

**PART E**  
**SPECIFICATIONS**

## PART E - SPECIFICATIONS

### GENERAL

#### E1. GENERAL

E1.1 These Specifications shall apply to the Work.

#### E2. SERVICE

E2.1 The Contractor shall inspect and repair natural gas fired appliances in accordance with the requirements hereinafter specified.

E2.2 The Contractor shall supply all labour, materials, tools, equipment, ladders and supervision necessary to perform the Work, except as otherwise stipulated hereinafter.

E2.3 The Contractor may perform all Work during the normal workday and shall coordinate with the Contract Administrator a time to test the natural gas appliances.

E2.4 All materials to be supplied by the Contractor for scheduled inspection and testing shall be included in the price bid. Major repair/maintenance parts not normally incidental to inspection and testing shall be sold to the City (if authorized by the Contract Administrator) at the price stipulated and / or discounted.

E2.5 All materials supplied by the Contractor shall be new or fully reconditioned, unless otherwise specifically authorized by the Contract Administrator. Reconditioned parts are defined as those parts which have been returned to the "original manufacturer" for quality assurance testing and approved for reissue. Salvaged parts from other buildings that are not approved for reissue by the "OEM" Original Equipment Manufacturer will not be accepted.

E2.6 The Contractor shall make minor repairs and/or replace minor parts as required, at the time of inspection. The inspection cost shall include the cost of minor parts associated labour. Minor repairs to include cleaning of burners, replacement of air filters, fan belts, grease all bearings plus disassemble and clean pilot assemble.

E2.7 The Contractor shall schedule all inspections with the Contract Administrator prior to the commencement of the Work.

E2.8 The Contractor shall complete the inspection and testing form (**see attached sample**) for each unit, at each location and send the completed forms, dated, and signed to the Contract Administrator within ten (10) working days after the completion of Work.

E2.9 All inspection reports shall be submitted to the Contract Administrator, for review and approval prior to payment. Each report shall have a section for identifying the items required at each arena for further maintenance. Should the Contract Administrator find the inspection not to be to prescribed standard(s), the Contractor, at his expense, shall correct all discrepancies within forty-eight (48) hours.

E2.10 The Contractor shall supply all inspection/testing forms for each Site.

E2.11 Where a replacement of mechanical components is necessary, and the costs are in excess of five thousand (\$5000.00) dollars, the Contractor must contact the Contract Administrator for approval before proceeding.

E2.12 Where a component or system is not immediately vital to the operation, the Contract Administrator may request a written cost estimate.

E2.12.1 The City retains the right to request prices for substantial repairs from other Contractors based on the information supplied by the Contractor.

E2.13 The Contractor shall be qualified to carry out the inspection and testing of the fire protection equipment as it is specified in the Manitoba Fire Code.

E2.14 The City of Winnipeg has provided a Natural Gas Fired Appliances Inspection Form, for the Bidder to review on the type of work required. The City also has attached a list of appliances that are located at the various arenas. The Bidder shall not rely upon the information furnished and must check each area as described in B3.1.

### **E3. QUALIFICATIONS OF BIDDER**

- E3.1 The work that is to be performed requires thorough knowledge of and experience with the inspection, and repair of natural gas fired appliances and equipment. In accordance with the requirements of the Workplace Safety and Health Act (C.C.S.M. c. G30), this information is available at The Manitoba Gas Notices and Addenda (Mechanical and Engineering Branch's) website: [www.gov.mb.ca/labour/safety/mechanic/gas&gasoil/index.html](http://www.gov.mb.ca/labour/safety/mechanic/gas&gasoil/index.html).
- E3.2 The Contractor shall be fully qualified, having a properly licenced Gas Fitter and necessary personnel and equipment to carry out the work described herein.

### **E4. LOCATION AND SCHEDULE OF WORK**

- E4.1 Work shall be performed on an "as-required" basis during the term of the Contract at the Sites within the City.
- E4.1.1 Work shall be completed within thirty (30) Working Days of commencement, except where otherwise agreed at the time of ordering.
- E4.1.2 The Contractor shall promptly report any delay or change to an agreed commencement or completion date to the User.
- E4.2 Work shall be performed between 8:00 a.m. and 4:30 p.m. on Business Days.
- E4.3 Table B of these Specifications, listing the intended Sites, is provided for the convenience of the Bidder only. The City reserves the right to add or delete Sites, within the boundaries of the City, or alter the type or quantity of Work to be performed at any Site as required by changes in its operations during the term of the Contract.

