



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

**Invitation for Expressions of Interest for the
Purchase and Redevelopment of
City Owned Property Located at
212 Rue Dumoulin
Winnipeg, Manitoba
For Conversion and/or potential expansion of the
existing Fire Hall building for Residential Uses**

(EOI # 865 – 2009)

1.0 INTRODUCTION

The City of Winnipeg (City) invites Expressions of Interest (EOI) from Proponents, with respect to the purchase and redevelopment of 212 Rue Dumoulin for conversion and/or potential expansion of the existing Fire Hall building for residential uses.

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

2.0 LOCATION

The subject City property is located on the south side of Rue Dumoulin, ½ block west of Rue Langevin and is shown as “**Subject Property – Parcel A**” on the attached Misc. Plan No. 12063/5, shown appended as “Schedule A”.

3.0 BACKGROUND

The building was constructed in 1907 and was commonly known as St. Boniface Fire Hall No. 1.

The building is listed on the City’s Historical Buildings Conservation List as a “Grade II” building – with the following interior elements – all pressed tin ceilings and walls.

Note:

AS THIS BUILDING IS ON THE CITY’S HISTORICAL BUILDING INVENTORY, IT CANNOT BE DEMOLISHED WITHOUT A REVIEW BY THE CITY’S HISTORICAL BUILDINGS COMMITTEE, WHO MAY RECOMMEND THAT IT BE PRESERVED.

For further information, contact: Giles Bugailiskis, Senior Heritage Planner, 986-5390.

The subject City Property is being offered as if vacant with possession to be arranged.

4.0 COUNCIL DIRECTIVE

On October 24, 2007, Council adopted the report of the Standing Policy Committee on Property and Development, as amended by Executive Policy Committee, the following: “That the Old St. Boniface City Hall Campus which encompasses 219, 227, 233 boulevard Provencher and 212 rue Dumoulin, be declared surplus to the City’s requirements”.

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.

The City hereby discloses that some components of the building may contain various forms of asbestos, including but not limited to the following: pipe elbows, sheet flooring, floor tiles, asbestos hard board on some portions of the ceiling in the garage area.

The building is offered in a “**as-is, where is**” condition, and it is the responsibility of the Proponent to do its own due diligence in this regard.

6.0 CURRENT STATUS

6.1 Development Plan

The City of Winnipeg’s official development plan, *Plan Winnipeg...Vision 2020 (By-law #7630/2000)* designates the subject property area as a *Neighbourhood Policy Area*. It provides for 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. Residential uses are permitted in the Neighbourhood Policy Area.

Expressions of Interest should indicate how the property will be redeveloped and/or expanded for residential uses.

6.2 Zoning and Surrounding Land Use

The City’s lands are presently zoned “C2” Commercial Community. This Commercial Community District is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community.

Multi-family residential development is a conditional use and will require a public hearing.

Depending on the number of units proposed, the subject City property may require a rezoning. Any rezoning shall be at the expense of the Proponent.

The site is located within the Boulevard Provencher Planned Development Overlay, the purpose of which is to encourage the protection of Provencher Boulevard with its Franco-Manitoban cultural and historic significance as the

neighbourhood main street for St. Boniface. (See Winnipeg Zoning By-Law 200/2006 Pages E-1 to E-6 for development guidelines).

The Planning and Land Use Division will support a building form that is consistent with the Urban Design Considerations outlined in the Boulevard Provencher Planned Development Overlay 1 (PDO-1) of the Winnipeg Zoning By-law 200/2006. http://winnipeg.ca/ppd/zoning_bylaw200.stm

The building design should complement the existing landscape features and historical aspect of the existing adjacent buildings and property.

For further information, contact Mr. John Wintrup, Planner, 986-5102.

6.3 Services

Public Works advises that combined sewer and water main is available on Rue Dumoulin.

It is the responsibility of the Proponent to satisfy itself that sufficient services are available to develop the site for its proposed use.

For detailed information on specific servicing requirements, contact: Mr. Frank Mazur, Water and Waste Department, 986-4486.

6.4 Property Information

Subject City Property: The subject City Property is part of a larger landholding owned by the City consisting of 219, 227, 233 Provencher and 212 Dumoulin Avenue.

A Plan of Subdivision will be initiated at the City's expense, to create "**Subject Property – Parcel A**", which is the parcel of land being offered in this EOI as shown outlined on the attached Misc. Plan No. 12063/5.

The Plan of Subdivision will include the provision for extension of the existing public lane northwards to Rue Dumoulin.

Building: Former Fire hall building of approximately 8900 sq. ft. (plus basement) is located on the property, consisting of:

Main Floor	3896 square feet +/-
Second Floor	3896 square feet +/-

Third Floor	1100 square feet +/-
Total Gross Floor Area	8892 square feet +/- Plus basement

The boiler for 212 Rue Dumoulin also provides heat to the adjacent 219 Provencher. This will be disconnected by the City when the subject City property is sold.

Assessment: Part of Roll # 06-093117500

6.5 Open House

Two Open Houses will be held to view the property on the following dates:

Wednesday, January 6, 2010, between 1 pm and 2 pm.

