



**City of Winnipeg
Planning, Property and Development Department**



**Invitation for Expressions of Interest With
Respect to the Purchase of the Land and Building
at
823 ELLICE AVENUE
Winnipeg, Manitoba
(EOI # 366 – 2009)**

May 8, 2009

1.0 INTRODUCTION

The City of Winnipeg (City) invites Expressions of Interest (EOI) from Proponents with respect to the purchase of the land and building at 823 Ellice Avenue.

This information package provides a brief overview of the property and the associated terms of reference for this EOI.

2.0 LOCATION

The subject property is located on the north side of Ellice Avenue, ½ block west of Arlington Street and is shown outlined in the attached Misc. Plan No. 13509, appended hereto as “Schedule A”.

Vacant possession will be given to the Purchaser on closing.

The Subject City property is being sold with the existing building to remain.

3.0 BACKGROUND

The West End Branch of the Winnipeg Public Library has operated out of the property since the construction of the existing building in 1966.

4.0 COUNCIL DIRECTIVE

On March 25, 2009, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, the following:

1. That the City-owned property shown outlined on Misc. Plan No. 13509, be declared surplus to the City’s requirements.
2. That the Winnipeg Public Service be instructed to market the subject City-owned property through an Expression of Interest and report back to the Standing Policy Committee on Property and Development.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.”

This Expression of Interest (EOI) has been issued in response to the above Directive from Council.

5.0 PREVIOUS STUDIES

5.1 Environmental Assessments

No previous environmental investigations for the potential presence of soil contaminants have been carried out by the City of Winnipeg.

6.0 CURRENT STATUS

6.1 Development Plan

The City of Winnipeg's official development plan, *Plan Winnipeg... Vision 2020 (By-law #7630/2000)* shows that 823 Ellice Avenue is contained in a *Neighbourhood Policy Area* which include a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

6.2 Zoning and Surrounding Land Use

The City's lands are zoned "C2" Commercial - Community. The adjacent properties to the south and east are also zoned "C2" Commercial – Community.

6.3 Services

Combined sewer and water service is existing on Ellice Avenue.

6.4 Property Information

Titles: A55664, 409446

Legal Description: Lots 4, 5 and 6, Block 4, Plan 775, WLTO.

Assessment: \$295,300.00
Roll # 13-030481500

Land Area: 7,766 sq. ft.
75' x 102.6'

Building Area: 3657 +/- sq. ft. on main floor
1788 +/- sq. ft. on part basement

Building Description: Steel Roof deck on steel frame and cast-in place concrete joist floor deck. Substructure is cast in place concrete basement walls on concrete footings. Combination brick veneer/masonry exterior.

HVAC:	2 gas fired furnaces, with DX coil condensing a/c units.
Electrical:	200 amps, 208/120 Volts, 3 phase 4 wire system.
Washrooms :	As existing.
Parking:	Asphalt surface parking lot at rear of building.

7.0 SUBMISSION REQUIREMENTS

7.1 The EOI Submission should include:

7.1.1 Background Information

- i) the names of all Principals associated with the proposal;
- ii) a list of the successful projects carried out by the Proponent, if any;
- iii) financial information about the Proponent;
- iv) any other information which the Proponent considers pertinent to the EOI.

7.1.2 Details of the Proposed Purchase

The proposals must include the offering price, financial terms, conditions, if any, related to the development of the subject City property, a detailed plan outlining the proposed use of the building and property, an outline of the development timing, and any other relevant terms or assumptions.

7.2 General Conditions of EOI

7.2.1 Sealed EOI Submissions

Interested parties should submit their EOI Submission in a sealed envelope clearly marked "EOI No. 366-2009, 823 Ellice Avenue" to:

The City of Winnipeg
Corporate Finance Department
Materials Management Division
185 King Street, Main Floor
Winnipeg, MB R3B 1J1

Sealed EOI's will be received up to the deadline of:

4:00 pm, Winnipeg Time, on June 26, 2009:

EOI submissions determined by the Manager of Materials to have been received later than the EOI deadline may not be accepted and may be returned upon request.

