Minutes – Standing Policy Committee on Property and Development – September 21, 2026

REPORTS

Item No. 1 Award of Contract for Construction Management Services for Phase 1 Pre-Construction for Waverley West Fire Paramedic Station 15 (CCDC 5B – 2025) – Request for Proposal No. 636-2026 / Project No. 2022-097

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and approved the following:

1. That the City enter into, execute, deliver and award a contract for Construction Management Services for Phase 1 Pre-Construction for Waverley West Fire Paramedic Station 15 (CCDC 52 – 2025) to Bird Construction Group, the most advantageous responsive proponent meeting the requirements of RFP No. 636-2026, in the amount of $1,346,750.00 (MRST included, GST extra) (the "Agreement") and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Browaty,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Award of Contract for Construction Management Services for Phase 1 Pre-Construction for Waverley West Fire Paramedic Station 15 (CCDC 5B – 2025) – Request for Proposal No. 636-2026 / Project No. 2022-097

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Loudfoot	R. Taylor	T. Graham	J. Dunford

EXECUTIVE SUMMARY

The new Fire Paramedic Station in Waverley West is a complex infrastructure project. It must be delivered on time and meet strict requirements. It also needs to align with the approved capital budget and funding conditions.

The project includes specialized building systems and requires close coordination with the Winnipeg Fire Paramedic Service. The schedule may be affected by market conditions and the availability of materials.

Given these factors, the Public Service is using a Construction Manager project delivery method. The Construction Manager will be engaged during the design stage, alongside the design consultant, for Phase 1 – Pre-Construction. The Construction Manager will provide advice and validate costs. They will also identify and mitigate risks as the design progresses.

This contract was selected as a pilot project to support the City's review and adaptation of Canadian Construction Documents Committee (CCDC) contracts for City use. CCDC Contracts are industry-standard agreements designed to balance risk and ensure clarity and fairness for all parties involved.

The Construction Manager's services will be awarded in phases. Following completion of Phase 1, it is anticipated that the Construction Manager will enter into a stipulated-price contract for Phase 2 – Construction. This is permitted under the CCDC contract.

The recommendations in this report comply with applicable trade agreements and the City's Purchasing Policy.

RECOMMENDATIONS

1. That the City enter into, execute, deliver and award a contract for Construction Management Services for Phase 1 Pre-Construction for Waverley West Fire Paramedic

Station 15 (CCDC 52 – 2025) to Bird Construction Group, the most advantageous responsive proponent meeting the requirements of RFP No. 636-2026, in the amount of $1,346,750.00 (MRST included, GST extra) (the “Agreement”) and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

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

REASON FOR THE REPORT

As the total conditional amount for all phases exceeds ten million dollars ($10,000,000) and there are sufficient funds in the project budget, the Standing Policy Committee on Property and Development may award this contract under the authority delegated pursuant to B8.2.1 of the Purchasing Policy.

IMPLICATIONS OF THE RECOMMENDATIONS

The funding for this project is provided by the Winnipeg Fire Paramedic Service Capital Account #003-181000-210657-2111021522

HISTORY/DISCUSSION

On April 14, 2026, the Chief Financial Officer approved the use of a Construction Manager Project Delivery Process for the new Waverley West Fire Station (Station 15). Subsequently, this project was chosen to be part of a pilot project utilizing a Canadian Construction Documents Committee (CCDC) contract to deliver the construction project.

CCDC Contracts are widely used industry-standard construction agreements in Canada. They help owners, contractors, and consultants clearly understand their responsibilities and share risks fairly. The contracts are developed with input from across the construction industry to support clear and balanced terms for everyone involved.

On July 27, 2026, the supplemental conditions for the CCDC 5b contract were completed by the City, taking into account feedback from representatives from the local construction industry. CCDC 5b is a standard contract between Owner and Construction Manager to provide advisory services during the pre-construction phase and perform the required Work during the construction phase.

On July 31, 2026, Request for Proposal (RFP) No. 636-2026 was posted to MERX. The RFP closed on August 28, 2026, with six submissions (all fees are MRST included, GST extra).

Six proposals were received and evaluated by one member of the Winnipeg Fire Paramedic Service (WFPS), and two members of the Assets and Project Management Department in accordance with the evaluation criteria set out in the RFP.

The results of the evaluation are as follows (next page):

RFP Evaluation Criteria	Points	Bird Construction Group	Proponent 2*	Proponent 3*	Proponent 4*	Proponent 5*	Proponent 6*
Compliance	Pass/ Fail	Pass	Pass	Pass	Pass	Pass	Fail
Qualifications	Pass/ Fail	Pass	**	**	**	**	**
Fees***		$1,346,750.00	$1,104,730.08	$1,076,500.00	$875,500.00	$792,400.00	-
Fees	20	11.77	14.35	14.72	18.10	20.00	-
Proponent Organization and Experience	20	16.9	16.7	14.5	15.0	13.7	-
Experience of Key Personnel Assigned to the Project	20	19.0	16.0	15.8	11.7	10.75	-
Project Understanding and Methodology	30	29.2	28.4	27.2	16.6	14.7	-
Social Procurement Questionnaire	10	7.06	6.47	4.71	4.71	7.06	-
Total Evaluation Score	**100**	**83.93**	**81.92**	**76.93**	**66.11**	**66.21**	**-**

*Certain information is removed to protect the confidentiality of the Proponents' proposals
**Qualifications included are verified only for the recommended Proponent
***For the purposes of evaluation only, the total amount payable for the Construction Services under this RFP is estimated to be $13,000,000

If the proposal submitted by Proponent 6 was the highest scoring, the proposal would be recommended to be determined non-responsive in accordance with B19.2, because the Proponent has not signed the Proposal agreeing to the City's terms and conditions.

