



THE CITY OF WINNIPEG

REQUEST FOR PROPOSAL

RFP NO. 664-2012

**REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES FOR
KILCONA PARK/ HARBOURVIEW RECREATION COMPLEX STRATEGIC RENEWAL AND
ACTION PLAN **Proposals shall be submitted to:****

**The City of Winnipeg
Corporate Finance Department
Materials Management Division
185 King Street, Main Floor
Winnipeg MB R3B 1J1**

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Appendix D – Original Park Plan by Lombard North Group – May 1988

Appendix E – Current Park Layout – August 2012

PART B - BIDDING PROCEDURES

B1. CONTRACT TITLE

B1.1 REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES FOR KILCONA PARK/ HARBOURVIEW RECREATION COMPLEX STRATEGIC RENEWAL AND ACTION PLAN

B2. SUBMISSION DEADLINE

B2.1 The Submission Deadline is 4:00 p.m. Winnipeg time, September 17, 2012.

B2.2 Proposals determined by the Manager of Materials to have been received later than the Submission Deadline will not be accepted and will be returned upon request.

B2.3 The Project Manager or the Manager of Materials may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in B2.1.

B3. SITE INVESTIGATION

B3.1 The Proponent may view the Site without making an appointment.

B4. ENQUIRIES

B4.1 All enquiries shall be directed to the Project Manager identified in D2.

B4.2 If the Proponent finds errors, discrepancies or omissions in the Request for Proposal (RFP), or is unsure of the meaning or intent of any provision therein, the Proponent shall promptly notify the Project Manager of the error, discrepancy or omission at least five (5) Business Days prior to the Submission Deadline.

B4.3 If the Proponent is unsure of the meaning or intent of any provision therein, the Proponent should request clarification as to the meaning or intent prior to the Submission Deadline.

B4.4 Responses to enquiries which, in the sole judgment of the Project Manager, require a correction to or a clarification of the RFP will be provided by the Project Manager to all Proponents by issuing an addendum.

B4.5 Responses to enquiries which, in the sole judgment of the Project Manager, do not require a correction to or a clarification of the RFP will be provided by the Project Manager only to the Proponent who made the enquiry.

B4.6 The Proponent shall not be entitled to rely on any response or interpretation received pursuant to B4 unless that response or interpretation is provided by the Project Manager in writing.

B5. CONFIDENTIALITY

B5.1 Information provided to a Proponent by the City or acquired by a Proponent by way of further enquiries or through investigation is confidential. Such information shall not be used or disclosed in any way without the prior written authorization of the Project Manager. The use and disclosure of the confidential information shall not apply to information which:

- (a) was known to the Proponent before receipt hereof; or
- (b) becomes publicly known other than through the Proponent; or
- (c) is disclosed pursuant to the requirements of a governmental authority or judicial order.

B5.2 The Proponent shall not make any statement of fact or opinion regarding any aspect of the Request for Proposals to the media or any member of the public without the prior written authorization of the Project Manager.

B6. ADDENDA

B6.1 The Project Manager may, at any time prior to the Submission Deadline, issue Addenda correcting errors, discrepancies or omissions in the Request for Proposal, or clarifying the meaning or intent of any provision therein.

B6.2 The Project Manager will issue each addendum at least two (2) Business Days prior to the Submission Deadline, or provide at least two (2) Business Days by extending the Submission Deadline.

B6.2.1 Addenda will be available on the Bid Opportunities page at The City of Winnipeg, Corporate Finance, Materials Management Division website at <http://www.winnipeg.ca/matmgt/bidopp.asp>

B6.2.2 The Bidder is responsible for ensuring that it has received all Addenda and is advised to check the Materials Management Division website for Addenda regularly and shortly before the Submission Deadline, as may be amended by addendum.

B6.3 The Bidder shall acknowledge receipt of each addendum in Paragraph 9 of Form A: Proposal. Failure to acknowledge receipt of an addendum may render a Proposal non-responsive.

B7. PROPOSAL SUBMISSION

B7.1 The Proposal shall consist of the following components:

- (a) Form A: Proposal (Section A) in accordance with B8;
- (b) Fees (Section B) in accordance with B9;

B7.2 The Proposal should also consist of the following components:

- (a) Experience of Proponent and Subconsultants (Section C) in accordance with B10;
- (b) Experience of Key Personnel Assigned to the Project (Section D), in accordance with B11;
- (c) Project Understanding and Methodology (Section E) in accordance with B12; and
- (d) Project Schedule (Section F) in accordance with B13.

B7.3 Further to B7.1, all components of the Proposal shall be fully completed or provided in the order indicated, and submitted by the Proponent no later than the Submission Deadline, with all required entries made clearly and completely, to constitute a responsive Proposal.

B7.4 Further to B7.2, all components of the Proposal should be fully completed or provided in the order indicated, and submitted by the Proponent no later than the Submission Deadline, with all required entries made clearly and completely, to constitute a responsive Proposal.

B7.5 Proponents should submit one (1) unbound 8.5" x 11" original (marked "original") including drawings and six (6) copies (copies can be in any size format) for sections identified in B7.1 and B7.2.

