

Expression of Interest# 51/21

# 2101 – 5<sup>th</sup> Avenue West Residential Redevelopment

Clearly marked sealed Submissions will be received by the City of Prince Albert, Purchasing Department until **2:30pm, Saskatchewan Time, Thursday, May 20<sup>th</sup>, 2021.**

City of Prince Albert  
Purchasing Department  
11 38<sup>th</sup> Street East  
Prince Albert, SK S6W 1A5



City of  
**Prince Albert**



## City of Prince Albert Expression of Interest# 51/21

### 2101 – 5<sup>th</sup> Avenue West Residential Redevelopment

## 1 Background

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In 2019, the City of Prince Albert acquired 2101 – 5<sup>th</sup> Avenue West, the former site of the Angus Merasty School. Because the school had been vacant for a number of years, and as there were no plans to reuse the structure, the building was demolished and the site cleared. At this time, the City is in the process of determining whether or not the site should be sold and developed.

## 2 Objective(s)

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The City of Prince Albert is seeking a Bidder to provide a high level, residential development concept plan for the above noted parcel.

## 3 Instructions to Bidders

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Expressions of Interest (EOI) must be received by **2:30pm, Thursday, May 20<sup>th</sup>, 2021.**

City of Prince Albert  
**Purchasing Department**  
11 38<sup>th</sup> Street East  
Prince Albert, SK S6W 1A5

**Incomplete Expressions of Interest (EOI) will not be accepted. Please mail or drop off submissions to the above mentioned address.**

## 4 Inquiries

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Inquiries, interpretations, and questions regarding this Expression of Interest (EOI) are to be directed to Craig Guidinger, Director of Planning and Development Services, at 306-953-4370 or by email at [cguidinger@citypa.com](mailto:cguidinger@citypa.com).

All other questions regarding the Expression of Interest submissions are to be directed to Mike Lytle, Purchasing Manager at 306-953-4352 or by email at [mlytle@citypa.com](mailto:mlytle@citypa.com).

## 5 EOI Process and Timelines

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Expressions of Interest received by the Purchasing Department **after 2:30pm, Saskatchewan Time, on Thursday, May 20<sup>th</sup>, 2021**, will not be considered.

**EOI Release Date: Thursday, April 22<sup>th</sup>, 2021.**

**EOI Closing Date: Thursday, May 20<sup>th</sup>, 2021.**

### **Notification**

Upon closing the EOI, the City of Prince Albert may contact potential Bidders to request additional information or to arrange a follow up meeting regarding their interest.

### **Rejection of Submissions**

The City of Prince Albert reserves the right to accept or reject in whole or in part any or all EOI's submitted.

## **6 Requirements | Scope of Work**

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### **Site Specifications**

2101 5<sup>th</sup> Avenue West, legally described as Lot 21, Block 2, Plan 99PA10819, is located in the West Hill neighbourhood and is approximate 3 acres in size. The site is provided with both water and sanitary services, no stormwater. See attached for an aerial photo of the parcel.

### **Project Requirements**

The City is looking for a high level, residential concept plan for the subject parcel. Bidders are asked to provide a written summary of their Proposal, along with a basic lot layout (showing lot sizes, lot orientation, roadways, sidewalks, etc.). Though the site is currently zoned I1 – Institutional General, Bidders are asked to submit a concept plan that conforms to the zoning regulations of the R3 – Medium Density Residential Zoning District,

“The purpose of the R3 – Medium Density Residential Zoning District is to provide one to five unit residential development that allows for limited, complementary uses. With increased, direct access to major thoroughfares, the R3 – Medium Density Residential Zoning District provides greater access to public parks, amenities and commercial services through multiple modes of transportation.”

Additionally, as part of the written Proposal and lot plan, Bidders are asked to include a small green space that is between .3 and .5 acres, to contain typical playground equipment.

## Selection

Upon review, Administration may reach out to Bidders for further discussion or to arrange a follow up meeting regarding their submission.

## 7 Submission Requirements

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For this EOI, please submit a hard copy of the written summary and lot plan along with a digital version, saved on a flash drive or other similar device.

## 8 Terms and Conditions

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1. The Expression of Interest (EOI) provides for the **Receipt of EOI for: 2101 5<sup>th</sup> Avenue West Residential Redevelopment**, in accordance with the Terms and Conditions of this Expression of Interest.
2. The Expression of Interest (EOI) must be signed in the space provided on the authorization form with the signature of a signing officer.
3. The City of Prince Albert reserves the right to cancel the EOI without notice.
4. Should a dispute arise from the Terms and Conditions of this EOI regarding meaning, intent or ambiguity, the decision of the City of Prince Albert shall be final.
5. Any EOI submission is not necessarily accepted.
6. The obligations and rights of Proposals shall be those expressed herein. No terms, either implied or verbally expressed shall affect, restrict, or in any way vary the written terms of this EOI. Not to limit the generality of the foregoing, no terms may be implied by virtue of custom or usage.
7. The City reserves the right to give preference to the Bidder which includes any material, specifications, or methods of execution that are deemed by the City of Prince Albert to be superior to those of any other.
8. The rights of the parties shall be governed by and the contractual terms shall be interpreted in accordance with the laws of the Province of Saskatchewan.
9. With respect to Tendering or Bids, Request for Proposals and Multi-year Contracts, in all cases where it does not contravene Federal or Provincial Legislation governing the City, the City reserves the right to refuse any or all Tenders, Bids or Proposals where the City deems it to be in the best interest of the City to do so having regard, but not limited to questions of quality supply and service, timelines, performance

trustworthiness, solvency, monies owing or due to the City and the existence or potential of legal disputes or conflicts with the City of Prince Albert.

10. The City of Prince Albert is governed by *The Cities Act* and designated as a Local Authority pursuant to *The Local Authority Freedom of Information and Protection of Privacy Act (LAFOIP)*. Therefore, all information collected during the Expression of Interest process may be subject to inspection through a Local Authority Freedom of Information and Access Request in accordance with legislation. Any executed Contracts and/or Agreements resulting from the Expression of Interest is public information in accordance with *The Cities Act*, which states as follows:

*“91(1) Any person is entitled at any time during regular business hours to inspect and obtain copies of:*

- (a) Any contract approved by the council, any bylaw or resolution and any account paid by the council relating to the City.”*

11. City determination of the successful Bdder shall be final.
12. The City of Prince Albert publishes Expression of Interest opportunities on SaskTenders. Once awarded the published opportunity will be updated.
13. The conditions outlined herein shall be part of the EOI and Contract Agreement.



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COMPANY NAME (please print)

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ADDRESS

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CITY

PROVINCE

POSTAL CODE

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PHONE#

EMAIL

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NAME AND TITLE (please print)

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AUTHORIZED SIGNATURE

**LAF OIP Consent**

Yes \_\_\_\_\_ (City is Authorized to Release Bid Documents for LAF OIP Requests)

No \_\_\_\_\_ (Confidential Information Included)

DATED THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021