Construction Manager work will be awarded in phases. This report is for award of Phase 1 Pre-Construction, following which it is anticipated that the Construction Manager will enter into a stipulated price contract as allowed for in the CCDC contract (Phase 2 Construction).

The WFPS has identified $13,163,000 in capital funding available for this project, which is sufficient to award the Phase 1 Pre-Construction contract. Total project costs are expected to exceed the identified capital funding. Any funding shortfall will be addressed as required through an additional recommendation in a future Phase 2 Construction contract award report, which will be submitted to Council for consideration and approval.

The City of Winnipeg Project Manager has interviewed Bird Construction Group and is satisfied they understand the scope of work, and they have the necessary resources and experience to perform the work of the contract in accordance with the requirements of the RFP.

Bird Construction Group is COR certified with the Construction Safety Association of Manitoba, with Certificates #10907-00 (expiration date July 2027) and #132107-21 (expiration date July 2027). The company is in good standing with the Workers Compensation Board of Manitoba.

The Public Service recommends the contract for Phase 1 of Waverley West Fire Paramedic Station 15 (CDDC 5B – 2025) be awarded to Bird Construction Group, being the most responsive and qualified Proponent submitting the most advantageous proposal to the City, in the amount of $1,346,750.00 (MRST included, GST extra).

The proposals are open for acceptance until November 26, 2026.

The requirements for Bid Securities and the execution of a formal contract are waived for this purchase in accordance with the authority delegated to the Manager of Purchasing. Construction will not commence prior to the Award of Contract.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 16, 2026

Project Name:

First Year of Program 2026

Award of Contract for Construction Management Services for Phase 1 Pre-Construction for Waverley West Fire Paramedic Station 15 (CCDC 5B – 2025) – Request for Proposal No. 636-2026 / Project No. 2022-097

	2026	2027	2028	2029	2030
Capital					
Capital Expenditures Required	$ 1,398,961	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	1,398,961	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	52,211	-	-	-	-
Net Cost/(Benefit)	$ (52,211)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(52,211)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the contract amount of $1,346,750 + short-term financing charges of $8,442 (pro-rated for the City portion of the financing) and corporate admin fees of $16,834 + MA project management overheads of $26,935. The former two amounts are offset by an equal recovery in the current budget of the Corporate Finance Department and the latter amount by an equal recovery in the current budget of the Municipal Accommodations Division.

Mike McGinn Sep. 16, 2026

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Winnipeg Fire Paramedic Service
- Legal Services Department
- Purchasing Division, Corporate Finance Department

OURWINNIPEG POLICY ALIGNMENT

Goal: Good Health and Well-Being
Objective: Enable access to basic needs for good physical and mental health.
Policy 4.6: Community Safety
Facilitate a culture of safety and crime prevention across the City and community, by building trusting relationships to enable collaborative action.
Policy 4.7: Community Safety
Provide capacity to prepare, mitigate, assess risk, respond to and recover from the impacts of climate change, extreme weather, human or natural emergencies, disasters and diseases, to promote community resilience within a changing hazard landscape.
Policy 4.11: Equitable Service Access
Prioritize equitable access to recreation and parks systems, services and infrastructure, in order to: Enable active living; connect people and nature; create supportive environments; build community capacity; and achieve desired health outcomes, with a focus on children and youth.

Goal: City Building
Objective: Integrate resilient land use, transportation and infrastructure planning, and investments.
Policy 6.29: New Communities
Plan New Communities to identify and include a defined level of service for public infrastructure and resource requirements, or approved alternative, to achieve complete communities, including an integrated and sustainable transportation system, recreation, parks, libraries, emergency services, and digital communications technology.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity: Corporate Leadership
Key Direction: 1.6 Reduce Consumption and Increase Waste Diversion

Strategic Opportunity: Low Carbon and Energy Efficient Buildings
Key Direction: 5.2 Improve Energy Performance of New Buildings

Strategic Opportunity: Community Climate Resiliency
Key Direction: 7.2 Increase and Preserve Tree Canopy

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy 2021-2031 as follows:

They embody the following Guiding Principles:

- We will Uphold Human Rights
- We will Honour Relationships and Reconciliation with Indigenous Peoples
- We will Promote and Maintain the Welfare of all Residents
- We will Develop Trust and Meaningful Partnerships to find solutions and drive change

They align with the following Goals and Objectives:

- Goal 6: All City Services are Equitable, Inclusive and Accessible
- Related 10-year Objective A: Residents have equitable access to City services, in particular demographic groups who experience marginalization

SUBMITTED BY

Department: Assets and Project Management
Division: Municipal Accommodations
Prepared by: Kathy Roberts, Project Coordinator
Date: September 17, 2026
File No: MA2026-123