



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)

To: gw architecture inc.
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. <u> </u>	Dated <u> </u>
No. <u>04</u>	Dated <u>January 23, 2023</u>	No. <u> </u>	Dated <u> </u>

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

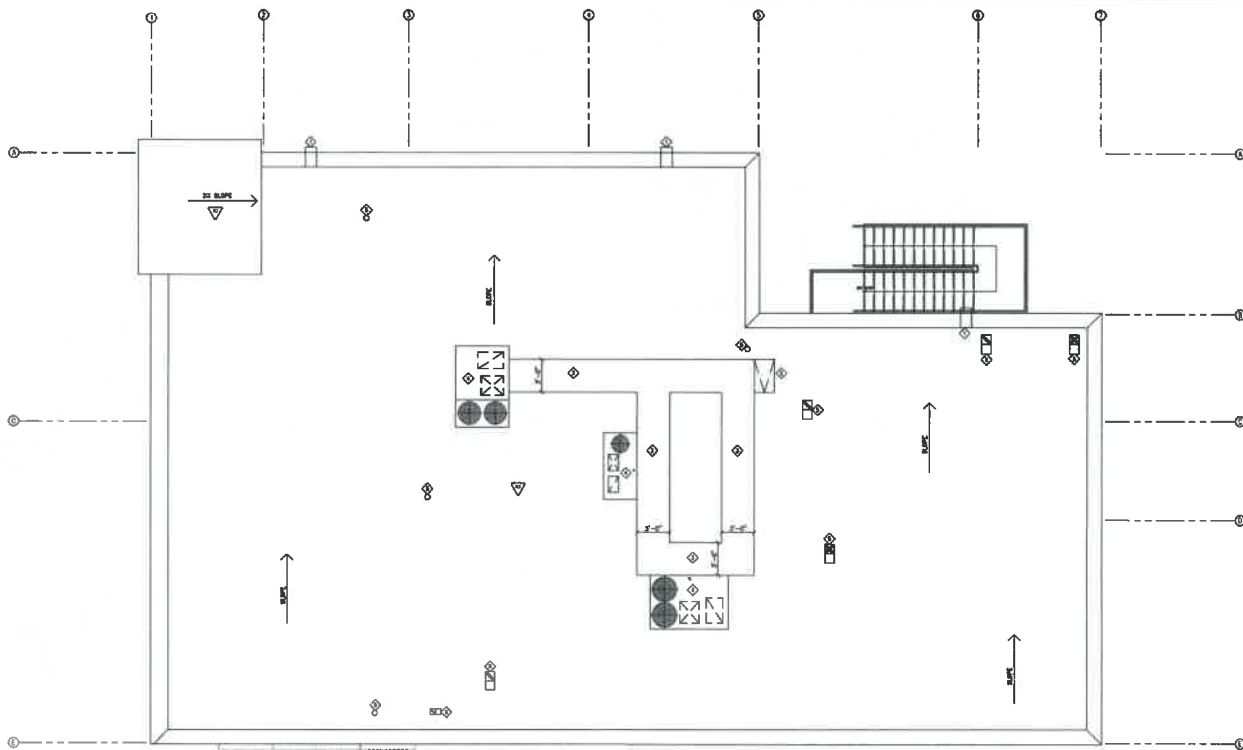
Project Timeline

Legend:

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

Task Schedule:

Task	Start Date	End Date
Foundation	2023-01-01	2023-01-15
Structural Steel	2023-01-15	2023-02-15
Roofing	2023-02-15	2023-03-15
Interior Finishes	2023-03-15	2023-04-15
Exterior Finishes	2023-04-15	2023-05-15
Landscaping	2023-05-15	2023-06-15
Final Inspection	2023-06-15	2023-06-30



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THIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

ROOF PLAN
ROOF ASSEMBLY TYPES
ROOF DETAILS

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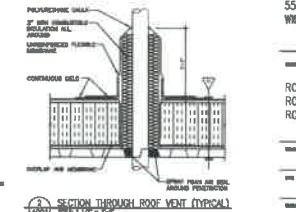
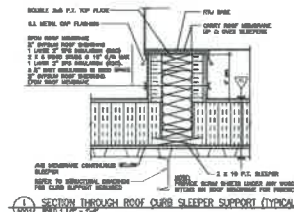
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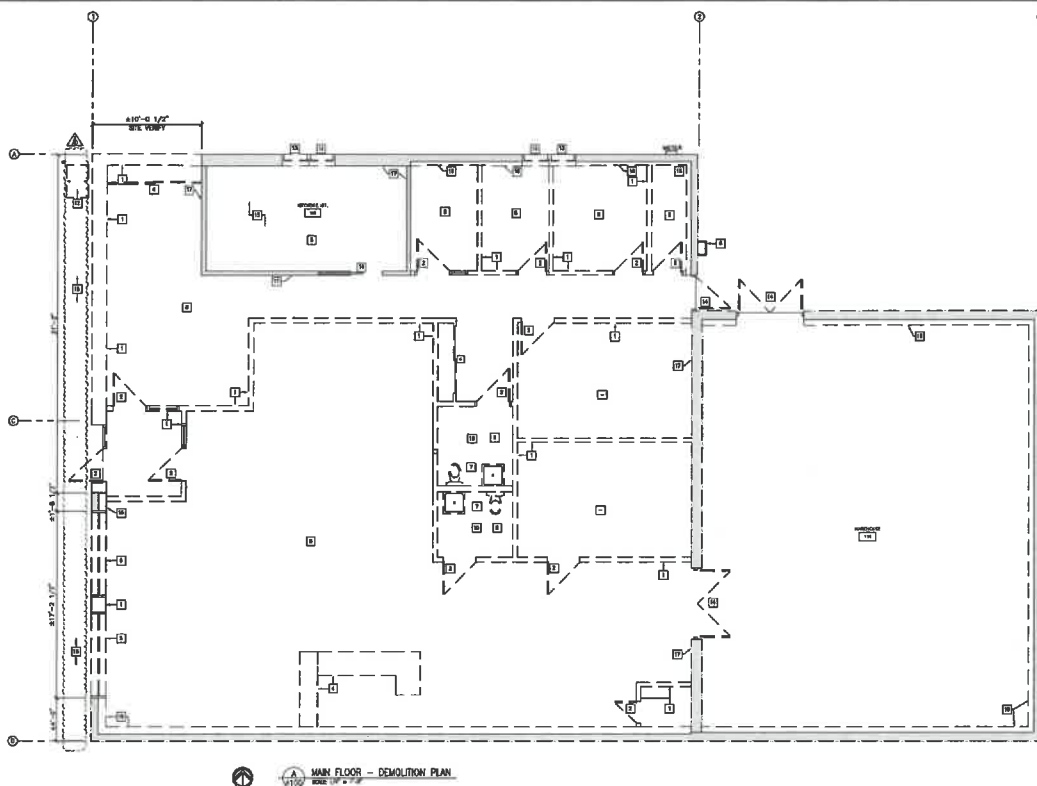
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DEMOLITION PLAN KEYNOTES:

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GENERAL DEMOLITION NOTES:

1. WHERE EXISTING FLOORING IS ADJACENT TO FLOORING NOTED FOR REMOVAL, PROTECT FROM DAMAGE, WHERE DEMOLISHED FLOORING IS NOT FLOORING TO REMAIN, TURNBACK DEMOLISHED FLOORING TO REMAIN, 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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5	12/14/75	ACCOMPL #2
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3	10/15/75	ORDER FOR CONSTRUCTION
2	12/1/75	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

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

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

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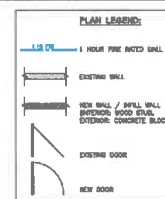
ow architecture inc.



THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

DEMOLITION PLAN
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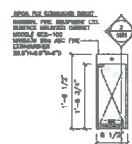
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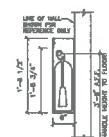
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4	12/14/78	ACADEMY (2)
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2	11/11/78	MADE FOR GUN SHOW
1	11/11/78	MADE FOR GUN SHOW
CDR	NOV	ACADEMY

RESEARCH

THE EFFECT OF A 12-WEEK, 1000-KCAL DIETARY INTERVENTION ON THE METABOLIC AND CARDIOVASCULAR RISK FACTORS IN OVERWEIGHT AND OBESE ADULTS

OBJECTIVE: To determine the effect of a 12-week, 1000-kcal dietary intervention on the metabolic and cardiovascular risk factors in overweight and obese adults.

DESIGN: A randomized, controlled trial.

SETTING: The study was conducted in the Department of Medicine, University of California, San Diego, and the Veterans Affairs Medical Center, San Diego, Calif.

PARTICIPANTS: A total of 100 overweight and obese adults (BMI ≥ 30 kg/m²) were recruited from the community and the Veterans Affairs Medical Center.

MEASUREMENTS AND MAIN RESULTS: The study was a randomized, controlled trial. The intervention group received a 12-week, 1000-kcal dietary intervention. The control group received a standard diet. The primary outcome was the change in the metabolic and cardiovascular risk factors. The secondary outcome was the change in the body weight. The intervention group showed a significant reduction in the metabolic and cardiovascular risk factors compared with the control group. The body weight also decreased significantly in the intervention group.

CONCLUSIONS: A 12-week, 1000-kcal dietary intervention significantly reduced the metabolic and cardiovascular risk factors in overweight and obese adults. The body weight also decreased significantly.

KEY WORDS: diet, obesity, metabolic syndrome, cardiovascular risk factors.

INTRODUCTION

Overweight and obesity are major public health problems in the United States. The prevalence of overweight and obesity has increased steadily over the past few decades. In 1999, the prevalence of overweight and obesity in the United States was 64% and 30%, respectively. Overweight and obesity are associated with an increased risk of developing type 2 diabetes, hypertension, and cardiovascular disease. The metabolic and cardiovascular risk factors are the major contributors to the increased risk of developing these diseases. The metabolic and cardiovascular risk factors include insulin resistance, hyperlipidemia, and hypertension. The body weight is also a major risk factor for developing these diseases. The body weight is associated with the metabolic and cardiovascular risk factors. The body weight is a major determinant of the metabolic and cardiovascular risk factors. The body weight is a major determinant of the metabolic and cardiovascular risk factors. The body weight is a major determinant of the metabolic and cardiovascular risk factors.

OBJECTIVE

The objective of this study was to determine the effect of a 12-week, 1000-kcal dietary intervention on the metabolic and cardiovascular risk factors in overweight and obese adults. The secondary objective was to determine the effect of the intervention on the body weight.

DESIGN

The study was a randomized, controlled trial. The intervention group received a 12-week, 1000-kcal dietary intervention. The control group received a standard diet.

SETTING

The study was conducted in the Department of Medicine, University of California, San Diego, and the Veterans Affairs Medical Center, San Diego, Calif.

PARTICIPANTS

A total of 100 overweight and obese adults (BMI ≥ 30 kg/m²) were recruited from the community and the Veterans Affairs Medical Center.