B7.6 Proposal format, including type of binding, size of pages and, font, etc., will not be regulated, except that the Proposal should be presented in the Sections identified above. Proponents are encouraged to use their creativity to submit a Proposal which provides the requested information for evaluation and other information which illustrates the strength of their team.

B7.7 Proponents are advised that inclusion of terms and conditions inconsistent with the Request for Proposal, will be evaluated in accordance with B21.1(a).

B7.8 The Proposal shall be submitted enclosed and sealed in an envelope/package clearly marked with the RFP number and the Proponent's name and address.

B7.9 Proposals submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

B7.10 Proposals shall be submitted to:

The City of Winnipeg
Corporate Finance Department
Materials Management Division
185 King Street, Main Floor
Winnipeg MB R3B 1J1

B7.11 Any cost or expense incurred by the Proponent that is associated with the preparation of the Proposal shall be borne solely by the Proponent.

B8. PROPOSAL (SECTION A)

B8.1 The Proponent shall complete Form A: Proposal, making all required entries.

B8.2 Paragraph 2 of Form A: Proposal shall be completed in accordance with the following requirements:

- (a) if the Proponent is a sole proprietor carrying on business in his/her own name, his/her name shall be inserted;
- (b) if the Proponent is a partnership, the full name of the partnership shall be inserted;
- (c) if the Proponent is a corporation, the full name of the corporation shall be inserted;
- (d) if the Proponent is carrying on business under a name other than his/her own, the business name and the name of every partner or corporation who is the owner of such business name shall be inserted.

B8.2.1 If a Proposal is submitted jointly by two or more persons, each and all such persons shall identify themselves in accordance with B8.2.

B8.3 In Paragraph 3 of Form A: Proposal, the Proponent shall identify a contact person who is authorized to represent the Proponent for purposes of the Proposal.

B8.4 Paragraph 11 of Form A: Proposal shall be signed in accordance with the following requirements:

- (a) if the Proponent is a sole proprietor carrying on business in his/her own name, it shall be signed by the Proponent;
- (b) if the Proponent is a partnership, it shall be signed by the partner or partners who have authority to sign for the partnership;
- (c) if the Proponent is a corporation, it shall be signed by its duly authorized officer or officers and the corporate seal, if the corporation has one, should be affixed;
- (d) if the Proponent is carrying on business under a name other than its own, it shall be signed by the registered owner of the business name, or by the registered owner's authorized officials if the owner is a partnership or a corporation.

B8.4.1 The name and official capacity of all individuals signing Form A: Proposal should be printed below such signatures.

B8.5 If a Proposal is submitted jointly by two or more persons, the word "Proponent" shall mean each and all such persons, and the undertakings, covenants and obligations of such joint Proponents in the Proposal and the Contract, when awarded, shall be both joint and several.

B9. FEES (SECTION B)

- B9.1 The Proposal shall include a Fixed Fee for all disciplines and/or phases identified in D6 Scope of Services.
- B9.2 Adjustments to Fees will only be considered based on increases to the Scope of Services.
- B9.2.1 The City will not consider an adjustment to the Fees based on changes in the Project budget or the Final Total Construction Cost.
- B9.3 Notwithstanding C1.1(b), Fees shall include costs for out of town travel, related meals and accommodations for the duration of the Project and shall not be considered an Allowable Disbursement.
- B9.4 The Fee Proposal shall also include an allowance for Allowable Disbursements as defined in C1.1(b), but shall exclude the costs of any materials testing, soils and hazardous materials investigation during construction.
- B9.5 Notwithstanding C10.1, Fees submitted shall not include the Goods and Services Tax (GST) but shall include Manitoba Retail Sales Tax (MRST, also known as PST).
- B9.6 Payments to Non-Resident Consultants are subject to Non-Resident Withholding Tax pursuant to the Income Tax Act (Canada).

B10. EXPERIENCE OF PROPONENT AND SUBCONSULTANTS (SECTION C)

- B10.1 Proposals should include:
- (a) details demonstrating the history and experience of the Proponent and Subconsultants in providing programming; design, management of construction and contract administration services on up to three projects of similar size and complexity.
 - (i) Anticipated Subconsultants required for this project include: Landscape Architect (s); Architect (s); Civil Engineer (s); and potentially Economic/ Business/ Management Consultant (s).
- B10.2 For each project listed in B10.1(a), the Proponent should submit:
- (a) description of the project;
 - (b) role of the consultant;
 - (c) project's original contracted construction cost and final construction cost;
 - (d) design and construction schedule (anticipated Project schedule and actual project delivery schedule, showing design and construction separately);
 - (e) project owner;
 - (f) reference information (two current names with telephone numbers per project).
- B10.2.1 Where applicable, information should be separated into Proponent and Subconsultant project listings.
- B10.3 The Proposal should include general firm profile information, including years in business, average volume of work, number of employees and other pertinent information for the Proponent and all Subconsultants.

B11. EXPERIENCE OF KEY PERSONNEL ASSIGNED TO THE PROJECT (SECTION D)

- B11.1 Describe your approach to overall team formation and coordination of team members.
- B11.1.1 Include an organizational chart for the Project outlining team members, reporting relationships and roles.

