



**THE CITY OF WINNIPEG**

# **REQUEST FOR PROPOSAL**

**RFP NO. 228-2015**

**REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES FOR A  
HERITAGE CONSERVATION DISTRICT STUDY AND 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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## **PART B - BIDDING PROCEDURES**

### **B1. CONTRACT TITLE**

B1.1 REQUEST FOR PROPOSAL FOR PROFESSIONAL CONSULTING SERVICES FOR A HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

### **B2. SUBMISSION DEADLINE**

B2.1 The Submission Deadline is 12:00 noon, Winnipeg time, Wednesday, April 22, 2015.

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. ENQUIRIES**

B3.1 All enquiries shall be directed to the Project Manager identified in D2.

B3.2 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.

B3.3 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.

B3.4 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.

B3.5 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.

B3.6 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.

B3.7 The Proponent shall not be entitled to rely on any response or interpretation received pursuant to B3 unless that response or interpretation is provided by the Project Manager in writing.

### **B4. CONFIDENTIALITY**

B4.1 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.

B4.2 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.

## **B5. ADDENDA**

- B5.1 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.
- B5.2 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.
- B5.2.1 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>
- B5.2.2 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.
- B5.3 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.

## **B6. PROPOSAL SUBMISSION**

- B6.1 The Proposal shall consist of the following components:
- (a) Form A: Proposal (Section A) in accordance with B7;
  - (b) Fees (Section B) in accordance with B8;
- B6.2 The Proposal should also consist of the following components:
- (a) Experience of Proponent and Subconsultants (Section C) in accordance with B9;
  - (b) Experience of Key Personnel Assigned to the Project (Section D), in accordance with B10;
  - (c) Project Understanding and Methodology (Section E) in accordance with B11; and
  - (d) Project Schedule (Section F) in accordance with B12.
- B6.3 Further to B6.1, 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.
- B6.4 Further to B6.2, 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.
- B6.5 Proponents should submit one (1) unbound 8.5" x 11" original (marked "original") and three (3) 8.5" x 11" copies, as well as one (1) digital copy in Adobe PDF or MS Office compatible format. If there is any discrepancy between the electronic and hard copy versions, the original hard copy shall take precedence.
- B6.6 Proposal format, including type of binding, number of pages, 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.
- B6.7 Proponents are advised that inclusion of terms and conditions inconsistent with the Request for Proposal, will be evaluated in accordance with B20.1(a).
- B6.8 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.

B6.9 Proposals submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

B6.10 Proposals shall be submitted to:

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

B6.11 Any cost or expense incurred by the Proponent that is associated with the preparation of the Proposal shall be borne solely by the Proponent.

## **B7. PROPOSAL (SECTION A)**

B7.1 The Proponent shall complete Form A: Proposal, making all required entries.

B7.2 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.

B7.2.1 If a Proposal is submitted jointly by two or more persons, each and all such persons shall identify themselves in accordance with B7.2.

B7.3 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.

B7.4 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.

B7.4.1 The name and official capacity of all individuals signing Form A: Proposal should be printed below such signatures.

B7.5 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.

## **B8. FEES (SECTION B)**

B8.1 The Proposal shall include a Fixed Fee for all disciplines and both phases identified in D4 Scope of Services. The combined Fee for Service for both Phases and disbursements should not exceed \$50,000 (Canadian dollars.) Furthermore, the detailed fee for Phase 1 should not

exceed \$25,000 (CAD), while the detailed fee for Phase 2, if proceeded with, should not exceed \$25,000 (CAD.)

B8.2 Adjustments to Fees will only be considered based on increases to the Scope of Services.

B8.3 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.

B8.4 The Fee Proposal shall also include an allowance for Allowable Disbursements as defined in C1.1(b).

B8.5 Notwithstanding C10.1, Fees submitted shall not include the Goods and Services Tax (GST) or Manitoba Retail Sales Tax (MRST, also known as PST), which shall be extra where applicable.

B8.6 Payments to Non-Resident Consultants are subject to Non-Resident Withholding Tax pursuant to the Income Tax Act (Canada).