Thursday, January 28, 2010, between 1 pm and 2 pm.

7.0 INSTRUCTIONS TO PROPONENTS

7.1 Material and Information to be Supplied by Proponents

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 and Site Development

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 development**, an outline of the development timing, the anticipated economic and social benefits, both direct and indirect, to the community and any other relevant terms or assumptions.

7.2 General Conditions of EOI

7.2.1 Sealed EOI's

Sealed EOI's marked 212 RUE DUMOULIN EOI #865 – 2009, should be addressed and delivered to:

Materials Management
City of Winnipeg
Main Floor, 185 King Street
Winnipeg, Manitoba

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

4:00 pm, Winnipeg Time, on February 19, 2010:

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

The Contract Administrator or the Manager of Materials may extend the submission deadline by issuing an addendum at any time prior to the submission deadline.

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 correcting errors, discrepancies or omissions in the Invitation for Expressions of Interest, or clarifying 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 internet site 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 and develop 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, proposed 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 will be sold on an “**as is, where is**” basis, subject to the conditions as outlined within this EOI.

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 listing 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.

The Council of the City of Winnipeg has designated authority to the Standing Policy Committee on Property and Development for the approval of the disposition of Subject City Property.

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 No Commissions Payable

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

7.2.12 Contact Persons

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

Or

Joedi Pruden, A/Land Enhancement Co-ordinator
City of Winnipeg
Planning, Property and Development Department
2nd Floor, 65 Garry Street
Winnipeg, Manitoba

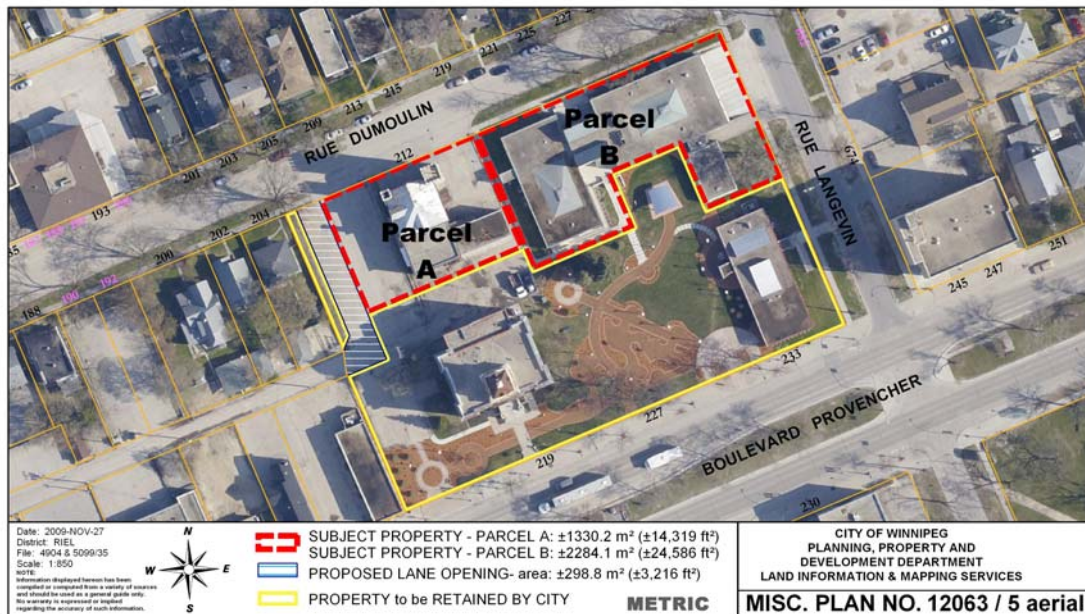
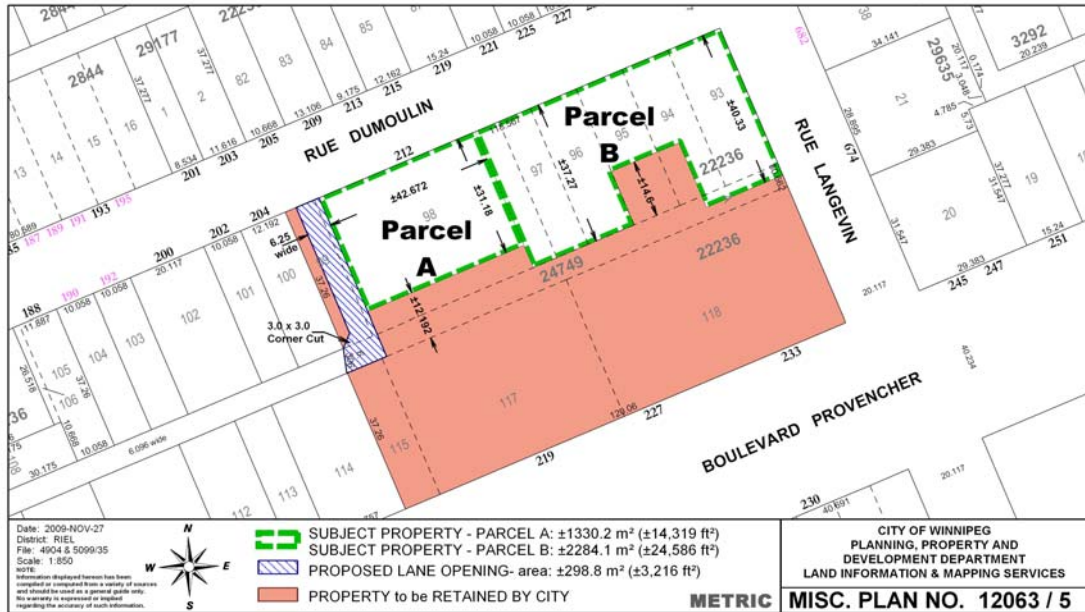
Phone (204) 986-7533 Fax: (204) 944-8476

