Agenda – Standing Policy Committee on Public Works – May 25, 2026

REPORTS

Item No. 1 Award of Contract for Construction Consultant / General Contractor (CC/GC) Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A Work – RFP No. 746-2025B

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the City award, enter into, execute, and deliver a Contract for RFP No. 746-2025B Construction Consultant / General Contractor (CC/GC) Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A Work to Kiewit Construction Services ULC, in the amount of $9,947,714.00, G.S.T. and M.R.S.T. extra as applicable.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: Award of Contract for Construction Consultant / General Contractor (CC/GC) Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A Work – RFP No. 746-2025B

Critical Path: Standing Policy Committee on Public Works

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Mady, Acting for A. Condon, P.Eng.	J. Berezowsky	T. Graham	J. Dunford

EXECUTIVE SUMMARY

On January 29, 2025, Council authorized Capital funding for the Arlington Street Bridge project. This allocated $22 million in the 2025 Capital Budget to support:

- Demolition and decommissioning of the existing bridge; and
- Initial detailed design and engineering work.

In April 2025, the Public Service hired a design consultant to assist in early planning and design. Their work looked at and recommended project delivery models. Construction Consultant / General Contractor (CC/GC) Project Delivery was deemed the most appropriate. This was approved by the Acting Manager of Purchasing on November 26, 2025.

Since then:

- The CC/GC portion of the project has been broken into several phases:
    - Phase 1 included planning the decommissioning.
    - Phase 2 will include the actual decommissioning work, completed over two stages (2A and 2B).
- It was determined the combined value of consultant and contractor services for Phase 2 would exceed $10 million.
- The Chief Financial Officer awarded a contract to Kiewit Construction Services ULC in the amount of $248,305.00 for Phase 1 of this work.
    - The original contract allowed the City to award a subsequent phase to the same contractor if appropriate.

This report concerns the award for work on Phase 2A. This phase will see demolition of the southern portion of the bridge.

The report recommends the City award a second contract with Kiewit Construction Services ULC in the estimated amount of $9,947,714.00 (excluding G.S.T. and M.R.S.T.). This would allow Kiewit to undertake Phase 2A work.
Due to the level of risk and need to coordinate closely with the railway authority, Kiewit would bill at contract rates based on time and effort incurred. The actual amount would be adjusted downwards/or upwards from the estimate based on actual time and effort.

This award would bring the total current contracted amount with Kiewit to $10,196,019.00 (exclusive of G.S.T. and M.R.S.T.).

It is critical for work to start in 2026 due to limited access to the rail yards. Therefore, the timely award of the contract is also critical. The intended award date is May 22, 2026.

The Recommendation(s) included in this report comply with the requirements of the various trade agreements and the City's Purchasing Policy.

RECOMMENDATIONS

1. That the City award, enter into, execute, and deliver a Contract for RFP No. 746-2025B Construction Consultant / General Contractor (CC/GC) Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A Work to **Kiewit Construction Services ULC**, in the amount of **$9,947,714.00**, G.S.T. and M.R.S.T. extra as applicable.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

As the total conditional amount to be paid by the City pursuant to all phases of the project exceeds $10 million and there are sufficient funds in an approved budget, the Standing Policy Committee on Public Works approval is required pursuant to Purchasing Policy F1-003.

IMPLICATIONS OF THE RECOMMENDATIONS

In accordance with D3.1(e), B10, B24.4 and B24.8 of RFP No. 746-2025B, the cost of the services is in accordance with open book pricing and fair market value specifications. The City may, at their discretion, award the contract in phases and if, after award of contract, the work is cancelled, the City reserves the right to terminate the contract. The proponent would be paid for all work rendered up to time of termination. The proponent will bill at its contract rates for actual time and effort incurred.

The financial status of the Project is as follows:

Authorized Budget:		
Arlington Street Bridge - Demolition & Detailed Design *(See Note 1)*	**$**	**22,000,000.00**
Less: Previously Awarded Contracts & Costs *(See Note 2)*		(5,626,342.75)
Remaining Authorized Budget	**$**	**16,373,657.25**
Estimated Costs:		
Construction Consultant Services	$	9,947,714.00
Engineering Administration		497,390.00
Interest Overhead		180,870.00
Administrative Overhead		100,000.00
Total Estimated Costs	**$**	**10,725,974.00**
Estimated Remaining Budget *(See Note 3)*		5,647,683.25

Note 1 – Budget Breakdown

Adopted Capital Budget:	
Canada Community Building Fund	$2,000,000
External Debt	20,000,000
Total Adopted Budget	$22,000,000