## **B9. EXPERIENCE OF PROPONENT AND SUBCONSULTANTS (SECTION C)**

B9.1 Proposals should include:

- (a) details demonstrating the history and experience of the Proponent and any Subconsultants in providing research and policy development in Canadian heritage planning, especially in regards to developing Heritage Conservation Districts. Demonstrated experience with completing HCD Studies and Plans under the Ontario Heritage Act is preferred. Understanding of the Winnipeg context will also be essential. See B20.5 for more details.
- (b) Provide up to three projects of similar complexity, scope and value for both proponent and any subconsultants.

B9.2 For each project listed in B9.1(a), the Proponent should submit:

- (a) description of the project;
- (b) role of the consultant;
- (c) work schedule (anticipated Project schedule and actual project delivery schedule)
- (d) reference information (two current names with telephone numbers per project).

B9.2.1 Where applicable, information should be separated into Proponent and Subconsultant project listings.

B9.3 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.

## **B10. EXPERIENCE OF KEY PERSONNEL ASSIGNED TO THE PROJECT (SECTION D)**

B10.1 Describe your approach to overall team formation and coordination of team members.

B10.1.1 Include an organizational chart for the Project.

B10.2 Submit the experience and qualifications of the Key Personnel assigned to the Project for projects of similar complexity, scope and value, including the principals-in-charge, the Consultants Representative, managers of the key disciplines and lead researchers. Include educational background and degrees, professional recognition, job title, years of experience in current position, years of experience in heritage conservation, 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 B10.1.1.

- B10.3 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 B9, 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) Reference information (two current names with telephone numbers per project).

**B11. PROJECT UNDERSTANDING AND METHODOLOGY (SECTION E)**

- B11.1 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.
- B11.2 Methodology should be presented in accordance with the Scope of Services identified in D4.
- B11.3 Describe the collaborative process/method to be used by the Key Personnel of the team in the various phases of the Project.
- B11.4 Proposals should address:
- (a) the team's understanding of the broad functional and technical requirements;
  - (b) the team's understanding of the heritage conservation issues;
  - (c) the project's status as a pilot program for the City of Winnipeg in regards to developing an HCD framework;
  - (d) the Project budget;
  - (e) the City's Project methodology with respect to the information provided within this RFP; and
  - (f) any other issue that conveys your team's understanding of the Project requirements.
- B11.5 For each person identified in B10.2, list the percent of time to be dedicated to the Project in accordance with the Scope of Services identified in D4.

**B12. PROJECT SCHEDULE (SECTION F)**

- B12.1 Proponents should present a carefully considered Critical Path Method schedule using Microsoft Project or similar project management software, complete with resource assignments (key team members), durations (weekly timescale) and milestone dates or events. The schedule should address each requirement of the Scope of Services.
- B12.2 The Proponent's schedule should include critical dates for review and approval processes by the City and other organizations anticipated during the Project. Reasonable times should be allowed for completion of these processes.

**B13. QUALIFICATION**

- B13.1 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;

- B13.2 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>
- B13.3 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 planning, design, delivery/implementation of HCD studies/plans of similar complexity, scope and value 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) undertake to meet any applicable licensing and regulatory requirements of the appropriate governing authorities and associations in the Province of Manitoba.
- B13.4 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.
- B13.5 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.

#### **B14. ELIGIBILITY**

- B14.1 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 are:
- (a) HTFC Planning and Design, in collaboration with SPAR Planning Services and Historyworks

#### **B15. OPENING OF PROPOSALS AND RELEASE OF INFORMATION**

- B15.1 Proposals will not be opened publicly.
- B15.2 After award of Contract, the names of the Bidders and the Contract amount of the successful Bidder 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/>.
- B15.3 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.
- B15.4 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.

#### **B16. IRREVOCABLE OFFER**

- B16.1 The Proposal(s) submitted by the Proponent shall be irrevocable for the time period specified in Paragraph 10 of Form A: Proposal.

B16.2 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.

## **B17. WITHDRAWAL OF OFFERS**

B17.1 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.

B17.1.1 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.

B17.1.2 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.

B17.1.3 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 B17.1.3(b), declare the Proposal withdrawn.

B17.2 A Proponent who withdraws its Proposal after the Submission Deadline but before its offer has been released or has lapsed as provided for in B16.2 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.