- B11.2 Submit the experience and qualifications of the Key Personnel assigned to the Project for projects of comparable size and complexity, including the principals-in-charge, the Consultants Representative, managers of the key disciplines and lead designers. Include educational background and degrees, professional recognition, job title, years of experience in current position, years of experience in design and construction, and years of experience with existing employer. Roles of each of the Key Personnel in the Project should be identified in the organizational chart referred to in B11.1.1.
- B11.3 For each person identified, list at least two comparable projects in which they have played a primary role. If a project selected for a key person is included in B10, provide only the project name and the role of the key person. For other projects provide the following:
- (a) Description of project;
 - (b) Role of the person;
 - (c) Project Owner;
 - (d) Reference information (two current names with telephone numbers per project).

B12. PROJECT UNDERSTANDING AND METHODOLOGY (SECTION E)

- B12.1 Describe your firm's project management approach and team organization during the performance of Services, so that the evaluation committee has a clear understanding of the methods the Proponent will use in the delivery of this Project.
- B12.2 Methodology should be presented in accordance with the Scope of Services identified in D6.
- B12.3 Describe the collaborative process/method to be used by the Key Personnel of the team in the various phases of the Project.
- B12.4 Proposals should address:
- (a) the team's understanding of the broad functional and technical requirements;
 - (b) the team's approach to public engagement;
 - (c) the team's approach to providing economic analysis and alternate funding strategies;
 - (d) the City's Project methodology with respect to the information provided within this RFP; and
 - (e) any other issue that conveys your team's understanding of the Project requirements.
- B12.5 For each person identified in B11.2, list the percent of time to be dedicated to the Project in accordance with the Scope of Services identified in D6.

B13. PROJECT SCHEDULE (SECTION F)

- B13.1 Proponents should present a carefully considered Critical Path Method schedule using Microsoft Project or similar project management software, complete with resource assignments (key designers), durations (weekly timescale) and milestone dates or events. The schedule should address each requirement of the Scope of Services.
- B13.2 The Proponent's schedule should include critical dates for review and approval processes by the City and other organizations anticipated during the design and tendering phases of the Project. Reasonable times should be allowed for completion of these processes.

B14. QUALIFICATION

- B14.1 The Proponent shall:
- (a) undertake to be in good standing under The Corporations Act (Manitoba), or properly registered under The Business Names Registration Act (Manitoba), or otherwise properly registered, licensed or permitted by law to carry on business in Manitoba, or if the

- Proponent does not carry on business in Manitoba, in the jurisdiction where the Proponent does carry on business; and
- (b) be financially capable of carrying out the terms of the Contract;
 - (c) have all the necessary experience, capital, organization, and equipment to perform the Services in strict accordance with the terms and provisions of the Contract;
 - (d) have or establish and staff an office in Winnipeg for the duration of the Project.
- B14.2 The Proponent and any proposed Subconsultant (for the portion of the Services proposed to be subcontracted to them) shall:
- (a) be responsible and not be suspended, debarred or in default of any obligations to the City. A list of suspended or debarred individuals and companies is available on the Information Connection page at The City of Winnipeg, Corporate Finance, Materials Management Division website at <http://www.winnipeg.ca/matmgt/debar.stm>
- B14.3 The Proponent and/or any proposed Subconsultant (for the portion of the Services proposed to be subcontracted to them) shall:
- (a) have successfully carried out services for the programming; design, management of construction and contract administration for architectural and/or engineering projects of similar complexity, scope and value; and to those required for this Project; and
 - (b) be fully capable of performing the Services required to be in strict accordance with the terms and provisions of the Contract; and
 - (c) have a written workplace safety and health program, if required, pursuant to The Workplace Safety and Health Act (Manitoba);
 - (d) have the knowledge and resources to administer the requirements of The Workplace Safety and Health Act (Manitoba) during the construction works associated with this Contract; and
 - (e) undertake to meet all licensing and regulatory requirements of the appropriate governing authorities and associations in the Province of Manitoba.
- B14.4 The Proponent shall submit, within three (3) Business Days of a request by the Project Manager, further proof satisfactory to the Project Manager of the qualifications of the Proponent and of any proposed Subconsultant.
- B14.5 The Proponent shall provide, on the request of the Project Manager, full access to any of the Proponent's equipment and facilities to confirm, to the Project Manager's satisfaction, that the Proponent's equipment and facilities are adequate to perform the Services.

B15. ELIGIBILITY

- B15.1 Various organizations provided investigative services with respect to this Project. In the City's opinion, this relationship or association does not create a conflict of interest or will not likely create a perception of conflict of interest because of this full disclosure and related information. The organizations include:
- (a) Genivar Engineering;
 - (b) KGS Group;
 - (c) Dean Spearman Landscape Architecture.

B16. OPENING OF PROPOSALS AND RELEASE OF INFORMATION

- B16.1 Proposals will not be opened publicly.
- B16.2 After award of Contract, the name(s) of the successful Proponent and the Contract amount(s) will be available on the Closed Bid Opportunities (or Public/Posted Opening & Award Results)

page at The City of Winnipeg, Corporate Finance, Materials Management Division website at <http://www.winnipeg.ca/matmgt/>

- B16.3 To the extent permitted, the City shall treat all Proposal Submissions as confidential. However, the Proponent is advised that any information contained in any Proposal may be released if required by City policy or procedures, by The Freedom of Information and Protection of Privacy Act (Manitoba), by other authorities having jurisdiction, or by law.
- B16.4 Following the award of Contract, a Proponent will be provided with information related to the evaluation of its submission upon written request to the Project Manager.