Note 2 – Previously Awarded Contracts and Costs

Description	Amount with M.R.S.T where applicable
Tetra Tech Inc. - Extension to services for fees for Decommissioning Planning	$740,000.00
Tetra Tech Inc. - Extension to services for fees for Detailed Design/Engineering for the new bridge, Part 1 (M.R.S.T = $78,750.00)	$3,828,750.00
Kiewit Construction Services ULC - Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 1 Services	$248,305.00
Canadian Pacific Kansas City (CPKC) – Railway Project Management Services Associated with Arlington Bridge Decommissioning Project	$205,207.00
Canadian Pacific Kansas City (CPKC) – Removing the west end bay of the existing craneway – Services Associated with Arlington Bridge Decommissioning Project	$51,873.00
Canadian Pacific Kansas City (CPKC) – Railway Temporary Crossing Planks Supply Associated with Arlington Bridge Decommissioning Project	$280,789.00
Metal Supermarkets – Supply of Steel Rectangular Tube to brace the Arlington Pratt Truss spans (M.R.S.T. = $1,928.77)	$47,262.69
Internal Services – Underground Structural Services	$420.00
Overheads	$223,736.06
Total Previously Awarded Contracts and Costs	*$5,626,342.75*

Note 3 – Estimated Remaining Budget Contingency Calculation

Remaining budget/Adopted Budget
$5,647,683.25/$22,000,000 = 25.67%

HISTORY/DISCUSSION

The City initiated a Construction Consultant / General Contractor (CC / GC) alternative delivery model for the Decommissioning of the Arlington Street Bridge over CPKC Yards ("the project"). The CC / GC model uses a two-phased approach:

- In Phase 1, the City engages a Construction Consultant to design the decommissioning plan for the bridge and develop its scope, schedule, and cost; and
- In Phase 2, the City engages a Contractor to complete the actual decommissioning work.

A map of the decommissioning work for the Arlington Street Bridge is attached as Appendix 1.

The CC / GC model allows for the Construction Consultant engaged for the Phase 1 design work to bid on the Phase 2 construction work if certain conditions are met.

On February 12, 2026, the Chief Financial Officer awarded a Contract for CC / GC Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards – Phase 1 Services – RFP No. 746-2025 to Kiewit Construction Services ULC ("Kiewit"), in the amount of $248,305.00, G.S.T. and M.R.S.T. extra as applicable.

In accordance with, and subject to, the conditions of D5 of RFP No.746-2025, "The City may grant the Construction Consultant the exclusive opportunity to bid on one or more Parts of the Phase 2 – General Contractor Services and directly award the construction contract for that Part of the Phase 2 – General Contractor Services to the Construction Consultant". The City's decision to grant this opportunity is based on a number of requirements set out in D5 of RFP No. 746-2025, including that the Construction Consultant submit open book pricing for evaluation by the City and its Design Consultant and demonstrate its bid complies with all project requirements set out in RFP No. 746-2025B (the City's Bid Opportunity for the work).

The City determined that Kiewit Construction Services ULC met all conditions required by RFP No. 746-2025 to submit an exclusive bid to provide the Phase 2 Services for Part A Work. RFP 746-2025B was therefore issued to them on April 13, 2026, and closed on May 01, 2026.

The process resulted in a bid being received in the amount of $9,947,714.00.

Table 1, below, shows a breakdown of the evaluation in accordance with the evaluation criteria set out in B23.1 of RFP 746-2025B:

RFP Evaluation Criteria	Points	**Kiewit Construction Services ULC**
Compliance	Pass/Fail	**Pass**
Qualifications	Pass/Fail	**Pass**
Total Bid Price	100%	**$9,947,714.00**
Experience of Proponent & Subcontractors	Pass/Fail	**Pass**
Experience of Key Personnel Assigned to the Work	Pass/Fail	**Pass**
Construction Plan for the Work	Pass/Fail	**Pass**
Work Schedule	Pass/Fail	**Pass**

Kiewit Construction Services ULC submitted an acceptable proposal meeting all requirements of RFP 746-2025B. The proposal included open book pricing that was reviewed by the City and its Design Consultant and deemed to represent fair market value. “Fair Market Value” is more particularly defined in D3.1(e) of 746-2025B but requires that pricing be complete, accurate, transparent, and reflective of industry benchmarks, practices, and risks for the particular scope of work.

The Contract Administrator has verified that Kiewit Construction Services ULC is COR certified with the Manitoba Heavy Construction Association (MHCA), via a Letter of Certificate of Recognition (COR) Reciprocity from the Alberta Construction Safety Association (ACSA), (expiration date: November 16, 2026) and the company is in good standing with the Workers' Compensation Board of Manitoba. The Contract Administrator, having interviewed Kiewit Construction Services ULC in a pre-award meeting to discuss the Scope of Phase 2 Services for Part A Work and their qualifications, is of the opinion that Kiewit Construction Services ULC has the necessary resources and experience to perform the Phase 2 Services for Part A Work in accordance with the specifications.

If this award of Contract is approved, the City will issue an award letter with a link to the Contract Documents electronically to Kiewit Construction Services ULC.

Additionally, the award of previous, current, and anticipated future phases of work for all parties participating in the project, Arlington Street Bridge Over the CPR Yards Rehabilitation – Decommissioning Phase are summarized in Table 2, below.

