

Capital Mechanical Inc.

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GST/HST #: 567890123 RT0001

BID PROPOSAL — 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: CM-26-Q2-0418
Bid Date: April 23, 2026
Based on Drawings: M-1.0 through M-8.4 dated 2025-06-13 (IFC), plus Addendum 1, 2, 3 revisions
Addenda Acknowledged: Addenda 1, 2, 3 acknowledged in full

BASE BID PRICE

\$432,800.00 CAD (GST extra)

INCLUSIONS

The following scope is included in our base bid. Please note our exclusions below carefully — any items not explicitly included or listed as alternates should be assumed to be outside our scope.

- All Division 22 plumbing as shown on Mechanical drawings M-1.0 through M-8.4 dated 2025-06-13 IFC, modified by addenda 1 through 3.
- Domestic water (hot, cold, recirculation), sanitary drainage, vent, storm drainage, lab waste, RO water, and softened water distribution systems.
- Section 23 05 17 — Pipe welding to ASME B31.1 with CSA B51 qualified welders, registered procedures, and welder identification symbols.
- Section 23 05 23.01 — CRN-registered bronze valves from a single manufacturer including gate, globe, check, ball, and butterfly valves at the pressure classes specified.
- Section 23 05 29 — Hangers and supports designed and installed per MSS SP-58 with spacing per the spec table; PE-stamped shop drawings for anchors and guides; insulation protection shields on hot piping.
- Section 23 05 53 — Mechanical identification per CAN/CGSB-24.3 including pipe legends, background colour bands, flow arrows, valve tags with brass plates, and system flow diagrams.
- Section 20 08 03.00 — Equipment and system O&M; manuals, valve schedules, equipment name tags, filter schedules, subcontractor manuals for piping and air balancing, and as-built documentation including reviewed shop drawings, originals of test forms and test certificates.
- Disinfection of new and modified potable piping with 50 ppm chlorine for 24 hours, flushing to <0.2 ppm residual, and submission of bacteriological samples from a certified laboratory.
- Standard pressure testing on domestic water and sanitary systems.
- Owner training and instruction (one full day) on plumbing systems.
- Cutting and core drilling for plumbing work; fire-rated sealing of plumbing penetrations through rated assemblies with ULC-listed materials.
- Coordination with General Contractor and other trades.

- One-year manufacturer's warranty on installed plumbing systems and equipment.

EXCLUSIONS / CLARIFICATIONS

The following are explicitly excluded from our base bid. These items, where required by the specifications, are to be carried by other trades or added by separate alternate.

- **Section 21 13 13 — Wet Pipe Sprinkler Systems:** EXCLUDED in entirety. We assume this scope is being bid by a dedicated fire protection / sprinkler contractor under Division 21. We will coordinate with that trade as required.
- **Section 22 15 00 — Compressed Air Systems:** EXCLUDED. The Schedule 80 welded compressed air system as specified is outside our standard scope; we recommend this be carried by a specialty piping contractor or added as Alternate #2 below.
- **Owner training in excess of 1 day:** Section 20 08 03.00 specifies five (5) Working Days of training. Our base bid includes only one (1) day; additional days available as Alternate #4.
- **Site painting of plumbing piping** beyond shop primer (e.g., red enamel identification bands, finish coats in finished areas) — by Painting trade.
- **Performance and Payment Bonds** — add 2.0% if required by the GC.
- **Prevailing wage / Fair Wage Schedule premium:** Our pricing is based on standard Manitoba commercial rates. If this project triggers federal Fair Wage Schedule rates (per the spec's Schedule D reference), add 6% to the base bid.
- Excludes Division 25 BAS controls and Division 28 fire alarm work.
- Excludes housekeeping pads (Section 03 30 00) and structural supports referenced to Section 05 12 23.
- Excludes Section 23 05 19.13 thermometers and pressure gauges — by HVAC trade.
- Excludes integrated systems testing under CAN/ULC-S1001 — typically administered by Fire Protection.
- Excludes weekend, holiday, and after-hours work unless authorized in writing.
- Permits, inspection fees, and tap fees by GC or Owner.

ALTERNATES

- Alternate #1 — ADD Sprinkler scope (Section 21 13 13) using our approved sub-tier fire protection contractor: ADD \$86,500.
- Alternate #2 — ADD Section 22 15 00 Compressed Air Systems (Schedule 80 welded): ADD \$34,200.
- Alternate #3 — ADD Performance and Payment Bonds: ADD 2.0% of contract value.
- Alternate #4 — ADD remaining 4 days of Owner training to satisfy Section 20 08 03.00 five-day requirement: ADD \$7,800.

SCHEDULE

Plumbing rough-in and finish: ten (10) weeks from Notice to Proceed, subject to confirmed material lead times and overall mechanical schedule. Compressed air system (if Alt #2 awarded) adds two (2) weeks.

TERMS

- Pricing valid for 45 days from bid date.
- Material escalation clause for steel and copper applies if NTP delayed beyond 60 days.
- Net 30 payment terms with monthly progress draws.

AUTHORIZED BY

David Chen — Chief Estimator
Capital Mechanical Inc. | April 23, 2026