MEASUREMENTS AND MAIN RESULTS

The primary outcome was the change in the metabolic and cardiovascular risk factors. The secondary outcome was the change in the body weight. The intervention group showed a significant reduction in the metabolic and cardiovascular risk factors compared with the control group. The body weight also decreased significantly in the intervention group.

CONCLUSIONS

A 12-week, 1000-kcal dietary intervention significantly reduced the metabolic and cardiovascular risk factors in overweight and obese adults. The body weight also decreased significantly.

KEY WORDS

diet, obesity, metabolic syndrome, cardiovascular risk factors.

gw architecture inc.



THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

LIFE SAFETY PLAN
MAIN FLOOR AND
SECOND FLOOR

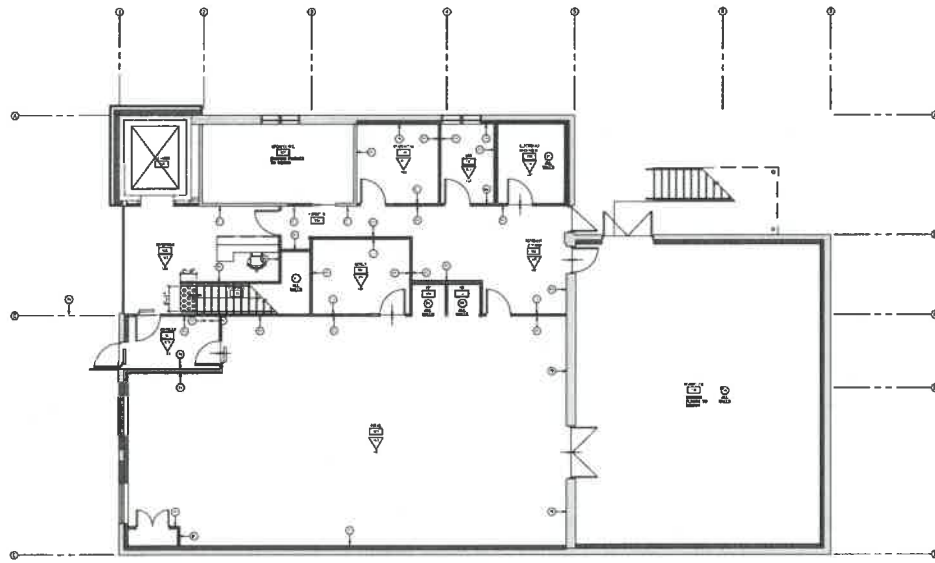
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SEX	MALE
SUPPLEMENT	A101
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PARTITION PLAN
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OF SEPT. DEATH OF JOSEPH
IN THE FLORIDA PRISON.

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

PAINT SCHEDULE

NO.	DESCRIPTION	QTY.	UNIT	COLOR
1	INTERIOR WALLS	10-117	SQ. YD.	WHITE
2	INTERIOR CEILING	10-117	SQ. YD.	WHITE
3	INTERIOR DOORS	10-117	SQ. YD.	WHITE
4	INTERIOR WINDOWS	10-117	SQ. YD.	WHITE
5	INTERIOR STAIRS	10-117	SQ. YD.	WHITE
6	INTERIOR ELEVATOR	10-117	SQ. YD.	WHITE
7	INTERIOR CORNICES	10-117	SQ. YD.	WHITE
8	INTERIOR TRIM	10-117	SQ. YD.	WHITE
9	INTERIOR FLOORS	10-117	SQ. YD.	WHITE
10	INTERIOR ROOF	10-117	SQ. YD.	WHITE

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FLOOR FINISH SCHEDULE

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1	INTERIOR FLOORS	10-117	SQ. YD.	WHITE
2	INTERIOR CEILING	10-117	SQ. YD.	WHITE
3	INTERIOR DOORS	10-117	SQ. YD.	WHITE
4	INTERIOR WINDOWS	10-117	SQ. YD.	WHITE
5	INTERIOR STAIRS	10-117	SQ. YD.	WHITE
6	INTERIOR ELEVATOR	10-117	SQ. YD.	WHITE
7	INTERIOR CORNICES	10-117	SQ. YD.	WHITE
8	INTERIOR TRIM	10-117	SQ. YD.	WHITE
9	INTERIOR FLOORS	10-117	SQ. YD.	WHITE
10	INTERIOR ROOF	10-117	SQ. YD.	WHITE

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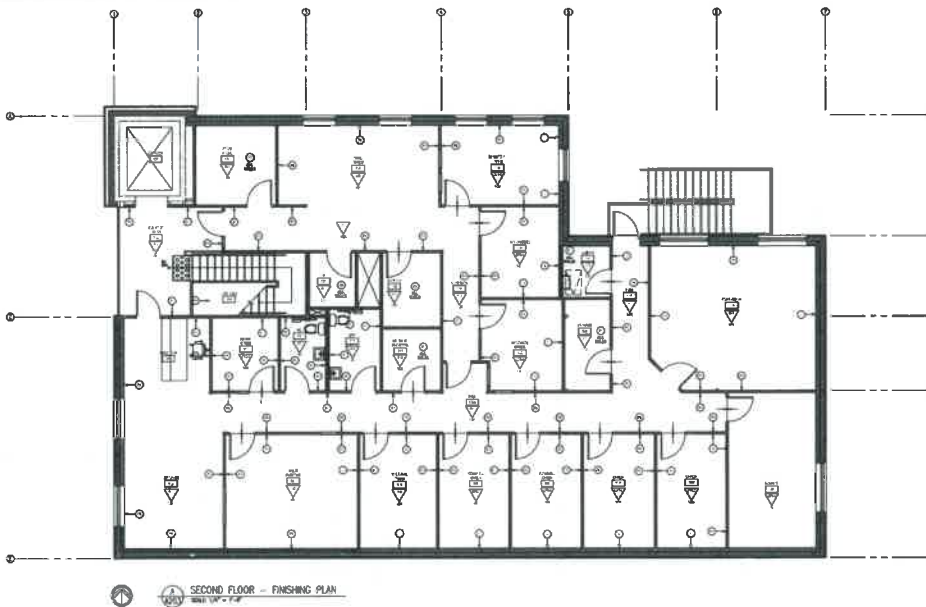


THROVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

MAIN FLOOR
FINISHING PLAN

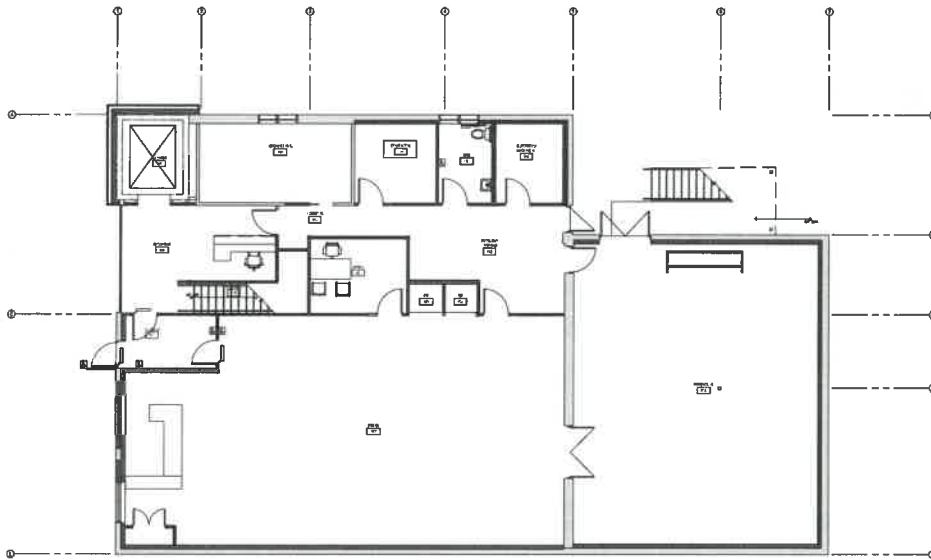
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BY	SEPTEMBER 2021	BY	
DATE	01/10/20	DATE	

A202



PAIN

NO.	DESCRIPTION	WALL NO.	COLOR
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2	WALLS	12-13	WHITE
3	WALLS	14-15	WHITE
4	WALLS	16-17	WHITE
5	WALLS	18-19	WHITE
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30	WALLS	68-69	WHITE
31	WALLS	70-71	WHITE
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265	WALLS	538-539	WHITE
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267	WALLS	542-543	WHITE
268	WALLS	544-545	WHITE
269	WALLS	546-547	WHITE
270	WALLS	548-549	WHITE
271	WALLS	550-551	WHITE
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289	WALLS	586-587	WHITE
290	WALLS	588-589	WHITE
291	WALLS	590-591	WHITE
292	WALLS	592-593	WHITE
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301	WALLS	610-611	WHITE
302	WALLS	612-613	WHITE
303	WALLS	614-615	WHITE
304	WALLS	616-617	WHITE
305	WALLS	618-619	WHITE
306	WALLS	620-621	WHITE
307	WALLS	622-623	WHITE
308	WALLS	624-625	WHITE
309	WALLS	626-627	WHITE



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

ALL FURNITURE, FIXTURES AND EQUIPMENT BY OWNER

10	
9	
8	
7	
6	10/10/2021
5	10/10/2021
4	10/10/2021
3	10/10/2021
2	10/10/2021
1	10/10/2021
LEVEL	DATE
DESCRIPTION	
THIS SET OF DRAWINGS IS THE PROPERTY OF GW ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GW ARCHITECTURE INC.	
DATE	BY

GW architecture inc.



THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

MAIN FLOOR
FURNITURE PLAN

DATE	BY
10/10/2021	PL/1001
DATE	BY
10/10/2021	PL/1001
DATE	BY
10/10/2021	PL/1001

A204



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

DOOR SWING INDICATED BY ARCHITECT

NO.	DESCRIPTION
1	RECEPTION
2	RECEPTION
3	RECEPTION
4	RECEPTION
5	RECEPTION
6	RECEPTION
7	RECEPTION
8	RECEPTION
9	RECEPTION
10	RECEPTION
11	RECEPTION
12	RECEPTION
13	RECEPTION
14	RECEPTION
15	RECEPTION
16	RECEPTION
17	RECEPTION
18	RECEPTION
19	RECEPTION
20	RECEPTION
21	RECEPTION
22	RECEPTION
23	RECEPTION
24	RECEPTION
25	RECEPTION
26	RECEPTION
27	RECEPTION
28	RECEPTION
29	RECEPTION
30	RECEPTION
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32	RECEPTION
33	RECEPTION
34	RECEPTION
35	RECEPTION
36	RECEPTION
37	RECEPTION
38	RECEPTION
39	RECEPTION
40	RECEPTION
41	RECEPTION
42	RECEPTION
43	RECEPTION
44	RECEPTION
45	RECEPTION
46	RECEPTION
47	RECEPTION
48	RECEPTION
49	RECEPTION
50	RECEPTION

