

**PART E**  
**SPECIFICATIONS**

## PART E - SPECIFICATIONS

### GENERAL

#### E1. GENERAL

- E1.1 These Specifications shall apply to the Work.
- E1.2 The purpose of this document is to invite Proposal Submissions from qualified Bidders for the development and operation of a food service operation within the enclosed Plaza on the Esplanade Riel Bridge, hereinafter specified.
- E1.3 The following Drawings are applicable to the Work:

<u>Drawing No.</u>	<u>Drawing</u>
1	Illustration of Esplanade Riel Bridge
2	Location of Plaza
316	Centre Plaza Enclosure Floor Plan

#### E2. SERVICES

- E2.1 The Contractor shall design, develop complete interior improvements and operate a food service facility within the Plaza on the Esplanade Riel Pedestrian Walking Bridge in accordance with the requirements hereinafter specified.
- E2.2 The Work to be done by the Contractor shall consist of:
- E2.2.1 Operation of the Food Service:
- (a) Minimum hours of operation during peak season:
    - (i) During the peak season (May 15 through September 15):
      - A) Monday through Sunday, including statutory holidays, a minimum of 12 hours per day with recognition of a closing time of no later than 12:00 A.M.
    - (ii) Outside of peak season (September 16 through May 14):
      - A) At Contractor's discretion, subject to the approval of the Contract Administrator acting reasonably.
  - (b) Food Service Offerings:
    - (i) Favourable: While amenable to alternatives and not to restrict creativity, the City is indicating its preference for a comprehensive food service proposal that provides for service throughout the year.
    - (ii) Minimum: The Site is seen as an opportunity for a number of food service alternatives. Food service shall at a minimum be that of a "delicatessen", providing a wide variety of on-site and freshly prepared sandwiches, salads, soups, pastries, fruits and hot and cold beverages.
  - (c) Proposal submissions illustrating creativity in providing comprehensive food services in an upscale setting and those addressing access and the notion of parking limitations will receive higher evaluation weighting accordingly;
  - (d) The Food Service Facility shall not be a nightclub or cabaret setting. However, entertainment may be incorporated into the food service concept. The Contractor shall not permit nor carry on any business on the premises or an other functions other than that agreed to at said premises without the prior written consent of the Contract Administrator;

- (e) Other than foods prepared for take out, all items are required to be served using reusable glasses, cups, plates, cutlery, etc.;
- (f) Maintenance of the interior space, including all chattels, washrooms, janitorial cleaning and removal of garbage to a designated location, window cleaning, carpet and upholstery cleaning, pest control service, alarm system service, and sprinkler system service, to the satisfaction of the Contract Administrator;
- (g) Maintenance of the exterior space, including pest control service, window cleaning, snow removal at front entrances; janitorial cleaning and collection/removal of garbage to a designated location so as to avoid patrons or public from throwing garbage (including glasses, cups, plates, cutlery, etc. used in connection with the Contractor's commercial activities) into the Red River;
- (h) The City will consider allowing small delivery vehicles (delivery vehicles such as: ATV, garden tractor, golf carts, rickshaw, bicycles) to be used to move supplies and patrons to the Plaza from the east and west landings to facilitate a food service operation on the Plaza, with prior approval by the City or Contract Administrator;
- (i) The Contractor shall provide appropriate security for its patrons on Esplanade Riel Bridge;
- (j) The Contractor shall provide Bilingual (French and English) menu signage and serving personnel to the patrons;
- (k) The Contractor shall respect and not permit the noise level to exceed 60 decibels;
- (l) The Contractor shall permit public access to the washrooms during the times the Food Service Facility is open to the public.

#### E2.2.2

##### Development of the Space:

- (a) As a first preference, the Contractor will complete the interior improvements to the space at their sole cost, subject to approval by the City. A list of the improvements to be completed are identified in the attached Schedule A. Alternate proposals with respect to completing the interior improvements would be considered;
- (b) A description of the completed interior and exterior finishing is as follows:

##### **Interior:**

- (i) Rough-in services as follows: electrical, water, sewer and sprinkler system except over the cooking area;
- (ii) Rough-in plumbing for washrooms; and
- (iii) Rough-in floor and HVAC systems, excluding kitchen hood and exhaust.

##### **Exterior:**

- (iv) Exterior shell;
- (v) Exterior glass, and entry doors.
- (c) The Contractor shall be responsible for all further improvements, installations and chattels required for the operation of the Food Service Facility and shall comply with the following:

##### **Universal Design Policy**

- A) The owner of the public infrastructure namely The City, has adopted the Universal Design Policy for all new construction and/or planned revitalization projects. The Contractor will ensure all new construction and/or major renovations to buildings, and exterior environment will follow Universal Design Policy.

- B) As part of the required and approved Contractor improvements, a consultant with expertise in universal design and principles will be required to be retained by the Contractor to ensure the design addresses these criteria. The design should also respect and be consistent with the historical, cultural and tourist significance of the Esplanade Riel as a link between the City of Winnipeg and the Franco-Manitoba community of Saint-Boniface, and the Background Information described in E3. **BACKGROUND** below. The design will be subject to approval by the City.
- C) The publication to be used for reference for the design is “*A Guide to Accessible Design for Designers, Builders, Facility Owners and Managers*” published by the Universal Design Institute – University of Manitoba. This publication should be used in conjunction with the National Building Code.

### Signage

- D) Signage must remain consistent with the surrounding community, including those in Saint-Boniface, and within the context of the area’s design standards. Signage must be Bilingual, equal prominence to both languages, (French and English) and will be subject to approval from the appropriate jurisdiction of the City.