EOI's submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.

EOI's will not be opened publicly.

The City may at any time prior to the submission deadline, issue addenda to extend the submission deadline or correct errors, discrepancies or omissions in the Invitation for Expressions of Interest, or clarify the meaning or intent of any provisions therein.

Addenda will be available on the Bid Opportunity page at the City of Winnipeg, Corporate Finance, Materials Management Division website at <http://www.Winnipeg.ca/matmgt/bidopp.asp>

The Proponent is responsible for ensuring that it has received all addenda and is advised to check the Materials Management Branch internet site for addenda shortly before the submission deadline.

7.2.2 Proposals on all or Part of the Lands

The City will only consider proposals which intend to purchase all of the Subject City Property.

7.2.3 Evaluation

The City shall evaluate each proposal on its own merit and price alone may not be the sole determining factor that the City considers in the evaluation of each and every proposal.

Purchase price, tax revenue, compatibility with surrounding uses, overall development layout, building design and quality, will all be critical factors within the evaluation.

7.2.4 Right to Reject

The City reserves the right to reject all or any EOI.

7.2.5 Caveat Emptor

The City makes no representations or warranty with respect to the quality, condition or sufficiency of the Subject City Property.

No current legal survey was made of the Subject City Property to determine the nature and extent of any structure thereon or to determine if there are any encroachments from adjoining lands.

The Subject City Property is being offered on an “as is, where is” basis, subject to the conditions as outlined within this EOI and any conditions that may be imposed by a Standing Policy Committee of Council.

7.2.6 Phase I – EOI Evaluation

The Proponents are advised to present their best offer, not a starting point for negotiations in their Proposal submission. The City will only negotiate with the Proponents submitting, in the City’s opinion, the most advantageous and thorough proposal.

The Planning, Property and Development Department will review all proposals on the basis of financial, operational and strategic merit to the City.

If, after this initial review, the Department deems the proposals to be unacceptable, the Proponents will be notified and no further discussions will be held.

Upon completion of the initial Phase I review, the Department will short list those submissions that are worthy of additional discussions and proceed to the Phase II evaluation process.

7.2.7 Phase II – Detailed Proposal Solicitation and Evaluation

The Department will notify all Proponents of their status within the short listed process, and will invite the short listed Proponents to submit additional or clarifying details, regarding their submission(s).

7.2.8 Phase III - Negotiations

The Department will enter into detailed negotiations with one or more short listed Proponents which it believes have the most merit. The proposal(s) will be finalized for submission to, and consideration by the Standing Policy Committee on Property and Development.

7.2.9 No Contract

The Expression of Interest is an inquiry only. By responding to this EOI and participating in the process as outlined in this document, Proponents expressly understand and agree that no contract of any sort is implied or formed under, or arises from this EOI and that no legal obligations between parties has, or will be, pre-determined. The City will have no obligation to enter into negotiations or a contract with any Proponent as a result of this Expression of Interest.

7.2.10 Confidentiality

Information provided to a Proponent by the City, or by a Proponent to the City, or acquired by any party by way of further enquiries or through investigation, **is strictly confidential**. Such information shall not be used or disclosed in any way without the prior written authorization of the City, or of the Proponent.

The Proponent, or the City, shall **not** make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Director of the Planning, Property and Development Department, or without the authorization of the Proponent.

Disclosure of a successful submission by a Proponent is the sole responsibility of the Council of the City of Winnipeg, or its Designated Authority. The City may be obligated to disclose the final purchase price after closing date of the sale of the Subject City property.

7.2.11 Good Faith Declaration

The Proponent declares that, in submitting its EOI Submission, it does so in good faith and that to the best of its knowledge no member of Council or any officer or employee of the City would have any pecuniary interest, direct or indirect, should the Proponent be successful.

7.2.12 No Commissions Payable

There will be no real estate commissions payable by the City.