B17. IRREVOCABLE OFFER

- B17.1 The Proposal(s) submitted by the Proponent shall be irrevocable for the time period specified in Paragraph 10 of Form A: Proposal.
- B17.2 The acceptance by the City of any Proposal shall not release the Proposals of the other responsive Proponents and these Proponents shall be bound by their offers on such Services until a Contract for the Services has been duly executed as herein provided, but any offer shall be deemed to have lapsed unless accepted within the time period specified in Paragraph 10 of Form A: Proposal.

B18. WITHDRAWAL OF OFFERS

- B18.1 A Proponent may withdraw its Proposal without penalty by giving written notice to the Manager of Materials at any time prior to the Submission Deadline.
- B18.1.1 The time and date of receipt of any notice withdrawing a Proposal shall be the time and date of receipt as determined by the Manager of Materials.
- B18.1.2 The City will assume that any one of the contact persons named in Paragraph 3 of Form A: Proposal or the Proponent's authorized representatives named in Paragraph 11 of Form A: Proposal, and only such person, has authority to give notice of withdrawal.
- B18.1.3 If a Proponent gives notice of withdrawal prior to the Submission Deadline, the Manager of Materials will:
- (a) retain the Proposal until after the Submission Deadline has elapsed;
 - (b) open the Proposal to identify the contact person named in Paragraph 3 of Form A: Proposal and the Proponent's authorized representatives named in Paragraph 11 of Form A: Proposal; and
 - (c) if the notice has been given by any one of the persons specified in B18.1.3(b), declare the Proposal withdrawn.
- B18.2 A Proponent who withdraws its Proposal after the Submission Deadline but before its offer has been released or has lapsed as provided for in B17.2 shall be liable for such damages as are imposed upon the Proponent by law and subject to such sanctions as the Chief Administrative Officer considers appropriate in the circumstances. The City, in such event, shall be entitled to all rights and remedies available to it at law.

B19. INTERVIEWS

- B19.1 The Project Manager may, in his/her sole discretion, interview Proponents during the evaluation process.

B20. NEGOTIATIONS

- B20.1 The City reserves the right to negotiate details of the Contract with any Proponent. Proponents are advised to present their best offer, not a starting point for negotiations in their Proposal Submission.

B20.2 The City may negotiate with the Proponents submitting, in the City's opinion, the most advantageous Proposals. The City may enter into negotiations with one or more Proponents without being obligated to offer the same opportunity to any other Proponents. Negotiations may be concurrent and will involve each Proponent individually. The City shall incur no liability to any Proponent as a result of such negotiations.

B20.3 If, in the course of negotiations pursuant to B20.2 or otherwise, the Proponent amends or modifies a Proposal after the Submission Deadline, the City may consider the amended Proposal as an alternative to the Proposal already submitted without releasing the Proponent from the Proposal as originally submitted.

B21. EVALUATION OF PROPOSALS

B21.1 Award of the Contract shall be based on the following evaluation criteria:

- (a) compliance by the Proponent with the requirements of the Request for Proposal or acceptable deviation therefrom: (pass/fail)
- (b) qualifications of the Proponent and the Subconsultants, if any, pursuant to B14: (pass/fail)
- (c) Fees; (Section B) 40%
- (d) Experience of Proponent and Subconsultants; (Section C) 15%
- (e) Experience of Key Personnel Assigned to the Project; (Section D) 15%
- (f) Project Understanding and Methodology (Section E) 20%
- (g) Project Schedule. (Section F) 10%

B21.2 Further to B21.1(a), the Award Authority may reject a Proposal as being non-responsive if the Proposal Submission is incomplete, obscure or conditional, or contains additions, deletions, alterations or other irregularities. The Award Authority may reject all or any part of any Proposal, or waive technical requirements or minor informalities or irregularities if the interests of the City so require.

B21.3 Further to B21.1(b), the Award Authority shall reject any Proposal submitted by a Proponent who does not demonstrate, in its Proposal or in other information required to be submitted, that it is responsible and qualified.

B21.4 Further to B21.1(c), Fees will be evaluated based on Fees submitted in accordance with B9.

B21.5 Further to B21.1(d), Experience of Proponent and Subconsultants will be evaluated considering the experience of the organization on projects of similar size and complexity as well as other information requested.

B21.6 Further to B21.1(e), Experience of Key Personnel Assigned to the Project will be evaluated considering the experience and qualifications of the Key Personnel and Subconsultant personnel on Projects of comparable size and complexity.

B21.7 Further to B21.1(f), Project Understanding and Methodology will be evaluated considering your firm's understanding of the City's Project, project management approach and team organization.

B21.8 Further to B21.1(g), Project Schedule will be evaluated considering the Proponent's ability to comply with the requirements of the Project.

B21.9 Notwithstanding B21.1(d) to B21.1(g), where Proponents fail to provide complete responses to B7.2(a) to B7.2(d), the score of zero will be assigned to the incomplete part of the response.

