



131-2007 ADDENDUM 3

REQUEST FOR PROPOSALS ARCHITECT/CONSULTANT PROFESSIONAL SERVICES FOR KILDONAN PARK URBAN OASIS FACILITY

URGENT

**PLEASE FORWARD THIS DOCUMENT TO
WHOEVER IS IN POSSESSION OF THE
REQUEST FOR PROPOSAL**

ISSUED: February 26, 2007
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**THIS ADDENDUM SHALL BE INCORPORATED
INTO THE REQUEST FOR PROPOSAL AND
SHALL FORM A PART OF THE CONTRACT
DOCUMENTS**

Template Version: Ar20060821

**Please note the following and attached changes, corrections, additions, deletions, information and/or instructions
in connection with the Request for Proposal, and be governed accordingly.**

Revise: 3.0 Kildonan Park Urban Oasis to read:

The intent of the project is to construct a new multi-use aquatic facility, possibly including a new golf course clubhouse building for the Kildonan Park Golf Course and site and facility improvements for the Parks and Open Spaces Division of the City of Winnipeg.

The intent of the "Urban Oasis" is to create a unique aquatic recreation and leisure experience for its patrons. A wave pool, zero entry features, slides, spray elements etc. combined with other interior and exterior components will need to be explored in the development of the facility program.

The new facility will also consider efficiencies through integration with other on-site facilities, address the requirement for additional parking as well as other site issues, such as drainage, lighting, safety etc.

A key component of Part 1 (Pre-design & Schematic Design) of this consultant assignment will be to explore and recommend potential sites for the proposed aquatic facility, taking into account potential consolidation of facilities, as well as impacts on park traffic flows, other facilities and park users.

Key considerations include:

- Conceptual planning for potential locations for new aquatic facility, new golf course clubhouse and potential for consolidated facilities including shared spaces and parking.
- General analysis and understanding of conditions of existing park facilities including Peguis Pavillion, Kildonan Park Outdoor Pool, Kildonan Park Wading Pool, Park Police Offices and Parks Maintenance facilities (Facility Condition Assessments to be provided by the City).
- Analysis of park circulation as it relates to proposed aquatic facility locations, including entrance/exit points, vehicular traffic flow, parking, cyclist traffic and pedestrian pathway system.
- Community consultation as part of the above.

At the conclusion of Part 1 (Pre-design & Schematic Design), the City may separately commission a landscape architectural consultant team to engage in a more comprehensive Park Master Planning Process for Kildonan Park.

The Park Master Plan may include more detailed assessment and planning of Park improvements including, park circulation, pathway upgrades, re-location of Parks maintenance yard, pond upgrades, park entrance/traffic improvements, park lighting improvements, landscaping/ formal gardens improvements, picnic shelter upgrades, irrigation system improvements, and improved public skating/tobogganing facilities.

Winnipeg Golf Services to replace the existing clubhouse have outlined the following preliminary requirements:

- Pro Shop/Administration area
- 3 offices
- Washrooms/change rooms/showers
- meeting/tournament room
- restaurant/kitchen
- stock/club storage room
- general storage
- exterior patio off restaurant/meeting room for tournament barbeques (seat 60 to 75)
- Parking for 150 cars with driveway drop off

Some of the above may be shared, where feasible, with the aquatic/recreation facility.

Together all of these initial items will form the basis of the scope of the project. Part 1 of the assignment will be to develop from these initial requirements the facility, site and planning program/concepts.