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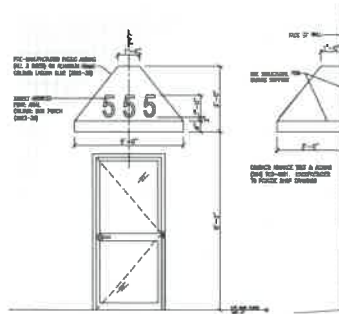
THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

SECOND FLOOR
FURNITURE PLAN

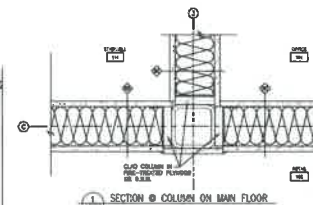
DATE	NO.
AS BUILT	01.000
DATE	NO.
REVISIONS, 2021	NO.
DATE	NO.
DATE	NO.

A205

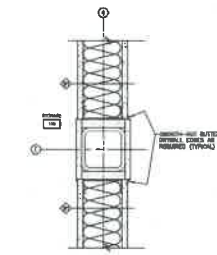




4 ENTRY CANOPY FRONT & SIDE ELEVATIONS



SECTION @ COLUMN ON MAIN FLOOR



SECTION 3 COLUMN ON SECOND FLOOR

10		
9		
8		
7		
6	11/16/12	ASSEMBLY #0
5	11/16/12	ASSEMBLY #1
4	11/16/12	ASSEMBLY #1
3	11/16/12	BAILED FOR CONSTRUCTION
2	11/16/12	BAILED FOR BAY REVIEW
1	11/16/12	BAILED FOR BAY REVIEW
LEVEL	BOOK	DESCRIPTION

REMARKS:

NOTES: 1. THIS IS A PRELIMINARY RECORD OF THE WORK DONE ON THE PROJECT. IT IS SUBJECT TO CHANGE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. 2. THE WORK DONE ON THE PROJECT IS SUBJECT TO THE APPROVAL OF THE PROJECT MANAGER. 3. THE WORK DONE ON THE PROJECT IS SUBJECT TO THE APPROVAL OF THE PROJECT MANAGER.

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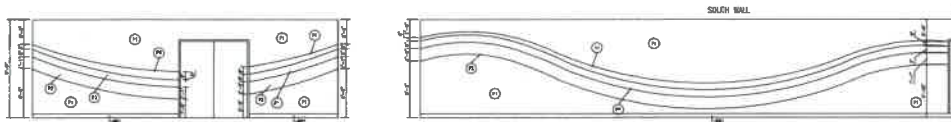
PAINT SCHEDULE			
WEEKLY PAINTS:	DESCRIPTION WEEKLY/CHG	WEEK NO.	CRUISE
P1	Interior paint FELS PAINT	0-177	2000000000
P2	Interior paint ACCEL PAINT	2000-30	1000000000
P3	Interior paint ACCEL PAINT	3000-40	1000000000
P4	Interior paint ACCEL PAINT	4000-50	1000000000
P5	Interior paint ACCEL PAINT	5000-60	1000000000
P6	Interior paint ACCEL PAINT	6000-70	1000000000

NOTE: ACCENT SHALL PROVE TO BE SELECTED AND VERIFIED BY CLIENT.
 WARD: ALL EXISTING WALLS MAY HAVE TO BE PAINTED P1.
 NOTE: REFER TO DRAWING 3700 SECTION ELEVATIONS FOR ACCENT WALLS IN
 HALLWAY PAINTED P1.
 NOTE: REFER TO DRAWING 3700 SECTION ELEVATIONS FOR ACCENT WALLS IN
 RECEPTION 102 AND RECEPTION 121 TO BE PAINTED P7.

THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

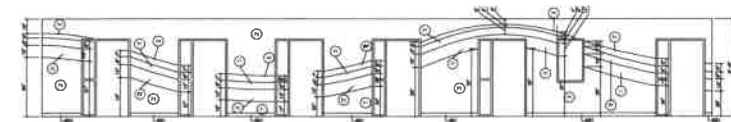
ENLARGED PLANS

GTIN	NC 00
AG PURCH	ZL1000
EXP	NUMBER 5
SEPTEMBER, 2021	
ISSUE 01	A500

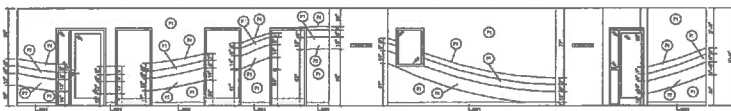


1 RETAIL 102 EAST WALL
Wall 1/4" = 1'-0"

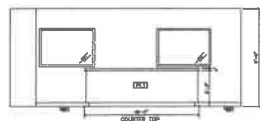
2 RETAIL 102 SOUTH WALL
Wall 1/4" = 1'-0"



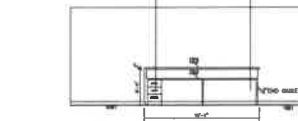
3 HALLWAY 129a SOUTH WALL
Wall 1/4" = 1'-0"



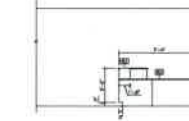
4 HALLWAY 129 NORTH WALL
Wall 1/4" = 1'-0"



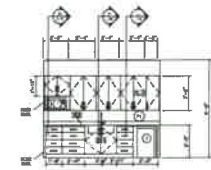
5 RETAIL RECEPTION DESK FRONT
Wall 1/4" = 1'-0"



