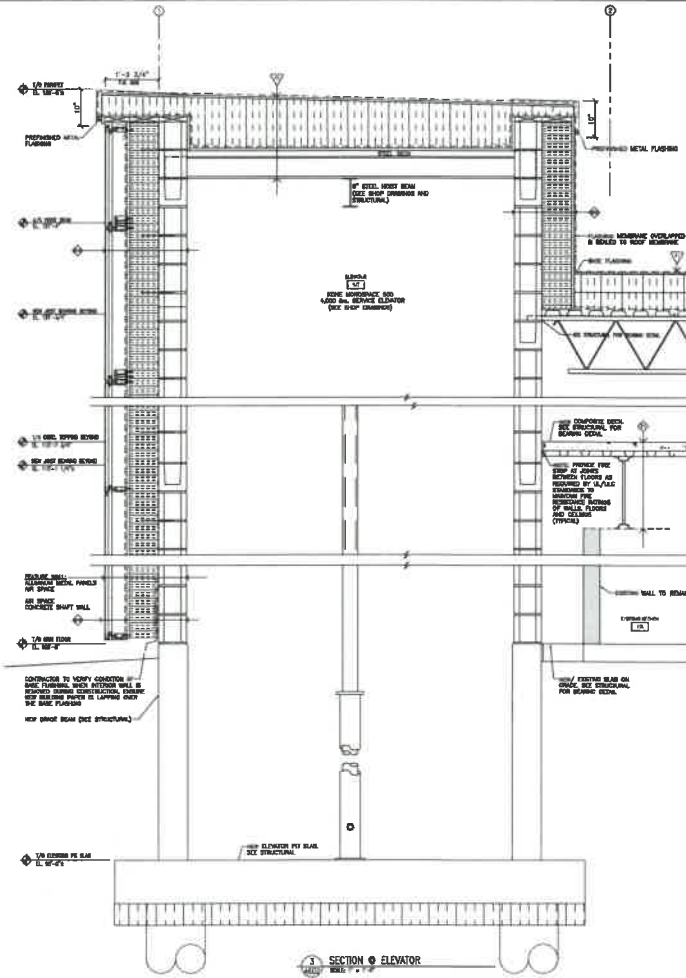
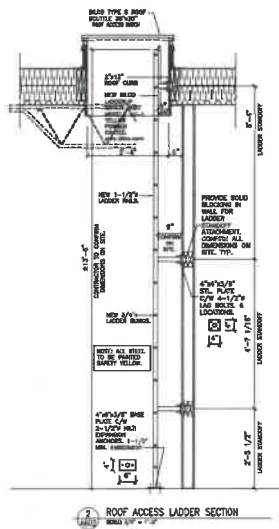
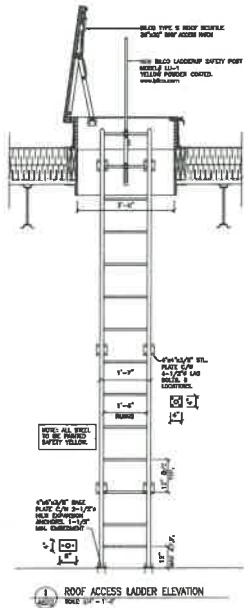
gw architecture Inc.



TOWER
ENGINEERING

WALL SECTIONS AND DETAILS

DATE	NAME
AS ORDER	21.10.08
ISS	ORDER 3
DATE OF	A60



NO.	DATE	DESCRIPTION
10		
9		
8		
7		
6	10/10/20	REVISION (2)
5	10/10/20	REVISION (2)
4	10/10/20	REVISION (1)
3	10/10/20	ISSUED FOR CONSTRUCTION
2	10/10/20	ISSUED FOR CONSTRUCTION
1	10/10/20	ISSUED FOR CONSTRUCTION

gw architecture inc.