## **B18. INTERVIEWS**

B18.1 The Project Manager may, in his/her sole discretion, interview Proponents during the evaluation process.

## **B19. NEGOTIATIONS**

B19.1 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.

B19.2 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.

B19.3 If, in the course of negotiations pursuant to B19.2 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.

## **B20. EVALUATION OF PROPOSALS**

B20.1 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 B13: (pass/fail)
- (c) Fees; (Section B) 20%
- (d) Experience of Proponent and Subconsultants; (Section C) 15%
- (e) Experience of Key Personnel Assigned to the Project (Section D) 20%
- (f) Project Understanding and Methodology (Section E) 25%
- (g) Project Schedule. (Section F) 20%

- B20.2 Further to B20.1(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.
- B20.3 Further to B20.1(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.
- B20.4 Further to B20.1(c), Fees will be evaluated based on Fees submitted in accordance with B8.
- B20.5 Further to B20.1(d), Experience of Proponent and Subconsultants will be evaluated considering the experience of the organization on projects of similar size and complexity, particularly familiarity in conducting a Heritage Conservation District Study and Plan in accordance with the Ontario Heritage Act or similar legislation; experience working with a large study area composed of upwards of 120 potential contributing resources. Expertise in public consultation and stakeholder facilitation, graphic abilities/publication design, etc. Special consideration will be given to Proponent's familiarity with Winnipeg's heritage program, by-laws, secondary plan process and governing legislation. Non-local teams are highly encouraged to include a local partner unless familiarity with Winnipeg's Heritage program can be sufficiently demonstrated.
- B20.6 Further to B20.1(d), 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.
- B20.7 Further to B20.1(f), Project Understanding and Methodology will be evaluated considering your firm's understanding of the City's Project, project management approach and team organization.
- B20.8 Further to B20.1(g), Project Schedule will be evaluated considering the Proponent's ability to comply with the requirements of the Project.
- B20.9 Notwithstanding B20.1(d) to B20.1(g), where Proponents fail to provide a response to B6.2(a) to B6.2(d), the score of zero may be assigned to the incomplete part of the response.

## **B21. AWARD OF CONTRACT**

- B21.1 The City will give notice of the award of the Contract, or will give notice that no award will be made.
- B21.2 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.
- B21.2.1 Without limiting the generality of B21.2, 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.

B21.3 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.

B21.4 The City may, at its discretion, award the Contract in phases.

B21.5 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.

B21.5.1 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.

B21.6 B22.6 The form of Contract with the City of Winnipeg will be based on the Contract as defined in C1.1(n).

B21.7 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.

B21.8 The form of Contract with the City of Winnipeg will be based on the Contract as defined in C1.1(n).

B21.9 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.

B21.10 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](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:

Jennifer Hansell, Senior Urban Designer

Email: [jhansell@winnipeg.ca](mailto:jhansell@winnipeg.ca)

Telephone No. 204 986-3203

Facsimile No. 204 986-7524

D2.2 Proposal Submissions must be submitted to the address in B6.10

#### **D3. BACKGROUND**

D3.1 The Planning Property and Development Department is requesting the provision of consulting services to prepare a comprehensive Heritage Conservation District (HCD) Study and Plan for Winnipeg's Armstrong's Point Neighbourhood.

For the purpose of this project, a Heritage Conservation District is defined as an area of special character or association that distinguishes it from its surroundings, and is managed according to a HCD Plan. HCD Plans will be defined as documents which serve to guide change and development in a manner which meets the needs of property owners while protecting and enhancing the unique heritage character of a district.

In 2013/14, the City of Winnipeg's Urban Design Branch began to explore the creation of Heritage Conservation Districts. While the City of Winnipeg Charter provides authority to create HCDs, it does not, (nor does the Manitoba Historic Resources Act) provide the mechanism by which this should happen. Consequently, a consultant was engaged to compile and analyze relevant precedents, examine Winnipeg's readiness for such a district, and begin preliminary consultation with owners in a potential HCD area – the Armstrong's Point Neighborhood.