B22. AWARD OF CONTRACT

B22.1 The City will give notice of the award of the Contract, or will give notice that no award will be made.

- B22.2 The City will have no obligation to award a Contract to a Proponent, even though one or all of the Proponents are determined to be responsible and qualified, and the Proposals are determined to be responsive.
- B22.2.1 Without limiting the generality of B22.2, the City will have no obligation to award a Contract where:
- (a) the prices exceed the available City funds for the Services;
 - (b) the prices are materially in excess of the prices received for similar services in the past;
 - (c) the prices are materially in excess of the City's cost to perform the Services, or a significant portion thereof, with its own forces;
 - (d) only one Proposal is received; or
 - (e) in the judgment of the Award Authority, the interests of the City would best be served by not awarding a Contract.
- B22.3 Where an award of Contract is made by the City, the award shall be made to the responsible and qualified Proponent submitting the most advantageous offer.
- B22.4 The City may, at its discretion, award the Contract in phases.
- B22.5 Notwithstanding Paragraph 6 of Form A: Proposal and C4, the City will issue a Letter of Intent to the successful Bidder in lieu of execution of a Contract.
- B22.5.1 The Contract documents as defined in C1.1(n)(ii) in their entirety shall be deemed to be incorporated in and to form a part of the Letter of Intent notwithstanding that they are not necessarily attached to or accompany said Letter of Intent.
- B22.6 The form of Contract with the City of Winnipeg will be based on the Contract as defined in C1.1(n).
- B22.7 Further to Paragraph 6 of Form A: Proposal and C4, the successful Bidder will be provided with Contract documents for execution following issuance of a Letter of Intent.
- B22.8 Following the award of Contract, a Proponent will be provided with information related to the evaluation of its Proposal upon written request to the Project Manager.
- B22.9 If, after the award of Contract, the Project is cancelled, the City reserves the right to terminate the Contract. The Consultant will be paid for all Services rendered up to time of termination.

PART C - GENERAL CONDITIONS

C0. GENERAL CONDITIONS

- C0.1 The *General Conditions for Consultant Services* (Revision 2010-10-01) are applicable to the Services of the Contract.
- C0.1.1 The *General Conditions for Consultant Services* are available on the Information Connection page at The City of Winnipeg, Corporate Finance, Materials Management Division website at http://www.winnipeg.ca/matmgt/gen_cond.stm.
- C0.2 A reference in the Request for Proposal to a section, clause or subclause with the prefix “**C**” designates a section, clause or subclause in the *General Conditions for Consultant Services*.

PART D - SUPPLEMENTAL CONDITIONS

GENERAL

D1. GENERAL CONDITIONS

D1.1 In addition to the *General Conditions for Consultant Services*, these Supplemental Conditions are applicable to the Services of the Contract.

D2. PROJECT MANAGER

D2.1 The Project Manager is:

Rob Zanewich

City of Winnipeg

Urban Design Division

Planning, Property and Development

Email: rzanewich@winnipeg.ca

Telephone No. 204 986-4171

Facsimile No. 204 986-7524

D2.2 All correspondence or contact by Proponents with the City in respect of this RFP must be directly and only with the City's Project Manager. Failure to restrict correspondence and contact to the Project Manager may result in the rejection of the Proponents Proposal Submission.

D2.3 At the pre-commencement meeting, the Project Manager will identify additional personnel representing the Project Manager and their respective roles and responsibilities for the Services.

D2.4 Proposal Submissions must be submitted to the address in B7.10

D3. OVERVIEW

D3.1 The intent of this RFP is to initiate the development of a Kilcona Park/ Harbourview Recreation Complex Strategic Renewal and Action Plan. The goal of this project is to develop a comprehensive framework plan that will shape re-investment in Kilcona Park/ Harbourview Recreation Complex to address current and future recreation needs, infrastructure renewal and asset management requirements and provide sustainable strategies for capital and operating funding.

D3.2 It is envisioned that this plan will form the framework for an implementation strategy that will guide the City over the coming years. The Scope of Work for this assignment does not include the implementation of the plan.

D4. BACKGROUND

D4.1 General

D4.1.1 Located in the northeast quadrant of the City of Winnipeg, Kilcona Park is approximately 440 acres in size. Initiated back in 1974 as a joint venture between the City's Water and Waste and Parks and Recreation Departments, Kilcona Park includes a 220 acre sanitary landfill, an inter-connected system of retention ponds, and a 1000 foot buffer zone around the landfill for recreational purposes and Harbourview Recreation Complex.

D4.1.2 Kilcona Park was developed as a key part of the City's Regional Park System – providing unique destination amenities to service the entire northeast quarter of the city.