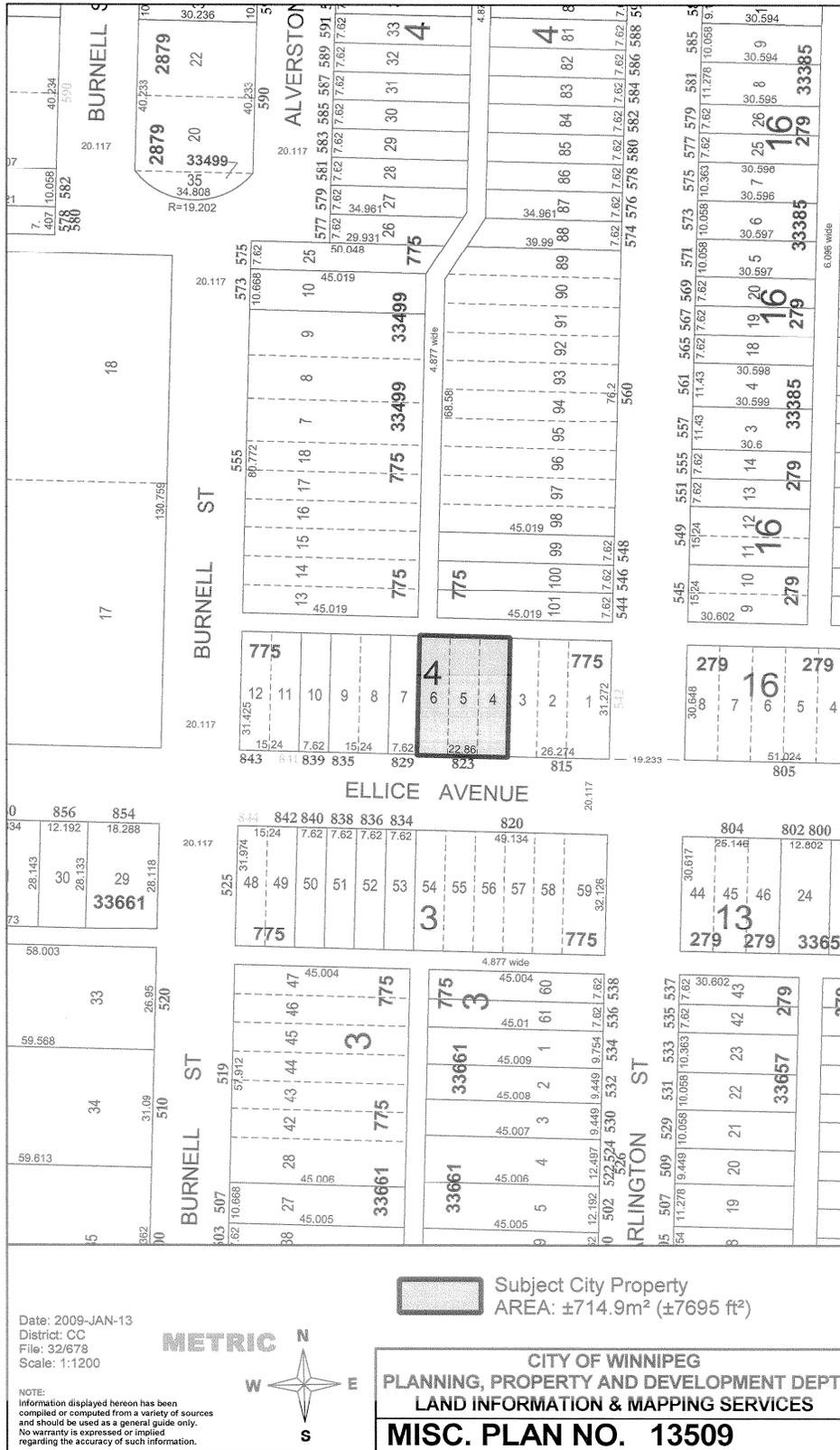
7.2.13 Contact Person

Barry Lucyk, Senior Negotiator
City of Winnipeg
Planning, Property and Development Department
2nd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

