

# Reliable Mechanical Co.

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GST/HST #: 123456789 RT0001

## STIPULATED PRICE BID — PLUMBING / MECHANICAL

**Project:** 16705.007.M.001 — NRC/CNRC Advanced Manufacturing Program Lab Fit-Up  
**Owner:** National Research Council Canada  
**Location:** Winnipeg, Manitoba  
**Trade:** Plumbing / Mechanical (Division 22 + related Sections)  
**Bid Number:** RM-2026-0184  
**Bid Date:** April 22, 2026  
**Based on Drawings:** M-1.0 through M-8.4 dated 2025-06-13, Issued for Construction  
**Addenda Acknowledged:** Addenda 1, 2, 3 acknowledged

## BASE BID PRICE

**\$487,500.00 CAD** (GST extra)

## SCOPE OF WORK — INCLUDED

Our base bid covers the following plumbing and mechanical scope per the specifications and drawings noted above:

- All Division 22 plumbing work as shown on drawings M-1.0 through M-8.4, including domestic water, sanitary, vent, storm, lab waste, RO water, and softened water systems.
- Section 22 15 00 — General Service Compressed Air Systems: Schedule 80 seamless black steel piping per ASTM A53/A53M, ASME B16.11 socket-welded fittings, three-piece ball valves to ASTM A181 Class 70, complete with all couplers, connectors, and shut-off valves as specified.
- Section 21 13 13 — Wet Pipe Sprinkler Systems, designed and installed to NFPA 13, including hydraulic calculations using Hazen-Williams formula, ULC-listed devices, Manitoba-stamped professional engineer shop drawings, sprinkler heads, alarm valves, pipe hangers, mechanical couplings, and inspector's test connection.
- Section 23 05 17 — Pipe welding by CSA B51 qualified welders, ASME B31.1 procedures, welder identification symbols, registration of welding procedures, and all required inspections.
- Section 23 05 23.01 — Bronze valves with CRN registration numbers from a single manufacturer, including gate, globe, check, ball, and butterfly valves at specified pressure ratings.
- Section 23 05 29 — Pipe hangers and supports per MSS SP-58 with hanger spacing per the spec table; PE-stamped shop drawings for anchors, guides, and restraints; galvanized hangers for exterior locations; insulation protection shields.
- Section 23 05 53 — Mechanical identification per CAN/CGSB-24.3, including system nameplates, pipe identification with background colour, legends and flow arrows, valve tags with brass plates and 12mm stamped lettering, and flow diagrams for each system.
- Section 20 08 03.00 — Operating and maintenance manuals including equipment data, system data, valve schedules, subcontractor manuals for piping, air balancing, and sprinkler. As-built shop drawings, as-built construction drawings, originals of test forms and test certificates.
- Owner training: Five (5) Working Days of instruction for the Owner's representative per Section 20 08 03.00, including arrangements and fees for manufacturer representatives.

- Disinfection of all new and existing potable piping with minimum 50 ppm chlorine for 24 hours, flushing to under 0.2 ppm residual, and bacteriological samples from a certified laboratory.
- Hydrostatic testing of sprinkler systems at 200 psig for 2 hours per Section 21 13 13.
- Pressure testing of compressed air systems at 1100 kPa for 4 hours per Section 22 15 00.
- Site painting of new sprinkler piping including pretreatment primer, primer, finish coats, and 50mm red enamel identification bands at 6m intervals per Section 21 13 13.
- Coordination with Electrical Division 26 for electrical connections to mechanical equipment.
- All cutting, patching, and core drilling required for plumbing work. Fire-rated sealing of penetrations through fire separation walls and floors with ULC-listed fill materials.
- Pre-installation meeting per Section 22 15 00 administrative requirements.
- Integrated systems testing of fire protection per CAN/ULC-S1001.

## **EXCLUSIONS / QUALIFICATIONS**

- Permit fees and inspection fees by General Contractor.
- Performance and Payment Bonds excluded — add 1.75% if required.
- Bid Bond included with this submission.
- Excludes Section 23 05 19.13 (Thermometers and Pressure Gauges) — by HVAC trade.
- Excludes Division 25 Integrated Automation / BAS controls.
- Excludes Division 27 low-voltage data and telecom.
- Excludes Division 28 fire alarm devices, programming, and final connections.
- Excludes housekeeping concrete pads (Section 23 05 29 references Section 03 30 00).
- Excludes structural steel for equipment supports referenced to Section 05 12 23.
- Excludes any work not shown on listed drawings or in addenda 1, 2, 3.
- Excludes premium time / overtime work unless authorized in writing.
- Pricing valid for 60 days from bid date.
- Material escalation clause: pricing subject to review if project NTP delayed beyond 90 days from bid date.

## **ALTERNATES**

- Alternate #1 — Add Performance and Payment Bonds: ADD \$8,500
- Alternate #2 — Stainless steel valves in lieu of bronze in lab compressed air loop: ADD \$14,200
- Alternate #3 — Provide one additional spare set of sprinkler heads beyond NFPA 13 minimum: ADD \$1,800

## **SCHEDULE**

Twelve (12) weeks from Notice to Proceed for plumbing rough-in and finish, subject to overall project schedule and confirmed material lead times. Sprinkler system completion within overall mechanical milestone.

## **AUTHORIZED BY**

Janet R. Walcott, P.Eng. — Senior Estimator  
Reliable Mechanical Co. | April 22, 2026