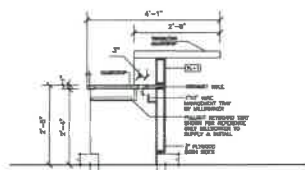
6 RETAIL RECEPTION DESK BACK
Wall 1/4" = 1'-0"



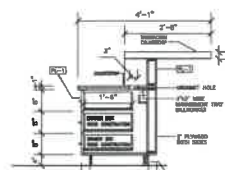
7 RETAIL RECEPTION DESK SOUTH
Wall 1/4" = 1'-0"



8 LOUNGE AREA 129
Wall 1/4" = 1'-0"



9 RETAIL RECEPTION DESK SECTION
Wall 1/4" = 1'-0"



10 RETAIL RECEPTION DESK SECTION
Wall 1/4" = 1'-0"

MILLWORK FINISHING SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT
1	WOOD PANELING - WALLS		SQ. FT.
2	WOOD PANELING - CEILING		SQ. FT.
3	WOOD PANELING - FLOORS		SQ. FT.
4	WOOD PANELING - DOORS		SQ. FT.
5	WOOD PANELING - CABINETS		SQ. FT.
6	WOOD PANELING - TRIM		SQ. FT.
7	WOOD PANELING - MOLDINGS		SQ. FT.
8	WOOD PANELING - BASE		SQ. FT.
9	WOOD PANELING - CORNER		SQ. FT.
10	WOOD PANELING - END		SQ. FT.
11	WOOD PANELING - JAMB		SQ. FT.
12	WOOD PANELING - CASE		SQ. FT.
13	WOOD PANELING - PARTITION		SQ. FT.
14	WOOD PANELING - SCREEN		SQ. FT.
15	WOOD PANELING - GLASS		SQ. FT.
16	WOOD PANELING - MIRROR		SQ. FT.
17	WOOD PANELING - ART		SQ. FT.
18	WOOD PANELING - DECOR		SQ. FT.
19	WOOD PANELING - SIGN		SQ. FT.
20	WOOD PANELING - OTHER		SQ. FT.

HARDWARE SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT
1	HANDLES - DOORS		EA.
2	HANDLES - CABINETS		EA.
3	HANDLES - TRIM		EA.
4	HANDLES - MOLDINGS		EA.
5	HANDLES - BASE		EA.
6	HANDLES - CORNER		EA.
7	HANDLES - END		EA.
8	HANDLES - JAMB		EA.
9	HANDLES - CASE		EA.
10	HANDLES - PARTITION		EA.
11	HANDLES - SCREEN		EA.
12	HANDLES - GLASS		EA.
13	HANDLES - MIRROR		EA.
14	HANDLES - ART		EA.
15	HANDLES - DECOR		EA.
16	HANDLES - SIGN		EA.
17	HANDLES - OTHER		EA.

PAINT SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT
1	PAINT - WALLS		SQ. FT.
2	PAINT - CEILING		SQ. FT.
3	PAINT - FLOORS		SQ. FT.
4	PAINT - DOORS		SQ. FT.
5	PAINT - CABINETS		SQ. FT.
6	PAINT - TRIM		SQ. FT.
7	PAINT - MOLDINGS		SQ. FT.
8	PAINT - BASE		SQ. FT.
9	PAINT - CORNER		SQ. FT.
10	PAINT - END		SQ. FT.
11	PAINT - JAMB		SQ. FT.
12	PAINT - CASE		SQ. FT.
13	PAINT - PARTITION		SQ. FT.
14	PAINT - SCREEN		SQ. FT.
15	PAINT - GLASS		SQ. FT.
16	PAINT - MIRROR		SQ. FT.
17	PAINT - ART		SQ. FT.
18	PAINT - DECOR		SQ. FT.
19	PAINT - SIGN		SQ. FT.
20	PAINT - OTHER		SQ. FT.

NOTE: REFER TO DRAWING A700 FOR APPLIANCE/FIXTURE SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT
1	PAINT - WALLS		SQ. FT.
2	PAINT - CEILING		SQ. FT.
3	PAINT - FLOORS		SQ. FT.
4	PAINT - DOORS		SQ. FT.
5	PAINT - CABINETS		SQ. FT.
6	PAINT - TRIM		SQ. FT.
7	PAINT - MOLDINGS		SQ. FT.
8	PAINT - BASE		SQ. FT.
9	PAINT - CORNER		SQ. FT.
10	PAINT - END		SQ. FT.
11	PAINT - JAMB		SQ. FT.
12	PAINT - CASE		SQ. FT.
13	PAINT - PARTITION		SQ. FT.
14	PAINT - SCREEN		SQ. FT.
15	PAINT - GLASS		SQ. FT.
16	PAINT - MIRROR		SQ. FT.
17	PAINT - ART		SQ. FT.
18	PAINT - DECOR		SQ. FT.
19	PAINT - SIGN		SQ. FT.
20	PAINT - OTHER		SQ. FT.

ITEM	DESCRIPTION	QTY	UNIT
1	PAINT - WALLS		SQ. FT.
2	PAINT - CEILING		SQ. FT.
3	PAINT - FLOORS		SQ. FT.
4	PAINT - DOORS		SQ. FT.
5	PAINT - CABINETS		SQ. FT.
6	PAINT - TRIM		SQ. FT.
7	PAINT - MOLDINGS		SQ. FT.
8	PAINT - BASE		SQ. FT.
9	PAINT - CORNER		SQ. FT.
10	PAINT - END		SQ. FT.
11	PAINT - JAMB		SQ. FT.
12	PAINT - CASE		SQ. FT.
13	PAINT - PARTITION		SQ. FT.
14	PAINT - SCREEN		SQ. FT.
15	PAINT - GLASS		SQ. FT.
16	PAINT - MIRROR		SQ. FT.
17	PAINT - ART		SQ. FT.
18	PAINT - DECOR		SQ. FT.
19	PAINT - SIGN		SQ. FT.
20	PAINT - OTHER		SQ. FT.