### **E5. EMPLOYEE CONDUCT AND SUPERVISION**

- E5.1 The Contractor shall provide adequate supervision of its employees and shall ensure that all such employees conduct themselves in a manner appropriate to persons in a City facility and shall without limitation ensure that employees:
- (a) Behave in a courteous and polite manner to City staff and other person in the facility;
  - (b) Do not smoke within the facility;
  - (c) Obey all posted safety rules;
  - (d) Leave all furnishings, equipment etc. moved during the inspection and testing, in an "as found" condition at the completion of the work;
  - (e) Use their own radio(s) or telephones or cellular telephones necessary for on site communication; and
  - (f) When employees are in the facility, that it is kept secure from entry by unauthorized persons.

**TABLE B - LOCATION**

Bertrand Arena  
294 Bertrand Street  
Winnipeg, MB

Eric Coy Arena  
535 Oakdale Avenue  
Winnipeg, MB

Old Exhibition Arena  
80 Sinclair Street  
Winnipeg, MB

Sam Southern Arena  
625 Osborne Street  
Winnipeg, MB

Terry Sawchuk  
901 Kimberly Avenue  
Winnipeg, MB

Maginot Arena  
910 Maginot Street  
Winnipeg, MB

Century Arena  
1377 Clarence Avenue  
Winnipeg, MB

Charles Barbour  
500 Nathaniel Street  
Winnipeg, MB

Roland Michener Arena  
1121 Wabasha Street  
Winnipeg, MB

Sargent Park Arena  
1111 Wall Street  
Winnipeg, MB

Vimy Arena  
255 Hamilton Street  
Winnipeg, MB

River East Arena  
1410 Rothesay Street  
Winnipeg, MB

### NATURAL GAS FIRED APPLIANCE INSPECTION REPORT

ARENA: \_\_\_\_\_

DATE OF INSPECTION: \_\_\_\_\_

UNIT: \_\_\_\_\_ LOCATION: \_\_\_\_\_

Check/replace filters \_\_\_\_\_

Check belt tension/replace belts \_\_\_\_\_

Oil Motor/grease bearings as per manufacturers' specifications \_\_\_\_\_

Motor amperage \_\_\_\_\_ Amps      Rated Amps \_\_\_\_\_

Heat exchange condition \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Clean burners and orifices \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Disassemble and clean pilot assembly \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Check high temperature safety controls \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Combustion test \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Heat rise test \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Chimney/flue condition \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Condition of electrical/controls \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Thermostat \_\_\_\_\_

Name of firm conducting inspection \_\_\_\_\_

Address of firm \_\_\_\_\_

Phone Number \_\_\_\_\_

Employee's name (please print) \_\_\_\_\_

Employee's certification and number \_\_\_\_\_

**BERTRAND ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	1 1	Rheem York	RGDA-15EARJA P8UGD16N1500 1	1993	Natural gas, 150000 BTU INPUT Natural gas, 114000 BTU OUTPUT
Unit Heaters	8 1	ICG 321 Stainless	N/Acc N/Acc		Natural gas Natural gas, located in tractor room
<b>Domestic Hot Water</b>					
Heater	1	Ruud	N/Acc		Natural gas, ID plate N/Acc
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BC-225-720		Natural gas, 225000 BTU/hr input

**CENTURY ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace					Both units in the tractor room replaced in 1998 Natural gas
Boilers	2	A.O. Smith	BC-670		Natural gas, 670000 BTU/hr input
Unit Heaters	6	Reznor	EEXL250	1992	Natural gas, 190000 BTU/hr input
<b>Domestic Hot Water</b>					
Heater	1	A.O. Smith	HW-670		Natural gas, 670000 BTU/hr input
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	HW-300 962		Natural gas, 300000 BTU/hr input