The resulting report, completed in May 2014, provided HCD models from six national and international cities, comparing facets such as duration, legislative approach, 'lessons learned', etc. Of these, it was found cities following the Ontario Heritage Act had the most accessible and appealing model for Winnipeg to consider based on the strength and clarity of procedures. The report also emphasized precursors of HCDs exist in Winnipeg, (i.e. the Exchange District, etc.) and that city-wide interest in HCDs is strong. Consultation with Armstrong's Point residents demonstrated preliminary support for an HCD in that neighbourhood, though specifics and plan policies require further exploration. Due to these findings, it was recommended a formal HCD Study and Plan be undertaken as a pilot project towards enacting HCDs in Winnipeg.

As this would be Winnipeg's first HCD, proposals should acknowledge the project's status as a pilot program, as well as the use of the Ontario Heritage Act / Ontario Heritage Toolkit as guiding documents, in as much as possible, in the absence of a local framework. Additionally, as per the Ontario model, upon completion of the Study, a review shall occur/approval be sought to proceed to the Plan Phase. Upon completion of a Plan, Winnipeg City Council will decide if/how this and other potential HCDs would be enacted.

#### **D4. SCOPE OF SERVICES**

D4.1 Winnipeg is committed under its long range plans “Our Winnipeg” and “Complete Communities” to protecting its heritage resources. The objective of this project is to develop strategic tools to conserve, celebrate and manage areas of special historical and architectural significance in our city.

The work in this project will be in two phases:

- 1) development of an HCD Study; and
- 2) development of an HCD Plan.

As noted above, Phase 2 (HCD Plan) will only occur upon approval resulting from a favourable outcome in Phase 1 (HCD Study.)

The total available budget for this project including fees, consultation and applicable taxes is \$50,000. (\$25,000 for each phase respectively.)

The works are scheduled to occur over the balance of 2015.

D4.2 The Services required under this Contract shall consist of:

##### **Phase 1 – HCD Study**

As some investigative work has been completed towards the HCD Study, proponents are asked to consider the information contained in “Case Study – Armstrong’s Point,” as well as the documentation provided in Appendix A as a basis for this phase. Drafts of various submittals exist, as denoted in the list below.

This phase is to generate a comprehensive analysis of the proposed HCD area including:

- a) Research History & evolution of area (draft exists)
- b) Identify, inventory and conduct research of potential contributing resources in the proposed study area, (should include all properties identified in Appendix A, as well as balance of neighbourhood). If required, a template will be provided but inventory should outline at minimum property address, style, architect, date of construction, significance/rating, current or archival photo, etc.
- c) Analysis of typologies & district character
- d) Review proposed Study Area and determine if appropriate. Provide sound rationale for District designation and delineation of Study Area boundaries. Provide Map establishing boundaries.
- e) Statement of District Significance (draft exists)
- f) Finalize the Study by providing an evaluation of cultural heritage resources and attributes of the proposed district. Information should be supported by maps, photos, and other visual materials as appropriate.
- g) Preliminary Recommendations for HCD Plan
- h) Meet with City representatives; Steering Committee as required
- i) Provide bi-monthly status report to Project Manager
- j) Host a community workshop to review all findings

Submit three (3) hard copies, and one electronic copy of Study.

The intent is to complete all work in this phase August 31, 2015.

##### **Phase 2 – HCD Plan**

*\*\*NOTE: Phase 2 (HCD Plan), will only occur upon approval resulting from a favourable outcome in Phase 1 (HCD Study.)*

This phase will consist of creating a comprehensive HCD Plan for the Study Area outlining the specifics of a proposed HCD, including design, conservation and implementation guidelines

with written and graphic descriptions. It must be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, and City of Winnipeg legislation.

Deliverables of the Plan include:

- a) Finalized HCD Boundaries, conservation objectives, and description of district attributes and contributing resources
- b) Conservation policies, guidelines and procedures for achieving stated objectives including diagrams and examples of concepts
- c) Minimum one Open House to provide information on draft plan
- d) Meet with City representatives; Steering Committee as required
- e) Provide bi-monthly status report to Project Manager

With special attention to/recommendations on: (in collaboration with City staff as required)

- o Policies for new construction/infill development
- o Guidelines for appropriate materials, building elements and overall approach for new construction, alterations or additions.
- o Heritage Permit approval process, including description of what does/doesn't require a permit
- o Policies on demolition/Demolition Permit process
- o Policies for alterations or additions to non-contributing resources
- o Archaeological guidelines
- o Implementation strategy
- o Recommend level of property owner support required for enactment of HCD
- o Relevance/role of an HCD Advisory Committee
- o Plan review
- o Recommend any changes to Winnipeg's Official Plan, Zoning By-laws, etc.
- o Recommend potential financial incentives/support programs to facilitate implementation of the HCD Plan

Submit three (3) hard copies, and one electronic copy of Plan.