- D4.1.3 Throughout the late 1970's to early 1980's, the city invested significant funding into the development and maintenance of Kilcona Park. However, like many municipal assets, Kilcona Park's infrastructure is aging and requires significant investment to meet community needs and standards. Limited resources are available and there is a need to ensure these resources are expended on the priority corrective measures and the most desirable design components. To that end, an overall Strategic Renewal and Action Plan is required to develop both short and long term action plans.
- D4.1.4 The Kilcona Park/ Harbourview Recreation Complex Strategic Renewal and Action Plan will provide an opportunity to examine the last 30 years of programming and use on this site and identify programming and facility requirements for the next two decades.
- D4.2 Existing Park Amenities:
- (a) 9 Hole Golf Course with driving range;
 - (b) Disk Golf;
 - (c) Soccer Pitch,
 - (d) Softball Diamond;
 - (e) Off-leash Dog Park;
 - (f) Perfect Circle Flying Club;
 - (g) Chris McCubbin's Cross Country Running Trails;
 - (h) Harbourview Recreation Complex:
 - (i) Playground;
 - (ii) Mini-golf;
 - (iii) Tennis;
 - (iv) Horseshoe Pitch;
 - (v) Shuffleboards;
 - (vi) Lawn Bowling;
 - (vii) Soccer Pitch;
 - (viii) Pro Shop;
 - (ix) Restaurant;
 - (x) Sand Volleyball
 - (xi) Building 1 – approx. 9,100 square feet floor area one storey wood-frame structure - containing:
 - ◆ Restaurant;
 - ◆ Dining room;
 - ◆ Lounge;
 - ◆ Washrooms;
 - ◆ Change rooms;
 - ◆ Banquet/ conference hall;
 - ◆ Mechanical room.
 - (xii) Building 2 – approx. 4,152 square feet floor area one storey wood-frame structure – containing:
 - ◆ Pro-shop
 - (xiii) Other buildings include:
 - ◆ Dock master building;
 - ◆ Viewing shelter;
 - ◆ Storage building; and
 - ◆ Courtyard tower.

D4.3 Renovations over the Past Ten Years:

D4.3.1 The facility is close to thirty years old and much of the related infrastructure is in need of repair and improvement (roads, parking lots, pathways, patio, landscape, etc.). The following is a list of repairs and improvements which have taken place, totalling over \$1,000,000 in repair costs:

- (a) Restaurant/ banquet hall crawl space – used to flood – moved electrical fixtures and air handling ducts up from crawl space;
- (b) Corroded plumbing repaired;
- (c) Tower parapet redone, repined;
- (d) Refinished restaurant chairs and tables/ furniture and patio blocks;
- (e) Bowling green plinth boards redone;
- (f) Playground replaced in 2008 (\$300,000 +);
- (g) Mini-golf repairs;
- (h) Moved sand volleyball and improved;
- (i) Soccer pitch added to east side of site;
- (j) Tennis wind screens replaced;
- (k) Asphalted remaining trail;
- (l) Walking trail and signage installed;
- (m) Four (4) new parking lot lights;
- (n) Bulletin board and tree plantings for dog walkers;
- (o) Drainage tiles and swales to reduce flooding on Knowles Avenue backyards;
- (p) Re-shingled buildings over three (3) year period;
- (q) Perfect Flying Club
 - (i) Sign;
 - (ii) Picnic tables;
 - (iii) First flying circle;
- (r) Disc golf was allowed land on south side of park for their sport;
- (s) Beaver culvert;
- (t) Ditch dredging;
- (u) Sewage tank replaced.

D4.4 General Stakeholders

D4.4.1 The following interest groups and organizations currently use Kilcona Park and should be included in any consultation strategy:

- (a) Golfers;
- (b) Dog Walkers;
- (c) Disc Golfers/ teams;
- (d) Runners/ teams;
- (e) Cross Country Track teams;
- (f) Cyclists, including Active Transportation and Cycle Cross;
- (g) Park Rentals;
- (h) Perfect Circle Flying Club;
- (i) Tennis;
- (j) Banquet renters;

- (k) Soccer teams;
- (l) Ultimate teams;
- (m) Baseball teams;
- (n) Local community residents; and
- (o) Other users.

D4.4.2 The following interest group has a possible future project at this park and should be included in any consultation strategy:

- (a) Winnipeg Arts Council

D4.5 City of Winnipeg Stakeholders

- (a) East Kildonan- Transcona Community Committee;
- (b) Public Works Department – Parks and Open Space Division;
- (c) Public Works Department – Engineering Division;
- (d) Planning Property and Development Department– Urban Design Division;
- (e) Planning Property and Development Department– Municipal Accommodations Division;
- (f) Planning Property and Development Department– Real Estate Division;
- (g) Water and Waste Department – Solid Waste Services;
- (h) Water and Waste Department – Engineering Division;
- (i) Community Services Department – Recreation and Community Development;
- (j) Special Operating Agency – Golf Services.

D4.6 Previous Studies and Reports, see appendix A, B & C:

- (a) “Harbourview Recreation Complex Building, Courtyard and Shoreline Structures Study” – June 2012 – by Genivar Engineering;
- (b) “Harbourview Recreation Complex Water Damage Mitigation Study” – 2011 – by KGS Group;
- (c) “Site Conditions Evaluation Study” – May 2004 – by Dean Spearman Landscape Architect

D5. PROJECT OBJECTIVES

D5.1.1 Specific Objectives of the project include:

- (a) To obtain a comprehensive review and analysis of existing site and facility conditions, use patterns and recreation needs, including review of the current engineering study of the Harbourview Recreation Complex Buildings and shoreline structures by Genivar Engineering;
- (b) To ensure meaningful and appropriate community input in the Plan that includes key park stakeholders, users, elected officials and the community-at-large;
- (c) To recommend potential redevelopment/ re-investment opportunities, project phasing and cost estimates to assist in future Capital and Operating funding requests and meet community recreation needs and expectations for this important regional park; and
- (d) To provide alternate funding and governance strategies (e.g. tax increment financing, land sale, land lease, sponsorship, private-public sponsorship, etc.) that can assist the City in the implementation of the Plan through additional capital and operating resources.

