



530-2006 ADDENDUM 3

INVITATION FOR EXPRESSIONS OF INTEREST AND DEVELOPMENT PROPOSALS FOR CITY OWNED PROPERTY LOCATED IN POINTE HEBERT NORTH ST. BONIFACE, WINNIPEG MANITOBA

ISSUED: September 12, 2006
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URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE BID
OPPORTUNITY**

**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE BID OPPORTUNITY AND SHALL
FORM A PART OF THE CONTRACT
DOCUMENTS**

Template Version: A20060821

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Bid Opportunity, and be governed accordingly.

Further to Addendum #2, the City Administration has now identified the required services.

As a result, the meeting identified as per Section 6.4 and in Addendum #2 is cancelled.

Add the following to Clause 6.4 Services under the heading Required Services:

Required Services:

The required servicing is listed as follows:

The utility servicing requirements to the Pointe Hebert Enclave as listed below are based on the enclave developing generally as shown on the Conceptual Masterplan -

Option 2 A , attached as Schedule B to E.O.I. # 530 - 2006, EXCLUDING THE CONCEPTUAL DEVELOPMENT AS SHOWN WEST OF RUE TACHE, WHICH AREA IS CURRENTLY DESIGNATED AS OPEN - SPACE UNDER PLAN WINNIPEG .

A) Land Drainage Sewers:

Land drainage sewers will be required within all streets and lanes, including Rue

Darveau, and are to be installed, as required, to separate those flows from the existing combined sewer system.

B) Concrete Street Pavements:

Collector standard concrete street pavement shall be installed on Rue Tache, from the existing pavement at the vicinity of the Hi-Line to, and including, the intersection at Rue Hebert, and on Rue St. Joseph from the existing pavement at the vicinity of the Hi - Line to, and including, the intersection at Rue Hebert.

The Transit Department requires that a bus turn around be constructed, to their standards, on the east side of Rue St. Joseph within the vicinity of Rue Hebert, to accommodate transit access to the enclave and to Whittier Park.

Residential standard concrete pavement shall be installed on Rues Messenger and Hebert, and on Rue St. Joseph from Rue Hebert to Rue Messenger.

NOTE:

The cul - de - sac located at the west end of Rue Messenger shall be installed to facilitate the reverse turns of all Service Vehicles as well as School Buses.

C) Concrete Lane Pavements:

All existing and proposed lanes, excepting those south of Rue Hebert, shall be paved to residential concrete lane pavement standards.

The lane(s) between Rues Hebert and Darveau may require additional right - of - way widths and wider pavements to accommodate the RM 1 zoning category between the existing lane and the widened Rue Darveau Transit Corridor. These requirements shall be determined once the City is in receipt of the proponent's application for development at this location.

D) Street Lighting:

All street lighting shall be installed to current collector and residential street standards.

E) Lane Lighting:

Lane lighting shall be optional for the Proponent , however in the case of the lane access to the R M 1 zoned lands south of Rue Hebert , it may be a requirement of the City for that access to be illuminated .

F) Electrical Power, Telephone and Cable Communication Utilities:

All existing overhead pole line distribution within the Pointe Hebert Enclave is to be converted to underground distribution.

All new installations shall be underground distribution.

G) Concrete Sidewalks:

Residential standard concrete sidewalks are to be installed on the east side of Rue Tache from the existing sidewalk south of the Hi-Line to Rue Hebert; on the east side of Rue St. Joseph, from the existing sidewalk south of the Hi-Line to Rue Messenger; on the south side of Rue Messenger from Rues Tache to St. Joseph; and on both sides of Rue Hebert from Rues Tache to St. Joseph.

A residential standard concrete sidewalk shall be installed along the northern limit of the expanded Transit Corridor along Rue Darveau from Rues Tache to St. Joseph to accommodate the pedestrian access to the R M -1 zoned lands.

H) Inter-Connecting Walkway on Rue Tache from Rue Hebert to Rue Messenger:

The inter-connecting walkway shall be constructed of inter-locking paving stones to a standard and width that will permit emergency vehicles to utilize this as an access for their purposes.

Break-away bollards are to be installed at each end to assure that unauthorized vehicular uses are prohibited from entry.

I) Boulevard Sodding and Boulevard Tree Installations:

Landscaping within all boulevards shall be to the current residential standard.

J) No Front Driveway Approaches are Permitted:

All vehicular access to housing will be from the rear lane.

K) Waterlines:

The City currently deems the existing waterline distribution system to be sufficient for the development as contemplated within the Conceptual Masterplan - OPTION 2 A attached as Schedule B to E.O.I. # 530 - 2006; (EXCLUDING THE CONCEPTUAL DEVELOPMENT AS SHOWN WEST OF RUE TACHE, WHICH AREA IS CURRENTLY DESIGNATED AS OPEN - SPACE WITHIN PLAN WINNIPEG.)

However, should the developmental concept be changed to include a greater number of households than those currently contemplated within the enclave as designated within this E.O.I. # 530 - 2006, IT WILL BE NECESSARY TO RE-VISIT THE WATERLINE DISTRIBUTION SYSTEM IN ORDER TO ACCOMMODATE THE INCREASED DEMAND.