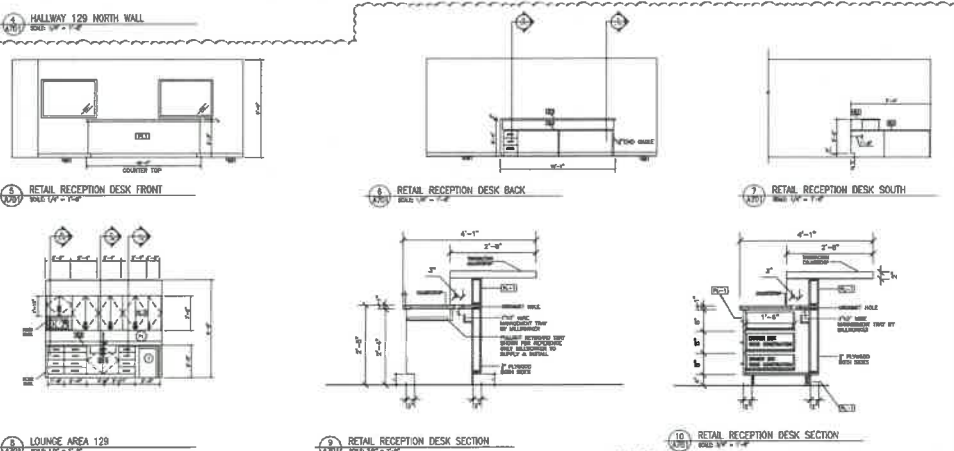
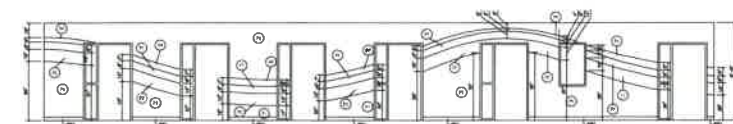
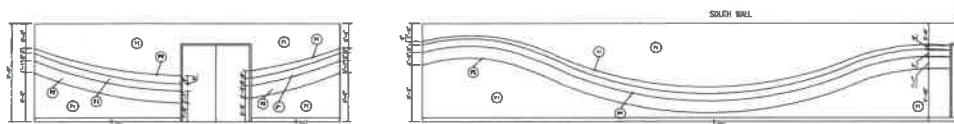


THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SECTIONS AND DETAILS

NO.	DATE	DESCRIPTION
10	10/10/20	
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A602



MILLWORK FINISHING SCHEDULE

[CUT] HIGH PRESSURE LAMINATE AFTER FORMING COLOUR: MILDRED GAY MOULD: BERT-47 FINISH: POLYURETHANE (PROVIDE SAMPLE FOR APPROVAL)	[CUT] HIGH PRESSURE LAMINATE AFTER FORMING COLOUR: MILDRED GAY MOULD: BERT-47 FINISH: POLYURETHANE (PROVIDE SAMPLE FOR APPROVAL)
[CUT] BLACK STAIN HIGH PRESSURE GROUP COLOUR: GAY BONE MOULD: CLUSTERS, 100% PROFILE STANDARD CODE HEIGHT: 6"	
NOTE: - SURFACE DIMENSIONS HEIGHTS AND DEPTHS - USE BEST CLOSING METHOD AND FULL EXTENSION	

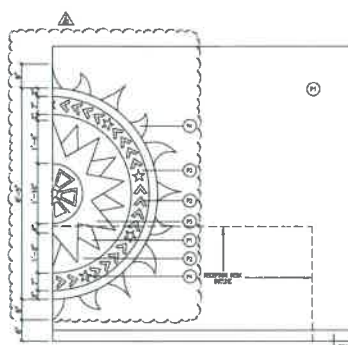
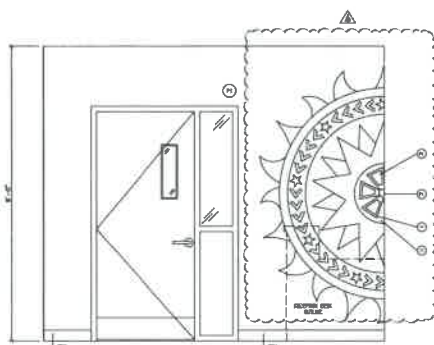
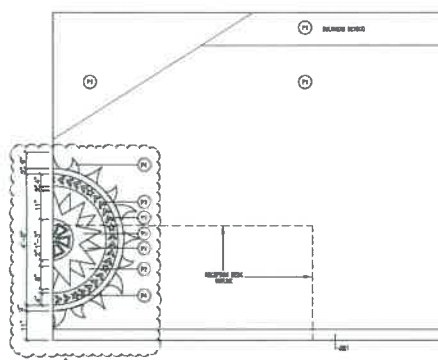
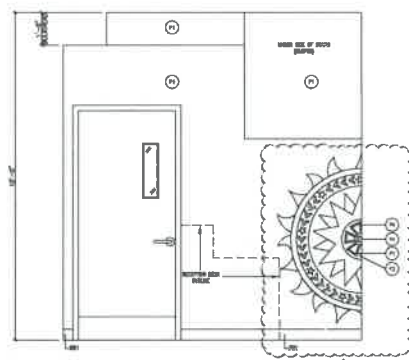
HARDWARE SCHEDULE