D6. SCOPE OF SERVICES

D6.1 The Services required under this Contract shall consist of the development of a Strategic Renewal and Action Plan for Kilcona Park/ Harbourview Recreation Complex.

D6.1.1 The major components of Services shall include, but not be limited to the following:

- (a) Meeting with Project Steering Committee, to be developed in conjunction with Project Manager after award, to confirm key City of Winnipeg personnel and review public consultation approaches and project schedule as described in Proposal;
- (b) Inventory review and analysis of existing park facilities, amenities and patterns, including:
 - (i) Arrange on-site meeting(s) with key Stakeholders to discuss park operations, park and facility use, maintenance issues, wants and needs;
 - (ii) Review previous reports and studies related to Kilcona Park/ Harbourview Recreation Complex;
 - (iii) Prepare and inventory and analysis report on existing conditions and operational/ use issues. The report will focus on, but not be limited to the following:
 - ◆ Park infrastructure, including Harbourview buildings and sea wall;
 - ◆ Park entrances – vehicular, pedestrian and cyclist;
 - ◆ Existing roads and paths – e.g. Condition of pathways, roads, lighting and accessibility;
 - ◆ Pedestrian and vehicular circulation patterns and use, including parking;
 - ◆ Signage/ signage systems; directional (wayfinding), interpretive, and informational;
 - ◆ Park use – active and passive recreation, programmed and non-programmed, trends, opportunities and constraints;
 - ◆ Connections to and relationship to surrounding community and active transportation network;
 - ◆ General observations of natural and planted areas;
 - ◆ Re-assess original park design – review the park’s original layout, design intent and assess changes in use and potential opportunities for reconciliation;
- (c) The development of a comprehensive community engagement/ consultation strategy to ensure meaningful public input in the development of the Plan that includes:
 - (i) Consultation with key park stakeholders, users, elected officials and the community-at-large;
 - (ii) The provision of at least two (2) public/ stakeholder workshops and one (1) final public open house;
 - (iii) The establishment and updating of a project webpage (on the City’s website or on an alternate hosted location) to provide ongoing project updates, document access and materials. This is not intended to be an interactive webpage.
- (d) Preparation of a detailed economic analysis and alternate funding and governance strategies (e.g. tax increment financing, land sale, land lease, sponsorship, business opportunities, private-public partnerships, etc.) to provide additional capital and operating resources to assist in the implementation of the Plan.
- (e) The development of a Strategic Renewal and Action Plan, summarizing the above and presenting a ten (10) year re-investment strategy, including:
 - (i) Trend analysis and identification of recreation needs and opportunities;
 - (ii) Potential redevelopment/ re-investment opportunities;
 - (iii) Concept plans, Class ‘D’ estimates, and proposed phasing.

D7. DEFINITIONS

D7.1 When used in this Request for Proposal:

- (a) "Plan" means the Strategic Renewal and Action Plan'

D8. OWNERSHIP OF INFORMATION, CONFIDENTIALITY AND NON DISCLOSURE

D8.1 The Contract, all deliverables produced or developed, and information provided to or acquired by the Contractor are the property of the City and shall not be appropriated for the Contractors own use, or for the use of any third party.

D8.2 The Contractor shall not make any public announcements or press releases regarding the Contract, without the prior written authorization of the Project Manager.

D8.3 The following shall be confidential and shall not be disclosed by the Contractor to the media or any member of the public without the prior written authorization of the Project Manager;

- (a) information provided to the Contractor by the City or acquired by the Contractor during the course of the Work;
- (b) the Contract, all deliverables produced or developed; and
- (c) any statement of fact or opinion regarding any aspect of the Contract.

D8.4 A Contractor who violates any provision of D8 may be determined to be in breach of Contract.

SUBMISSIONS PRIOR TO START OF SERVICES

D9. AUTHORITY TO CARRY ON BUSINESS

D9.1 The Consultant shall be in good standing under The Corporations Act (Manitoba), or properly registered under The Business Names Registration Act (Manitoba), or otherwise properly registered, licensed or permitted by law to carry on business in Manitoba, or if the Consultant does not carry on business in Manitoba, in the jurisdiction where the Consultant does carry on business, throughout the term of the Contract, and shall provide the Project Manager with evidence thereof upon request.

D10. INSURANCE

D10.1 The Consultant shall procure and maintain, at its own expense and cost, insurance policies with limits no less than those shown below.