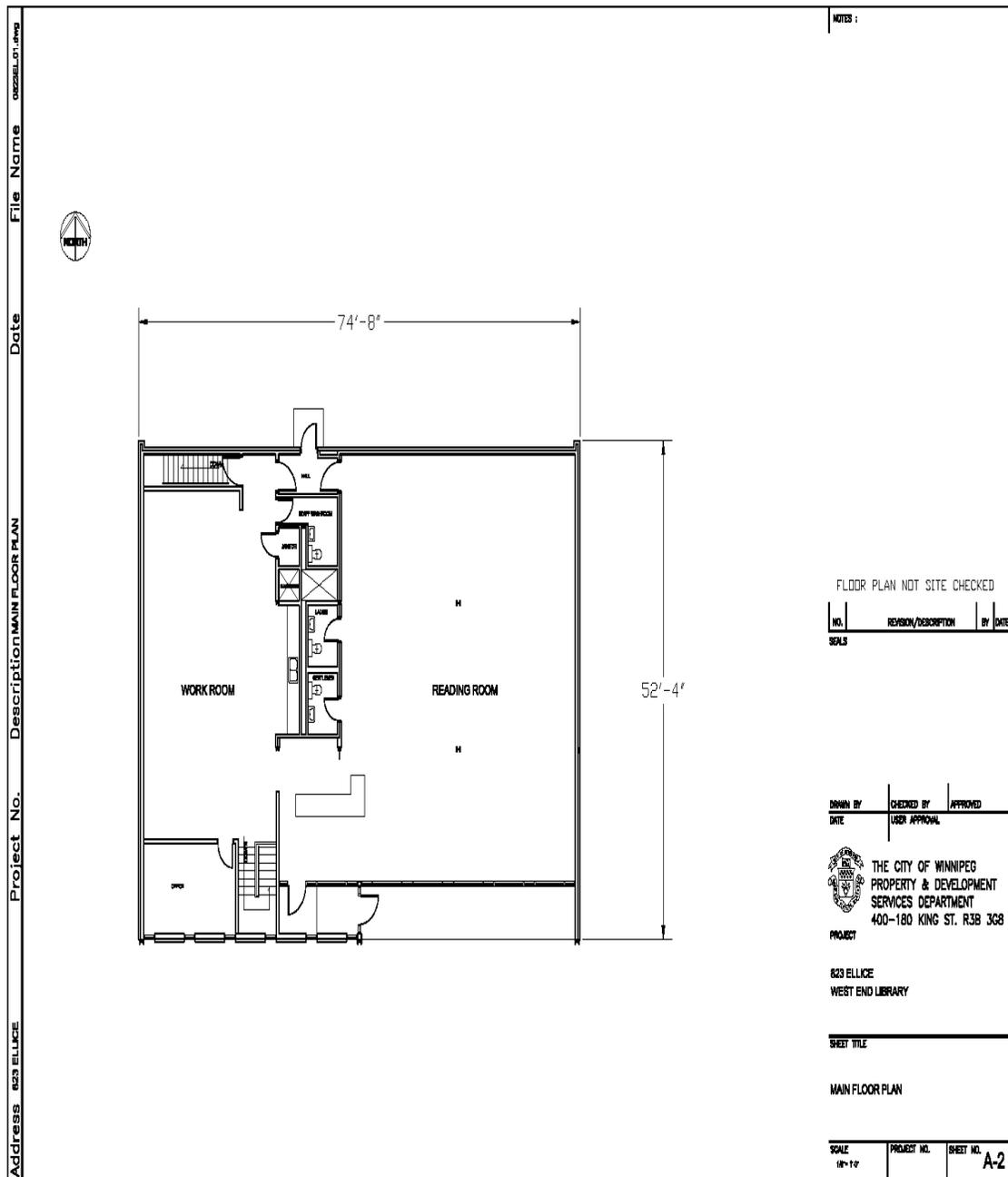
Phone (204) 986-3241 Fax: (204) 944-8476

List of Figures

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|----------------|-----------------------|-----------------------|
| • Schedule “A” | Misc. Plan No. 13509, | Subject City Property |
| • Schedule “B” | Main Floor Plan | |
| • Schedule “C” | Basement Floor Plan | |



Schedule "B"



Schedule "C"