Table 2: Previous and Proposed Award Amounts for Project Phases

Description	Amount Before Tax ($)
Previously Awarded Contracts	
Tetra Tech Inc. - Extension to services for fees for Decommissioning Planning	$740,000.00
Tetra Tech Inc. - Extension to services for fees for Detailed Design/Engineering for the new bridge, Part 1	$3,750,000.00
Kiewit Construction Services ULC - Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 1 Services	$248,305.00
Canadian Pacific Kansas City (CPKC) – Railway Project Management Services Associated with Arlington Bridge Decommissioning Project	$205,207.00
Canadian Pacific Kansas City (CPKC) – Removing the west end bay of the existing craneway – Services Associated with Arlington Bridge Decommissioning Project	$51,873.00
Canadian Pacific Kansas City (CPKC) – Railway Temporary Crossing Planks Supply Associated with Arlington Bridge Decommissioning Project	$280,789.00
Metal Supermarkets – Supply of Steel Rectangular Tube to brace the Arlington Pratt Truss spans	$45,333.92
Previous Total Contract Amount	*$5,321,507.92*
Proposed Current Award	
Kiewit Construction Services ULC - Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A 2026 Works	$9,947,714.00
Proposed Total Contract Amount	*$9,947,714.00*
Anticipated Future Awards & Over-expenditures	
Tetra Tech Inc. - Contract Over-Expenditure to services for Decommissioning Planning	$261,119.80
Tetra Tech Inc. - Contract Over-Expenditure to services for Detailed Design/Engineering for the new bridge, Part 1	$175,750.00
Tetra Tech Inc. - Extension to services for fees for contract administration for Decommissioning of the existing bridge - Part A 2026 Works	$484,500.00
* Extension to services to Tetra Tech Inc. for fees for contract administration for Decommissioning of the existing bridge - Part B 2027 Works	TBD
Extension to services to Tetra Tec Inc. for fees for Detailed Design/Engineering for roadworks and land drainage at each end of the new bridge, Part 2	$1,209,900.00
** Kiewit Construction Services ULC - Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part B 2027 Works	TBD
Canadian Pacific Kansas City (CPKC) – Installation of Crossing Planks and Supply & Installation of Spot Ties	$271,657.00
Future Total Award Amount	*$2,402,926.80 + TBD*
FORECASTED TOTAL CONTRACT AMOUNT	**$17,672,148.72 + TBD**

** Subject to approval of an acceptable consultant work plan*

***Subject to approval of an acceptable decommissioning plan*

FINANCIAL IMPACT

Financial Impact Statement

Date: May 19, 2026

Project Name:

First Year of Program 2026

Award of Contract for Construction Consultant / General Contractor (CC/GC) Services for the Decommissioning of the Arlington Street Bridge over CPKC Yards - Phase 2 Services for Part A Work – RFP No. 746-2025B

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 10,725,974	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	10,725,974	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 416,362	$ 696,214	$ 696,214	$ 696,214	$ 696,214
Less: Incremental Revenue/Recovery	778,260	-	-	-	-
Net Cost/(Benefit)	$ (361,898)	$ 696,214	$ 696,214	$ 696,214	$ 696,214
Less: Existing Budget Amounts	(361,898)	696,214	696,214	696,214	696,214
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: The total estimated cost of $10,725,974.00 (including overheads) for Phase 2 Services for Part A Work will be charged to the Arlington Street Bridge - Demolition & Detailed Design project #1805000525. As detailed in the report, the estimated cost as identified in Recommendation #1 is in accordance with open book pricing and reflects the specifications of fair market value as presented in the RFP. The Proponent will bill at its contract rates for actual time and effort incurred. Further, all subsequent Phases of work will be presented to the Standing Policy Committee on Public Works for approval. Direct costs are attributed to the estimated debt and finance charges on external debt financing. Incremental Revenue/Recovery represents Departmental Engineering, Corporate Interest, and Administrative overheads.

J. Ruby, 2026-05-19

J. Ruby, CPA, CA
Manager of Finance & Administration

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to procurement issues)
- Purchasing Division, Corporate Finance Department (as to procurement issues)

OURWINNIPEG POLICY ALIGNMENT

Our Winnipeg 2045 Policy Direction Statement (OW2045) Code #4.10 - Transportation Safety "Design, construct, maintain, and regulate an integrated and sustainable transportation system and related infrastructure that optimize safe, connected and reliable mobility, and minimize severe injuries and fatalities for all road users".

Strategic Priorities Action Plan (SPAP) #34: "Initiate replacement of the Arlington Bridge"

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Public Works
Division: Engineering
Prepared by: Damir Muhurdarevic, P.Eng.
Date: May 20, 2026
File No: 22-G-03

Attachments:

Appendix 1 – Map of Decommissioning of Arlington Street Bridge

Appendix 1 – Map of the Decommissioning of the Arlington Street Bridge

Decommissioning Stages

