REPORT OF THE

STANDING POLICY COMMITTEE ON PUBLIC WORKS

DATED OCTOBER 30, 2001

On motion of Councillor Angus, the Report of the Standing Policy Committee on Public Works, dated October 30, 2001, was considered clause by clause.

Moved by Councillor Angus,
That the Consent Agenda, Clauses 1 and 2, be adopted.

Carried.

Award of Building Cleaning Services Contracts for the following facilities under Tender No. 676-2001

A) 699 Broadway **B) 2020A Corydon Ave.**
C) 6 Fermor Ave. **D) 1086 St. Mary's Rd.**
E) 100 Main St. **F) 219 Provencher Blvd.**
G) 233 Provencher Blvd. **H) 180 King St.**
I) 378 Portage Ave. **J) 1910 Portage Ave.**
K) 765 Keewatin St. **L) 1155 Pacific Ave.**
M) 33 Warnock St. **N) 1085 Main St.**
O) 3-1050 Henderson Hwy. **P) 1500 Plessis Rd.**

File GL-9 (Vol. 17) [c/r FB-1 (Vol. 7)]

61 - 1. The Standing Policy Committee on Public Works has been advised that the tender call for building cleaning services at the above-referenced locations was initiated by the Public Works Department, Building Services Division in September 2001. The bid closed on September 25, 2001 and the bid prices are open for acceptance until November 24, 2001.

In response to the tender call, eight companies returned bids.

BIDDER	ALTERNATIVE 1 AWARD AS A WHOLE	ALTERNATIVE 2 AWARD BY SECTION
Correia Enterprises t/a Bee Clean	Locations A-P $726,441.00	Locations A-P $726,441.00
A. Leader Building Cleaning Services of Canada Ltd.	Locations A-P $408,102.40	Locations A-P $408,102.40
SMS Modern Cleaning Services	No Bid	Locations A-P $527,048.87
TITAN Building Maintenance Ltd.	Locations A-P $591,696.00	Locations A-P $591,696.00
MacDonald Building Maintenance	No Bid	Location C only $25,470.00
JLS Cleaning Company	Locations A, B, D, H, I, L $234,750.00	Locations A, B, D, H, I, L $234,750.00
Rokel Janitorial Service	Non-responsive	Non-responsive
Just Spotless By Neen Cleaning	Non-responsive	Non-responsive

Materials Management has identified on the Comparison of Tenders form, that four submissions were accompanied by Bid Bonds, one by a Letter of Credit for $5,000.00 and one by a Certified Cheque in the amount of $2,547.00. All have been certified by the Legal Services Division.

The bid submitted by A. Leader Building Cleaning Services of Canada Ltd. with respect to Locations A, B, C, D, E, F, G, H, I, J, K, N, O and P is the low responsive bid and meets all the qualifications.

The bid submitted by TITAN Building Maintenance Ltd. with respect to Location L is the low responsive bid and meets all the qualifications.

With respect to Location M both A. Leader Building Cleaning Services of Canada Ltd. and TITAN Building Maintenance Ltd. submitted bids with the identical total bid price. The Contract Administrator is of the opinion

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that it would be in the best interest of the City to award Location M to A. Leader Building Cleaning Services of Canada Ltd. since this company is presently performing the work on a temporary basis.

The Contract Administrator is of the opinion that both A. Leader Building Cleaning Services of Canada Ltd. and TITAN Building Maintenance Ltd. have the necessary resources and experience to perform all of the work in accordance with the specifications.

Two other bids were also received, one from Rokel Janitorial Services and the other from Just Spotless by Neen Cleaning, both of which were determined to be non-responsive by the Manager of Materials because of insufficient securities.

Also noted in the remarks section of the Comparison of Tenders form were:

1. A. Leader Building Cleaning Services of Canada Ltd. did not sign Form A of the Tender submission.

   Materials Management later advised that A. Leader Building Cleaning Services of Canada Ltd. had submitted a signed copy of Form A of the Tender submission, prior to the opening of the Tenders. This copy did not accompany the Tender submission at the time of the Tender opening which resulted in the above comment on the Comparison of Tenders form.

2. A. Leader Building Cleaning Services of Canada Ltd. did not initial price changes on Form B. This informality is not considered material.

3. TITAN Building Maintenance Ltd. did not initial price changes on Form B. This informality is not considered material.

JLS Cleaning Company submitted a partial bid for Alternative 1 (Award as a Whole).

These contracts cover building cleaning services at all 16 locations for a thirty (30) month term commencing January 1, 2002 to June 30, 2004.

The total cost to the City for the full term of these contracts is $393,104.40 plus G.S.T.

Yearly estimated costs are as follows:

2002	$157,241.76
2003	$157,241.76
2004	$ 78,620.88

Funding for these contracts has been identified in account number 53-552103-251102.

The Financial Impact Statement is outlined on Appendix “A”.

City Council must approve the awarding of these contracts as funds are being committed from future budgets

The Standing Policy Committee on Public Works recommends:

I. That a contract be awarded to A. Leader Building Cleaning Services of Canada Ltd. for building cleaning services at Locations A, B, C, D, E, F, G, H, I, J, K, M, N, O and P for a thirty (30) month period commencing January 1, 2002 to June 30, 2004, in the amount of $322,154.40 plus G.S.T.

II. That a contract be awarded to TITAN Building Maintenance Ltd. for building cleaning services at Location L for a thirty (30) month period commencing January 1, 2002 to June 30, 2004, in the amount of $70,950.00 plus G.S.T.