### Builders’ Lien

- E) The Contractor shall use its best efforts to ensure that no Builders’ Lien claims are made against the City.
- F) In the event that any liens under The Builders’ Liens Act are made as a result of the work carried out by the Contractor or its employees, duly authorized agents, consultants, Contractor of their subcontractors, the Contractor shall promptly and at its sole cost effort and expense, obtain and register discharges of any such Builders’ Liens.
- G) Further, as security to protect the City, and the Contractor from Builders’ Liens, before commencing development or finishing work, the Contractor must provide the Contract Administrator with an irrevocable standby letter of credit in the amount of 10% of the estimated value of the interior improvements issued by a bank or other financial institution registered to conduct business in Manitoba and drawn on a branch located in Manitoba, in a form satisfactory to the Contract Administrator and the City’s Solicitor. The letter of credit, or so much thereof that remains undrawn, will be returned to the Contractor when the development and finishing work is complete and the time for claiming liens has expired.

E2.2.3 At the end of the Contract, the Contractor shall remove all chattels unless, by mutual agreement between the Contractor and the Contract Administrator, there is direction to do otherwise.

E2.3 The City will be responsible for the following:

- (a) replacement of all coverings affixed to the exterior of the roof of the Plaza;
- (b) any other maintenance, replacement or repair necessary to extend or restore the lifespan of the roof or bearing structure of the Plaza;
- (c) all utility connections to the Plaza;
- (d) the City will use reasonable efforts to avoid disruption to the operation of the Food Service Facility, however the Contractor shall not be entitled to any compensation for any delays,

interruptions, inconvenience, nuisance, and/or costs incurred as a result of any work carried out hereunder by the City;

- (e) provide water and sewer hook-up to the Plaza space (water and sewer consumption is payable by the Contractor);
- (f) provide snow removal on the Esplanade Riel Bridge in accordance with the City snow clearing cycle;
- (g) clean the Esplanade Riel Bridge in accordance with the City bridge cleaning cycle; and
- (h) maintain Esplanade Riel Bridge lighting and exterior lighting on Plaza.

### **E3. BACKGROUND**

E3.1 The following is provided for the information to Bidders:

- (a) Located near the junction of the Red and Assiniboine Rivers, the birthplace of Winnipeg, Esplanade Riel, Winnipeg's new pedestrian bridge links one of the City's historic and culturally significant areas, The Forks, (a national historic site) and St. Boniface, the City's vibrant French Quarter. The bridge re-establishes the alignment of the City's historic European-inspired *Grand Boulevard*, Broadway on the west side of the river, and Provencher Boulevard to the east, linked in the late 1800's by the original Provencher Bridge at this location;
- (b) The pedestrian bridge concept was spawned by a citizen-based Project Advisory Committee, then translated by the project's engineering/architectural design team into a dramatic 5m wide, 200 m long people path incorporating balanced proportions and structural efficiency;
- (c) Cable-stayed from a single, transversely inclined pylon rising 56 m from the Red River below, Esplanade Riel Bridge exemplifies fine art in public works;
- (d) Designed as a meeting place in the centre of the Red River, the Esplanade Riel Bridge Plaza flares out from the bridge deck around the support pylon and incorporates an all-season, glass-enclosed area offering stunning vistas of the surrounding landscape. In total, it is estimated that approximately some 4,000 square feet of enclosed space is available, less those areas designed as washrooms;
- (e) Landings at each end of the Esplanade Riel Bridge enable further programming on the pedestrian bridge including performing arts, artisans, and perhaps seasonal food vendors. It is expected that Entreprises Riel, in consultation with the City, will coordinate all programming and future development of the east landing of Esplanade Riel Bridge;
- (f) The Esplanade Riel Bridge is designed to be accessible by pedestrians, cyclists and boaters via the east and west bridge landings;
- (g) Vehicular traffic is not permitted on the bridge; however, vehicle parking is available along existing public streets adjacent to the bridge;
- (h) Transit buses also provide a means of accessing the bridge from existing bus routes and stops in proximity of the bridge.

**SCHEDULE A - COST ESTIMATE WORKSHEET**

<b>Development and Operation of a Food Services Facility within the Plaza on the Esplanade Riel - Pedestrian Walking Bridge Centre Plaza - Interior Development</b>			
<b>Item</b>	<b>Description</b>	<b>Unit</b>	<b>Quantity</b>
<b>1</b>	General Requirements	l.s.	1
<b>2</b>	Pylon - Interior cladding & insulation	m2	100
<b>3</b>	Concrete block walls	m2	215
<b>4</b>	Mezzanine		
	Floor - steel deck & concrete	m2	95
	Concrete curb & housekeeping pads	l.s.	1
	Steel beams	m	125
	Columns	ea.	5
	Wall & roof framing	m2	230
	Circular stairs & rail	l.s.	1
	Platform (checker plate & perforated metal)	kg	1000
	Glass guardrail/metal	l.s.	1
<b>5</b>	Metal doors and frames	ea.	5
<b>6</b>	Finishes		
	Canvas ceiling	l.s.	1
	Metal ceiling (between trusses)	kg	1250
	Gypsum board (walls & roof)	m2	350
	Sheet vinyl flooring	m2	56
	Ceramic tile		
	Floors	m2	30
	Walls	m2	320
	Painting	l.s.	1
<b>7</b>	Washroom accessories		
	Washroom cubicles	ea.	5
	Accessories (dispensers, grab bars, etc.)	l.s.	1
<b>8</b>	Millwork	l.s.	1
<b>9</b>	Washroom vanities	l.s.	1
<b>10</b>	Mechanical		
	Washroom fixtures	l.s.	10
<b>11</b>	Electrical	l.s.	1
<b>12</b>	Miscellaneous		
	Kitchen Equipment	l.s.	1
	Window coverings	l.s.	1