The intent is to complete all work by December 7, 2015.

#### D4.3 Existing Information

As noted, a good degree of work has been completed towards creating an HCD in Armstrong's Point. The findings of this investigation are available in Appendix A, including drafts of many components required for the Study Phase. Therefore, the goal of this project will be to finalize the Study component and, assuming a Plan phase is approved, focus on implementation via the preparation of the HCD Plan and associated guidelines.

#### D4.4 Description of Study Area

For the purpose of the study, Winnipeg's Armstrong's Point Neighbourhood will be used. It is located southwest of Winnipeg's downtown, within a sharp meander of the Assiniboine River. It is bound to the west, south, and east by the river, and along its north edge by Cornish Avenue. It is a moderately dense peninsula containing approximately 125 dwelling lots of varying sizes.

Please see Appendix A for a complete description, map and preliminary built form inventory.

### D5. OWNERSHIP OF INFORMATION, CONFIDENTIALITY AND NON DISCLOSURE

D5.1 The Contract, all deliverables produced or developed, and information provided to or acquired by the Consultant are the property of the City and shall not be appropriated for the Consultants own use, or for the use of any third party.

D5.2 The Consultant shall not make any public announcements or press releases regarding the Contract, without the prior written authorization of the Project Manager.

- D5.3 The following shall be confidential and shall not be disclosed by the Consultant to the media or any member of the public without the prior written authorization of the Project Manager;
- (a) information provided to the Consultant by the City or acquired by the Consultant 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.
- D5.4 A Consultant who violates any provision of D5 may be determined to be in breach of Contract.

## **SUBMISSIONS PRIOR TO START OF SERVICES**

### **D6. AUTHORITY TO CARRY ON BUSINESS**

- D6.1 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.

### **D7. INSURANCE**

- D7.1 The Consultant shall procure and maintain, at its own expense and cost, insurance policies with limits no less than those shown below.
- D7.2 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, Consultant'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;
  - (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 \$1,000,000 per claim and \$1,000,000 in the aggregate.
- D7.2.1 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.

- D7.3 The policies required in D7.2(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.
- D7.4 The Consultant shall require each of its Subconsultants to provide comparable insurance to that set forth under D7.2(a).
- D7.5 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 D7.10.
- D7.6 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.
- D7.7 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.
- D7.8 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.
- D7.9 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 D7.8.
- D7.10 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**

### **D8. COMMENCEMENT**

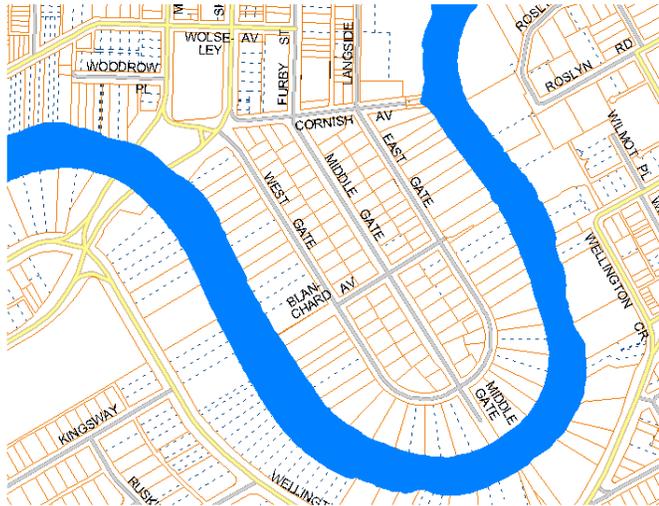
- D8.1 The Consultant shall not commence any Services until it is in receipt of a notice of award from the City authorizing the commencement of the Services.
- D8.2 The Consultant shall not commence any Services until:
- (a) the Project Manager has confirmed receipt and approval of:
    - (i) evidence of authority to carry on business specified in D6;
    - (ii) evidence of the insurance specified in D7;
  - (b) the Consultant has attended a meeting with the Project Manager, or the Project Manager has waived the requirement for a meeting.
- D8.3 The City intends to award this Contract by May 8, 2015.