III. That the Manager of Materials be authorized to issue Purchase Orders for the above contracts.

IV. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

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Access to the Proposed Commercial Development Located on the East Side of Waverley Street north of Hurst Way
File SC-1(31) (Vol. 4)

62 - 2. The Standing Policy Committee on Public Works has been advised that on September 12, 2000, an application was submitted by Pre Con Builders for the construction of a 7.7 metre non-conforming private approach on the east side of Waverley Street, north of Hurst Way.

On October 3, 2000, the Standing Policy Committee on Public Works concurred in the recommendation of the Public Works Department by rejecting the application to construct the non-conforming private approach.

On September 13, 2001, an application for an approach similar to that applied for in 2000 was submitted by Pre Con Builders.

This application is non-conforming under The City of Winnipeg Private Approaches By-law No. 6546/95, Section 3, Subsection (5) namely:

> "(5) No approach shall be constructed, erected or installed in any of the streets or portion of streets set forth in Schedule 3 hereto, except where there is no other means of access, and in such instances that approval of any application will be on a temporary basis effective only until other streets, lanes or service roads are provided, from which access may be provided."

This section of Waverley Street is contained within Schedule 3.

This section of Waverley Street contains an undivided roadway, and carries approximately 16,300 northbound vehicles and 10,600 southbound vehicles in a typical twelve hour weekday period between 07:00 and 19:00. The speed limit on Waverley Street in this area transitions from 70km/h to 50 km/h.

Currently a Tim Hortons and a Chamois Car Wash are on this site, with existing access on the east side of Waverley Street, and on the north side of Hurst Way.

The applicant is indicating that the proposed site will contain a 2,000 square foot McDonald's restaurant, a 14,800 square foot office building, a 900 square foot office building, and four additional buildings which total almost 5,100 square feet which will be used as rental storage space. This site plan is only conceptual, and may be changed after the decision of the Standing Policy Committee.

The applicant desires to make it more convenient for motorists on Waverley Street to enter and exit the site by applying for a non-conforming private approach on the east side of Waverley Street, approximately 158.0 metres north of Hurst Way.

The Public Works Department is not aware of any traffic operating problems for the existing businesses with the existing access on the east side of Waverley Street and on the north side of Hurst Way.

The Public Works Department recommends that this non-conforming private approach on the east side of Waverley Street not be approved for the following reasons:

- This section of Waverley Street is contained within Schedule 3 of the Private Approaches By-law for reasons of traffic operations, capacity, and safety. Vehicle collisions and capacity of a street are directly related to the number of approaches to private property from a street; as the number of approaches increase the number of potential vehicle conflicts also increase thereby reducing the capacity of the street and increasing the potential for vehicle collisions. Major arterial streets such as Waverley Street are intended for the transportation of large volumes of through traffic at relatively high speeds; private approaches diminish the capacity of and level of motorist safety on those streets.

- The location of the proposed approach is on the undivided section of Waverley Street between Hurst Way and the CNR mainline. The proposed location will accommodate both southbound left turns into the site, and also left turns out of the site. As there is no median to store southbound left turning vehicles, vehicles waiting to make the southbound left turn will cause delays to southbound traffic on Waverley Street.

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- Furthermore, Transport Canada has an interest in traffic operations which are in close proximity to any railways. If the Standing Policy Committee approves the construction of this non-conforming private approach, and if there are subsequent traffic operating problems that affect railway crossing safety, it is possible that Transport Canada will direct the City to take action that may restrict movement into and out of this proposed private approach.

- A previous traffic impact study for the subject property was carried out on behalf of the developer by a consulting transportation engineer which indicated that the site can adequately be served by the existing private approaches on the north side of Hurst Way and on the east side of Waverley Street.

- The City of Winnipeg Private Approaches By-Law clearly states that no approaches may be constructed on this section of Waverley Street unless there is no other means of access, and in such cases where access is permitted, it would be only on a temporary basis, until other access is provided. In this case, the proposed development is currently accommodated with access from the north side of Hurst Way, and on the east side of Waverley Street, approximately 35 metres north of Hurst Way.

- Long term future plans provide for the grade separation of Waverley Street at the CNR mainline. The proposed private approach on the east side of Waverley Street to this proposed development would not be compatible with the future grade separation.

For the above reasons, the Public Works Department strongly recommends against permitting any further access to the proposed development from Waverley Street, and recommends that all access to the proposed development be from the existing private approach on Hurst Way, and the existing private approach on the east side of Waverley Street, approximately 35 metres north of Hurst Way.

There is no financial impact or cost to the City if this non-conforming private approach is approved.

The Standing Policy Committee on Public Works did not concur in the administrative recommendations, and recommends:

I. That the construction of one non-conforming angular right in / right out private approach on the east side of Waverley Street, north of Hurst Way be approved as shown on Drawing No. A-9560, identified as Appendix "A" hereto, and constructed in such a way to prevent south bound traffic traveling on Waverley Street from making a left hand turn into the existing commercial development and that if a future overpass / underpass is constructed, that the private approach be removed.

II. That the City Solicitor/Manager of Legal Services be instructed to prepare for submission to Council, an amendment to Schedule 3 of the Private Approaches By-law No. 6546/96.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing including the execution of any documents related thereto.

Adopted by consent.

STANDING POLICY COMMITTEE ON PUBLIC WORKS

CONSIDERATION OF BY-LAWS

63 - On motion of Councillor Angus, By-law No. 7925/2001, a by-law of The City of Winnipeg to amend By-law No. 6547/95, being a by-law of the said City concerning the reservation of certain portions of streets and public parking sites for the purpose of parking vehicles and the use of parking meters in connection therewith, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed. File ST-2 (Vol. 22)