**ERIC COY ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Unit Heaters	5	Reznor	N/Acc		Natural gas
	3	Modine	N/Acc		Natural gas
	4	Electric	N/Acc		Electric, 2 in tractor room & 2 in plant room
<b>Domestic Hot Water</b>					
Heater	1	A. O. Smith	BC-670		Natural gas, 670000 BTU/hr input

**CHARLES BARBOUR ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	2	Lennox			Natural gas, 159000 BTU output
Unit Heaters	4	Clare			Natural gas, 72000 BTU output
<b>Domestic Hot Water</b>					
Heater	1	State	SET 75 155		Natural gas, 155000 BTU output
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BC-225-794K		Natural gas, 225000 BTU/hr input

**OLD EXHIBITION ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	2	Lennox	G20Z516E-150S	1997	
Unit Heaters	3	Lennox	N/Acc		Units #4, #5, #7 replaced in 1998 One in tractor room. All are natural gas
<b>Domestic Hot Water</b>					
Heater	1	A. O. Smith	BT-251-880S		Natural gas, 251000 BTU/hr input
<b>Tractor Room</b>					
Hot Water Heater	1	State	S8180 199		Natural gas

**ROLAND MICHENER ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	3	N/Acc			
Unit Heaters	6 2 4 1	Lennox Grinnell Heil Reznor		1995	Unit heaters #1, #3, #5, #11, #12 were replaced in 1998
<b>Domestic Hot Water</b>					
Heater	2	A. O. Smith	BC-300		Natural gas, 300000 BTU/hr input
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BT-270		Natural gas

**SAM SOUTHERN ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Boiler	1	A.O. Smith	HW-1400D		Natural gas, 1400000 BTU input
Unit Heaters	1	Hastings	N/Acc		Natural gas. Located in the plant room.

**SARGENT PARK ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	2	Carrier	58GS200CLA		Natural gas, 153000 BTU output
Unit Heaters	7	Keeprite			Natural gas
<b>Domestic Hot Water</b>					
Heater	1	A.O. Smith	BT-365	1997	Natural gas

**TERRY SAWCHUK ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	2	Reznor	X225-7-C	1992	179000 BTU/hr output
	4	Reznor	X-50		40000 BTU/hr output
	3	Reznor	X-75		60000 BTU/hr output. All are natural gas.
Unit Heaters	3	Grinnell	PTO-290A		Natural gas.
	4	Heil	N/Acc		Located in Tractor room.
	1	Grinnell	Excello		Unit heaters #2, #3, and #8 condemned and tagged out in 1998.
	1	Grinnell	PTO-100A		
<b>Domestic Hot Water</b>					
Heater	1	A. O. Smith	BC 670-680		Natural gas, 670000 BTU/hr input
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BC300-794	1989	Natural gas, 300000 BTU/hr input

**VIMY ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	2	Lennox	G8-192-3		Natural gas. Lennox #2 and #3 replaced in dressing rooms in 1998.
	1	Lennox			
<b>Domestic Hot Water</b>					
Heater	1	A. O. Smith	BC-399S		Natural gas, 399000 BTU input
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BC-460S		Natural gas, corroded, bottom falling off

**MAGINOT ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace  Unit Heater	1	Rheem	RGDA-175ABJA		Natural gas, 133000 BTU output
	1	York	P8UGD16N15001		Natural gas, 114000 BTU output
	5	Lennox	LF4-137A-E-B		Natural gas
	3	N/Acc			Natural gas
<b>Domestic Hot Water</b>					
Heater	1	Ruud	N/Acc		Natural gas, (I.D. plate is missing)
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	BC225-720		Natural gas, 225000 BTU/hr input (corroding down the side)
Unit Heater	1	321 Stainless	N/Acc		Natural gas

**RIVER EAST ARENA**

Item	No	Make	Model	Year Installed	Remarks
<b>HVAC</b>					
Furnace	1	N/Acc			Natural gas roof-top unit (serves the upstairs day-care)
Boiler	1	Raytherm	750 - T		Natural gas
Unit Heaters	6	Grinnell	Eighty		Natural gas
	1	Olsen	N/Acc		
<b>Tractor Room</b>					
Hot Water Heater	1	A. O. Smith	HW339		Natural gas, 399 BTU/hr input