### **D9. CRITICAL STAGES**

- D9.1 The Consultant shall achieve critical stages of the Services for this Contract in accordance with the following requirements:
- (a) Completion of Neighbourhood Inventory on or around July 31, 2015;
  - (b) Completion of Study (Phase 1) by August 31, 2015;  
Completion of Plan (Phase 2), if approved, by December 7, 2015.

## APPENDIX A – STUDY AREA

For the purpose of the HCD Study, Winnipeg's Armstrong's Point Neighbourhood will be used. This area has long been recognized as unique, possessing a totality of elements which create a distinct physical enclave. It is composed mainly of private detached dwellings, although a few notable institutions exist. The neighbourhood is located southwest of the downtown, within a sharp meander of the Assiniboine River. It is bound to the west, south, and east by the river, and along its north edge by Cornish Avenue.



Some of the area's many distinguishing heritage elements include:

- Its representation of the socio-political climate of Winnipeg at the time of its establishment and growth in the 1880-1910s, illustrating development patterns as Winnipeg boomed, land speculation ruled, and the creation of desirable residential neighbourhoods for the upper class became eminent.
- Its geographic location within a point, surrounded by the Assiniboine River on three sides.
- Its demonstration of late 19<sup>th</sup> century planning ideals with its pastoral layout featuring an elongated street grid, wide boulevards, large lots, mature tree canopy, stone gate structures at entry points, and absence of service lanes.
- 4 structures on the City's 'List of Historical Resources,' including:
  - **54 West Gate** (Ralph Connor House) - National Historic Site, Provincially designated, Municipally designated
  - **20 West Gate** (Cornish Library) - Municipally designated
  - **134 West Gate** (Monk House) - Municipally designated
  - **Gate Structures** at Cornish and West Gate/Middle Gate/East Gate - Municipally designated
- 71 of 123 homes listed on the City of Winnipeg's 'Commemorative List' and dating from turn-of-the-twentieth century highlighting the varied and fine architectural stock including Queen Anne, Tudor Revival, Georgian Revival, Richardsonian Romanesque styles, most with high levels of original detailing/integrity and in good condition.
- Approx. 35 of 123 homes dating from the 1940's – '70s (Mid-century Modern)

## Suggested Reference List:

### *Primary Sources*

- **Winnipeg Heritage Conservation Districts: Policies & Procedures Framework**
- **Winnipeg Heritage Conservation Districts: Phase 2: Case Study – Armstrong's Point** (available at [http://winnipeg.ca/ppd/historic/current\\_projects.stm](http://winnipeg.ca/ppd/historic/current_projects.stm))
- City of Winnipeg Charter
- City of Winnipeg Historical Resources By-law No. 55/2014
- City of Winnipeg Armstrong's Point Planning Study, March 2009  
([http://winnipeg.ca/ppd/planning/Secondary\\_Plans/ArmstrongPt/ARMSTRONGPOINT.pdf](http://winnipeg.ca/ppd/planning/Secondary_Plans/ArmstrongPt/ARMSTRONGPOINT.pdf))
- Ontario Heritage Act

### *Secondary Sources*

- The Province of Manitoba Heritage Resources Act (C.C.S.M. c. H39.1)
- Ontario Heritage Toolkit
- Standards and Guidelines for the Conservation of Historic Places in Canada
- OurWinnipeg / Complete Communities (available at <http://winnipeg.ca/interhom/CityHall/OurWinnipeg/>)
- Draft Heritage Resources Management Plan  
(<http://winnipeg.ca/ppd/historic/pdf/WpgHeritageMgmtPlan.pdf>)

### *Other*

- Rostecki, Randy R. Armstrong's Point A History, The Heritage Winnipeg Corporation, Winnipeg, 2009

Also see attached documents for Study Area information:

1. Preliminary Built Form Inventory
2. Supplementary Map Showing Land parcels/dwellings