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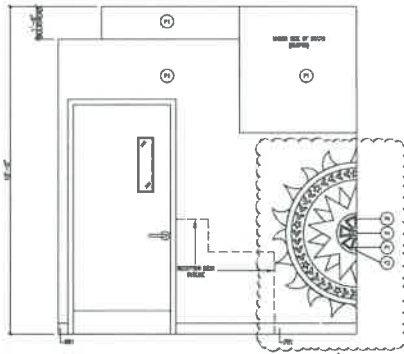


THRIVE COMMUNITY
SUPPORT CIRCLE
555 SPENCE STREET
WINNIPEG, MANITOBA

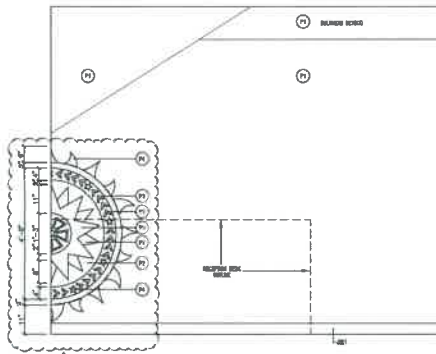
INTERIOR ELEVATIONS
AND SECTIONS

ITEM	DESCRIPTION	QTY	UNIT
1	PAINT - WALLS		SQ. FT.
2	PAINT - CEILING		SQ. FT.
3	PAINT - FLOORS		SQ. FT.
4	PAINT - DOORS		SQ. FT.
5	PAINT - CABINETS		SQ. FT.
6	PAINT - TRIM		SQ. FT.
7	PAINT - MOLDINGS		SQ. FT.
8	PAINT - BASE		SQ. FT.
9	PAINT - CORNER		SQ. FT.
10	PAINT - END		SQ. FT.
11	PAINT - JAMB		SQ. FT.
12	PAINT - CASE		SQ. FT.
13	PAINT - PARTITION		SQ. FT.
14	PAINT - SCREEN		SQ. FT.
15	PAINT - GLASS		SQ. FT.
16	PAINT - MIRROR		SQ. FT.
17	PAINT - ART		SQ. FT.
18	PAINT - DECOR		SQ. FT.
19	PAINT - SIGN		SQ. FT.
20	PAINT - OTHER		SQ. FT.

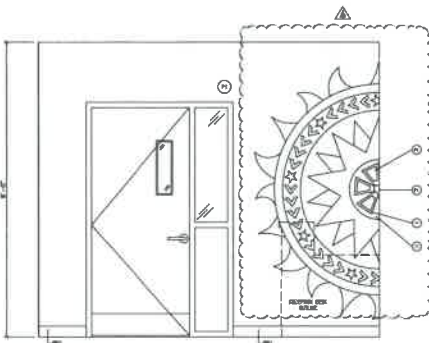
A701



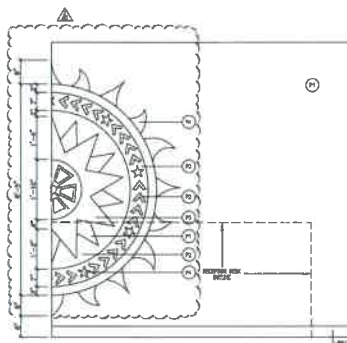
RECEPTION 103 EAST WALL
WALL SIZE = 7'-0"



RECEPTION 103 SOUTH WALL
WALL SIZE = 7'-0"



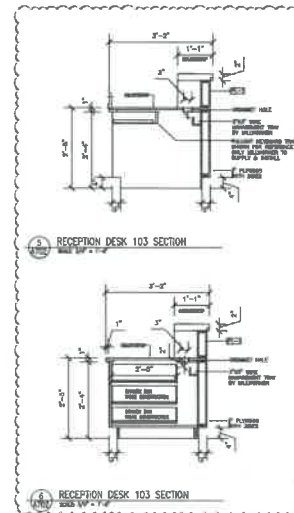
RECEPTION 121 NORTH WALL
WALL SIZE = 7'-0"



RECEPTION 121 EAST WALL
WALL SIZE = 7'-0"

PAINT SCHEDULE

NO.	DESCRIPTION	WALL NO.	COLOR
1	RECEPTION DESK	103-101	WHITE WOOD
2	RECEPTION DESK	103-102	WHITE WOOD
3	RECEPTION DESK	103-103	WHITE WOOD
4	RECEPTION DESK	103-104	WHITE WOOD
5	RECEPTION DESK	103-105	WHITE WOOD
6	RECEPTION DESK	103-106	WHITE WOOD
7	RECEPTION DESK	103-107	WHITE WOOD
8	RECEPTION DESK	103-108	WHITE WOOD
9	RECEPTION DESK	103-109	WHITE WOOD
10	RECEPTION DESK	103-110	WHITE WOOD
11	RECEPTION DESK	103-111	WHITE WOOD
12	RECEPTION DESK	103-112	WHITE WOOD
13	RECEPTION DESK	103-113	WHITE WOOD
14	RECEPTION DESK	103-114	WHITE WOOD
15	RECEPTION DESK	103-115	WHITE WOOD
16	RECEPTION DESK	103-116	WHITE WOOD
17	RECEPTION DESK	103-117	WHITE WOOD