[illegible]

10		
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6	12/14/12	APPROXIMATE #3
5	12/14/12	APPROXIMATE #2
4	12/14/12	APPROXIMATE #1
3	12/14/12	MAILED FOR CONSTRUCTION
2	12/11/12	MAILED FOR GSK REVIEW
1	12/11/12	MAILED FOR GSK REVIEW

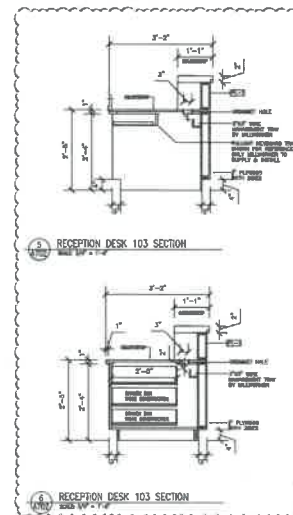
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III ₁	III ₂
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PAINT SCHEDULE OTHER ALL PAINT TO BE LOW VOC OR EQUIVALENT

WATER NUMBER	DESCRIPTION AND LOCATOR	WATER NO.	COLOR
F1	SHOWER BENCH FOLD DOWN	HC-117	SMALL WHITE
F2	SHOWER BENCH ACROSS FROM	SHD-14	LINE GREEN
F3	SHOWER BENCH ACROSS FROM	SHD-20	SHADE BLUE
F4	SHOWER BENCH ACROSS FROM	SHD-30	SOFT PINK
F5	SHOWER BENCH ACROSS FROM		ORANGE PATTERN
F6	SHOWER BENCH ACROSS FROM		ORANGE PATTERN
F7	SHOWER BENCH		SOFT PINK

[illegible]

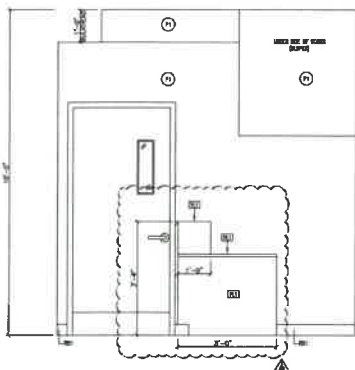
gw architecture inc.



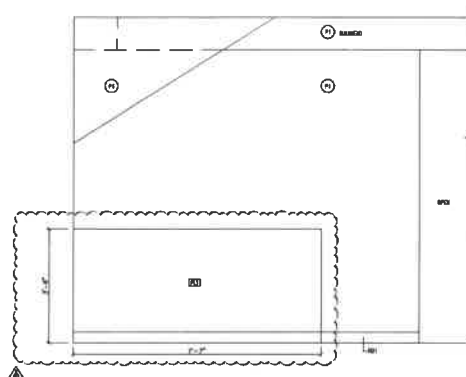
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

INTERIOR ELEVATIONS AND SECTIONS

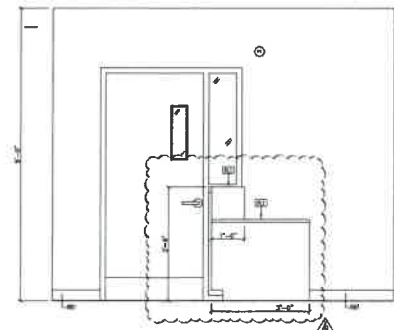
NAME	AGE
AC BIPED	21.1000
SEX	MALE
WEIGHT	170
HEIGHT	5'7"
HAIR	BROWN
EYES	BROWN
TEETH	GOOD
SCARS	NONE
MARKS	NONE
REMARKS	A70



