

Request for Proposal for Repurposing 30% of golf lands - December 20 2020

Bids due March 11, 2021

Project Description

D4.1 The Services required under this Contract shall consist of evaluation of the renovation and reuse potential of select City-owned golf courses in accordance with the following:

- (a) Project Management (D4.6)
- (b) Inventory of Properties (D4.7)
- (c) Recreation and Programming Plans (D4.8)
- (d) Design Concepts and Opportunities (D4.9)

D4.1.1 The Services required for this project shall be in accordance with the City's Project

Management Manual <http://winnipeg.ca/infrastructure/asset-managementprogram/templates-manuals.stm#2> and templates

<http://winnipeg.ca/infrastructure/assetmanagement-program/templates-manuals.stm#4> . Notwithstanding the foregoing, the Consultant is being engaged by the City for its professional expertise; the Consultant shall bring to the Project Manager's attention any aspect of the City's Project Management Manual or templates which the Consultant is of the opinion is not consistent with good industry practice.

D4.2 The following shall apply to the Services:

(a) All recommendations should align with City of Winnipeg policies including but not limited to:

- (i) OurWinnipeg (see Appendix A)
- (ii) Complete Communities (see Appendix B)
- (iii) City of Winnipeg Housing Policy (see Appendix C)
- (iv) Winnipeg's Climate Action Plan (see Appendix D)
- (v) City of Winnipeg Accessibility Design Standard (see Appendix E)
- (vi) Winnipeg Green Building Policy: new City-owned buildings and major additions

<http://clkapps.winnipeg.ca/DMIS/DocExt/ViewDoc.asp?DocumentTypeId=2&DocId=5989>

(vii) Universal Design Policy

<http://clkapps.winnipeg.ca/DMIS/DocExt/ViewDoc.asp?DocumentTypeId=2&DocId=3604>

(viii) Applicable Secondary Plans

(b) Should this project include a public engagement aspect, it will be required to meet Public Engagement Guidelines

<https://winnipeg.ca/.../PublicEngagementRequirements.pdf>

D4.3 The funds available for this Contract are \$150,000. This includes all sub-consultants, disbursements and applicable taxes.

D4.4 Proposed Golf Courses to be Considered for Repurposing Developments:

D4.5 General Deliverable Requirements

D4.5.1 Where possible, all documents shall be provided in PDF format, using the appropriate City of Winnipeg Project Management Manual template where required. Upon request, the Consultant shall provide the documents in MS Word and/or MS Excel format.

D4.5.2 The Consultant shall apply and incorporate their internal quality procedures before submitting deliverables to the City.

D4.5.3 All City of Winnipeg review comments shall be considered and incorporated into final version, if applicable.

D4.6 Project Management

D4.6.1 Initiation and Kickoff Meeting

(a) Meet with City project team to identify project milestones, refine the scope of work, confirm timeline, clarify specific roles and responsibilities, and identify project resources.

(b) Identify tools and methods that will be used to complete the project

(c) Discuss critical issues affecting use of golf course, renovation of existing lands, scale of development, physical form and character, fit/relationship of development to surrounding uses, and other