RECEPTION DESK 103 SECTION
WALL SIZE = 7'-0"

RECEPTION DESK 103 SECTION
WALL SIZE = 7'-0"

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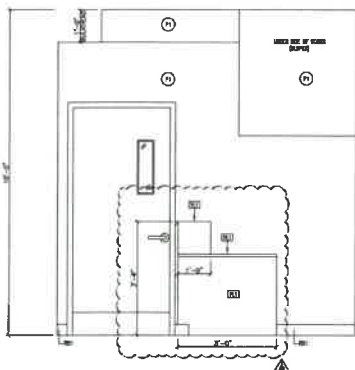
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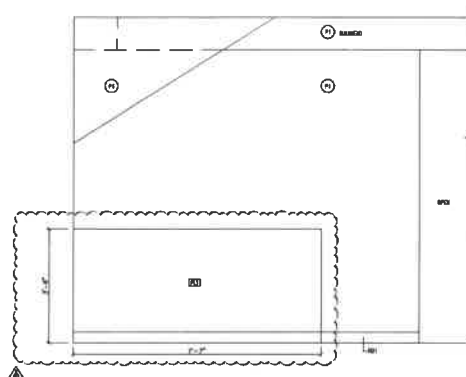
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INTERIOR ELEVATIONS
AND SECTIONS

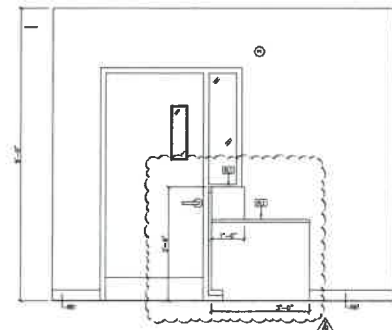
DATE	21.10.20
BY	21.10.20
CHKD BY	21.10.20
APPROVED BY	21.10.20
PROJECT NO.	A702



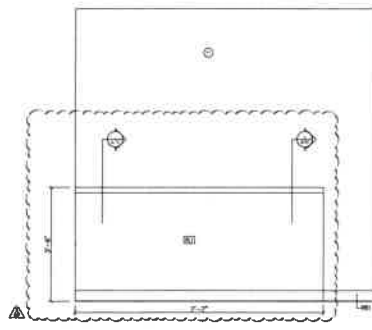
RECEPTION DESK 103 EAST WALL
SCALE 1/4" = 1'-0"



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

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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INTERIOR ELEVATIONS

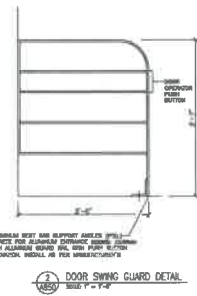
NO.	DESCRIPTION	NO.	NO.	COLOR
1	RECEPTION DESK	103-10	103-10	WHITE
2	RECEPTION DESK	103-10	103-10	WHITE
3	RECEPTION DESK	103-10	103-10	WHITE
4	RECEPTION DESK	103-10	103-10	WHITE
5	RECEPTION DESK	103-10	103-10	WHITE
6	RECEPTION DESK	103-10	103-10	WHITE
7	RECEPTION DESK	103-10	103-10	WHITE

A703

1. FURNISH PLACEMENT RECOMMENDATIONS AS FACING BOOTH OVERHUNG ROWS.	APPROXIMATE
2. BOOTH OVERHUNG RECOMMENDED 1/4" TO COMPENSATE DOOR OPENING SIZES PRIOR TO FABRICATION AND INSTALLATION. (CREDIT SHOP FOR APPROVAL).	ASB - AUTOMATIC DOOR OPERATOR
3. DO NOT DRILL HOLE REPAIRS TO REDUCE HANGING UNITS, ALL HANGERS/HALLS ARE ON-DECK FOR REFERENCE.	ASB - AUTOMATIC DOOR OPERATOR
4. REPAIRS TO PLAYS MUST BE DONE IN LACQUER IN STEEL. FURNISH PARTITION WALLS.	STL - STEEL
5. RETURN TO SHOP OVERHUNG FOR ALL DOORS.	FTL - FINISHED
6. ALL LACQUER MUST BE INHIBITED TO BE TESTED TO MEET TYPE 316. THREE UNITS ONLY.	FTL - FINISHED
7. ALL UNITS SHALL BE OF QUALITY OF PLATE BRASS OR MORE STAINLESS STEEL. HALF HANGS OR BOOTH DOOR, AS SHOWN.	FTL - FINISHED
8. RETURN TO FABRICATOR INCLUDING IN CLOSING AND ASKS.	FTL - FINISHED
9. RETURN TO SHOP OVERHUNG, BRASS OR MORE STAINLESS STEEL.	FTL - FINISHED



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 Derivation	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)
Flange Stop	IVES (IVES)
Door Handle/Stop	Globe (GLOB)
Weatherstripping	KN Cramer (KNCR)
Swamp Strip	KN Cramer (KNCR)
Door Bolts - A&B	KN Cramer (KNCR)
Threshold	KN Cramer (KNCR)
Actuator	LCN Cosens (LCN)
Relay	Cosens (CMDS)
Power Supply	Von Duprin, Inc. (VDI)
Card Reader	
Electronic Key	Bo Others (BO)



TOWER
ENGINEERING

Portland, OR
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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.