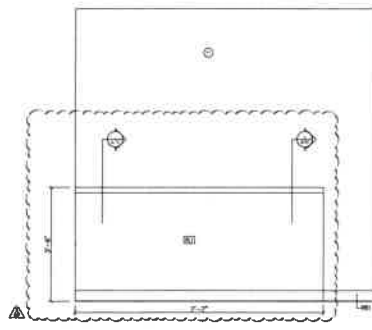
RECEPTION DESK 103 EAST WALL
SCALE 1/4" = 1'-0"



RECEPTION DESK 103 SOUTH WALL
SCALE 1/4" = 1'-0"



RECEPTION 121 NORTH WALL
SCALE 1/4" = 1'-0"



RECEPTION 121 EAST WALL
SCALE 1/4" = 1'-0"

PAINT SCHEDULE

NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

MILLWORK FINISHING SCHEDULE

NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

HARDWARE SCHEDULE

NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

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THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

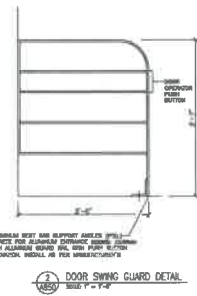
INTERIOR ELEVATIONS

NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

A703

[illegible]

Band One	
Hinge	IVES (IVES)
Flash Bolt	IVES (IVES)
Cylinder-Rim	Schlage Lock Company (SCH)
Lockset	Schlage Lock Company (SCH)
Package Set	Schlage Lock Company (SCH)
Blank Drive	Von Duprin, Inc. (VDI)
Electric Strike	Dimple Lock Company (DLC)
Fluxa Drilling	Dimple Lock Company (DLC)
Door Pull	IVES (IVES)
Door Closer	IVES (IVES)
24-Taper Auto Operate-Pull Side	IVES (IVES)
24-Close Auto Operate-Pull Side	IVES (IVES)
Kick Plate	IVES (IVES)
Floor Strip	IVES (IVES)
Handmade/Hollow/Strip	Gripex Industries (GRI)
Weatherstripping	KN Crumpler (KNCR)
Swamp Strip	KN Crumpler (KNCR)
Door Bracket - Aest	KN Crumpler (KNCR)
Threshold	KN Crumpler (KNCR)
Actuator	LCN Cosens (LCN)
Relay	Cosens (CMDS)
Power Supply	Von Duprin, Inc. (VDI)
Card Reader	
Electronic Box, Others	Bo Others (BO)



TOWER
ENGINEERING

Portland, OR
Tel: 503/251-1000
Fax: 503/251-1001
www.towereng.com

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

DOOR
SCHEDULE

DATE	AS BUILT	REV	21.0000
DATE	SEP05/08, 2021	REVISION	
DATE	DC / 10		A850

The City of Winnipeg

Signage Requirements

Signage Requirements:

No person or business shall display, install, or affix any sign, symbol, notice, or lettering of any kind anywhere on City of Winnipeg-owned assets or property without approval by the City of Winnipeg.

To have a sign approved, submit proposed sign design to marketing@winnipeg.ca

Be sure to include:

- all text in legible font, graphics, and logos
 - Note:** For signage in recognition of sponsorships and/or donations, only the sponsor and/or donor relationship with the City of Winnipeg will be recognized on the sign.
- proposed sign dimensions
- fabrication specifications
- proposed location of sign
- plan for installation

Submitted sign designs will be reviewed by departments to ensure compliance with all relevant City of Winnipeg by-laws, policies, and processes.

City staff will convey approval or comments back to the applicant within fifteen (15) business days.

Signs must not be installed until approval is provided from the City of Winnipeg to the applicant in writing.

Upon approval, applicants are responsible for all costs related to:

- fabrication of the sign
- installation*, repair, replacement, and/or removal of the sign
- insurance required by the City of Winnipeg

* Installation of the sign must be done by (a) City of Winnipeg staff, or (b) a City of Winnipeg approved contractor under the supervision of City of Winnipeg staff.