D10.2 As a minimum, the Consultant shall, without limiting its obligations or liabilities under any other contract with the City, procure and maintain, at its own expense and cost, the following insurance policies:

- (a) Comprehensive or Commercial General Liability Insurance including:
 - (i) an inclusive limit of not less than \$2,000,000 for each occurrence or accident with a minimum \$2,000,000 Products and Completed Operations aggregate and \$5,000,000 general aggregate;
 - (ii) all sums which the Consultant shall become legally obligated to pay for damages because of bodily injury (including death at any time resulting therefrom) sustained by any person or persons or because of damage to or destruction of property caused by an occurrence or accident arising out of or related to the Services or any operations carried on in connection with this Contract;
 - (iii) coverage for Products/Completed Operations, Blanket Contractual, Contractor's Protective, Personal Injury, Contingent Employer's Liability, Broad Form Property Damage, Employees as Additional Insureds, and Non-Owned Automobile Liability;
 - (iv) a Cross Liability clause and/or Severability of Interest Clause providing that the inclusion of more than one Insured shall not in any way affect the rights of any other

- Insured hereunder in respect to any claim, demand, suit or judgment made against any other Insured;
- (v) if applicable, Automobile Liability Insurance covering all motor vehicles, owned and operated and used or to be used by the Consultant directly or indirectly in the performance of the Services. The Limit of Liability shall not be less than \$2,000,000 inclusive for loss or damage including personal injuries and death resulting from any one accident or occurrence.
 - (b) if applicable, Automobile Liability Insurance covering all motor vehicles, owned and operated and used or to be used by the Consultant directly or indirectly in the performance of the Service. The Limit of Liability shall not be less than \$2,000,000 inclusive for loss or damage including personal injuries and death resulting from any one accident or occurrence.
 - (c) Professional Errors and Omissions Liability Insurance including:
 - (i) an amount not less than \$5,000,000 per claim and \$5,000,000 in the aggregate.
- D10.2.1 The Consultant's Professional Errors and Omissions Liability Insurance shall remain in force for the duration of the Project and for twelve (12) months after total performance.
- D10.3 The policies required in D10.2(a) shall provide that the City is named as an Additional Insured thereunder and that said policies are primary without any right of contribution from any insurance otherwise maintained by the City.
- D10.4 The Consultant shall require each of its Subconsultants to provide comparable insurance to that set forth under D10.2(a).
- D10.5 The Consultant shall provide the Project Manager with a certificate(s) of insurance for itself and for all of its Subconsultants, in a form satisfactory to the City Solicitor, at least two (2) Business Days prior to the commencement of any Services, but in no event later than the date specified in C4.1 for the return of the executed Contract. Such Certificates shall state the exact description of the Services and provide for written notice in accordance with D10.10.
- D10.6 The Consultant may take out such additional insurance as it may consider necessary and desirable. All such additional insurance shall be at no expense to the City.
- D10.7 All insurance, which the Consultant is required to obtain with respect to this Contract, shall be with insurance companies registered in and licensed to underwrite such insurance in the Province of Manitoba.
- D10.8 If the Consultant fails to do all or anything which is required of it with regard to insurance, the City may do all that is necessary to affect and maintain such insurance, and any monies expended by the City shall be repayable by and recovered from the Consultant.
- D10.9 The failure or refusal to pay losses by any insurance company providing insurance on behalf of the Consultant or any Subconsultants shall not be held to waive or release the Consultant or Subconsultants from any of the provisions of the insurance requirements or this Contract. Any insurance deductible maintained by the Consultant or any Subconsultants under any of the insurance policies is solely for their account and any such amount incurred by the City will be recovered from the Consultant as stated in D10.8.
- D10.10 The Consultant shall not cancel, materially alter, or cause any policy to lapse without providing at least thirty (30) Calendar Days prior written notice to the City.

SCHEDULE OF SERVICES

D11. COMMENCEMENT

- D11.1 The Consultant shall not commence any Services until it is in receipt of a notice of award from the City authorizing the commencement of the Services.

- D11.2 The Consultant shall not commence any Services until:
- (a) the Project Manager has confirmed receipt and approval of:
 - (i) evidence of authority to carry on business specified in D9;
 - (ii) evidence of the insurance specified in D10;
 - (b) the Consultant has attended a meeting with the Project Manager, or the Project Manager has waived the requirement for a meeting.
- D11.3 The City intends to award this Contract by October 12, 2012.

D12. CRITICAL STAGES

- D12.1 The Consultant shall achieve critical stages of the Services for this Contract in accordance with the following requirements:
- (a) Project Completion – Final Plan – May 1, 2013.

THE FOLLOWING APPENDICES WHICH INCLUDE DRAWINGS, REPORTS, DATA AND PHOTOS ARE FOR INFORMATION PURPOSES ONLY:

APPENDIX A – HARBOURVIEW RECREATION COMPLEX BUILDING, COURTYARD AND SHORELINE STRUCTURES STUDY – JUNE 2012 BY GENIVAR ENGINEERING

APPENDIX B – HARBOURVIEW RECREATION COMPLEX WATER DAMAGE MITIGATION STUDY – 2011 BY KGS GROUP

APPENDIX C – SITE CONDITIONS EVALUATION STUDY – MAY 2004 BY DEAN SPEARMAN LANDSCAPE ARCHITECT

APPENDIX D – ORIGINAL PARK PLAN BY LOMBARD NORTH GROUP – MAY 1988

APPENDIX E – CURRENT PARK LAYOUT – AUGUST 2012