List of Figures

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|----------------|------------------------|-----------------------|
| • Schedule “A” | Misc. Plan No. 12063/4 | Subject City Property |
| • Schedule “B” | Main Floor Plan | |
| • Schedule “C” | Second Floor Plan | |
| • Schedule “D” | Third Floor Plan | |

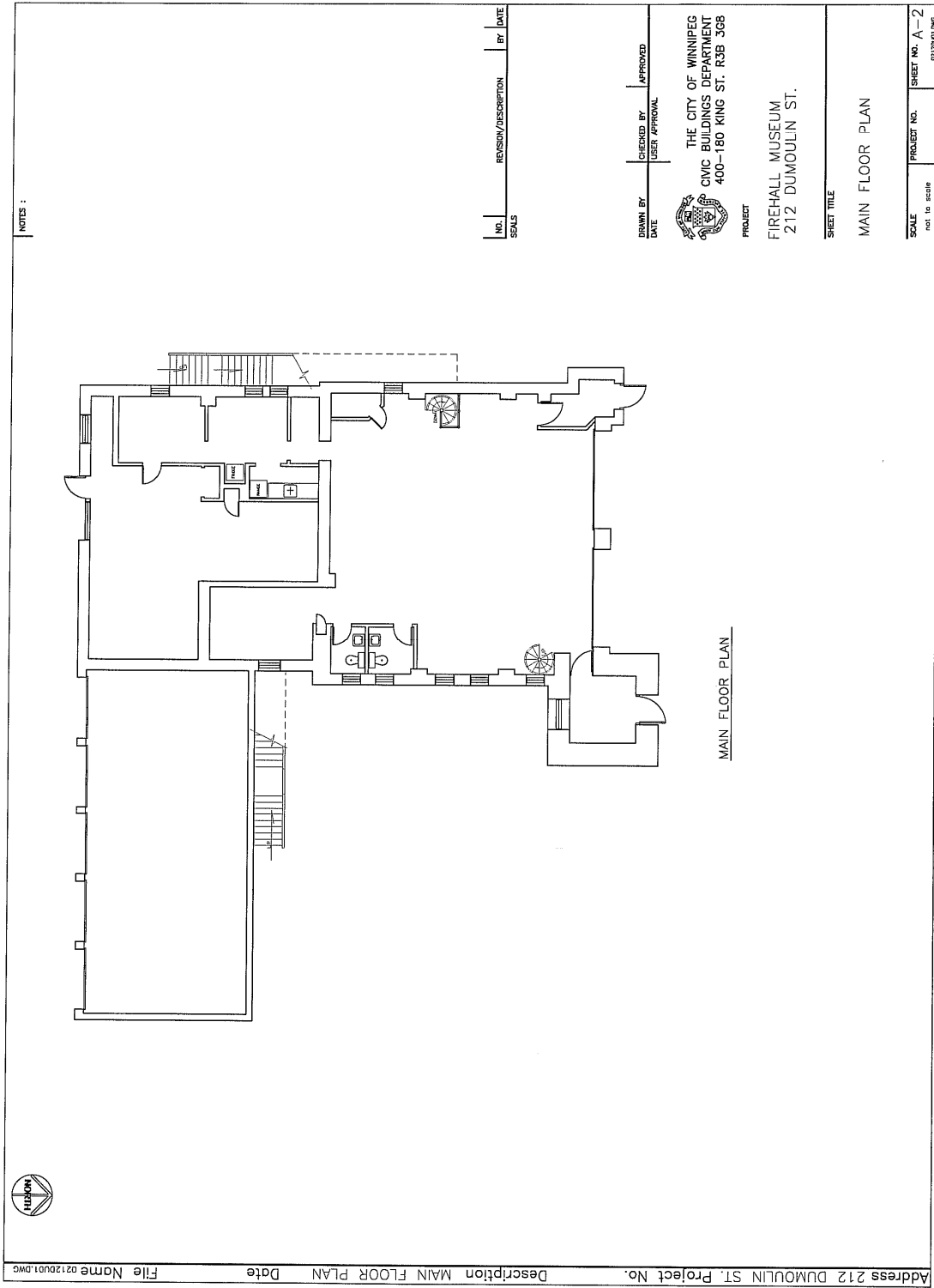
Invitation for Expressions of Interest and Development Proposals
for City Owned Land Located at 212 Rue Dumoulin, Winnipeg, Manitoba

Schedule 'A



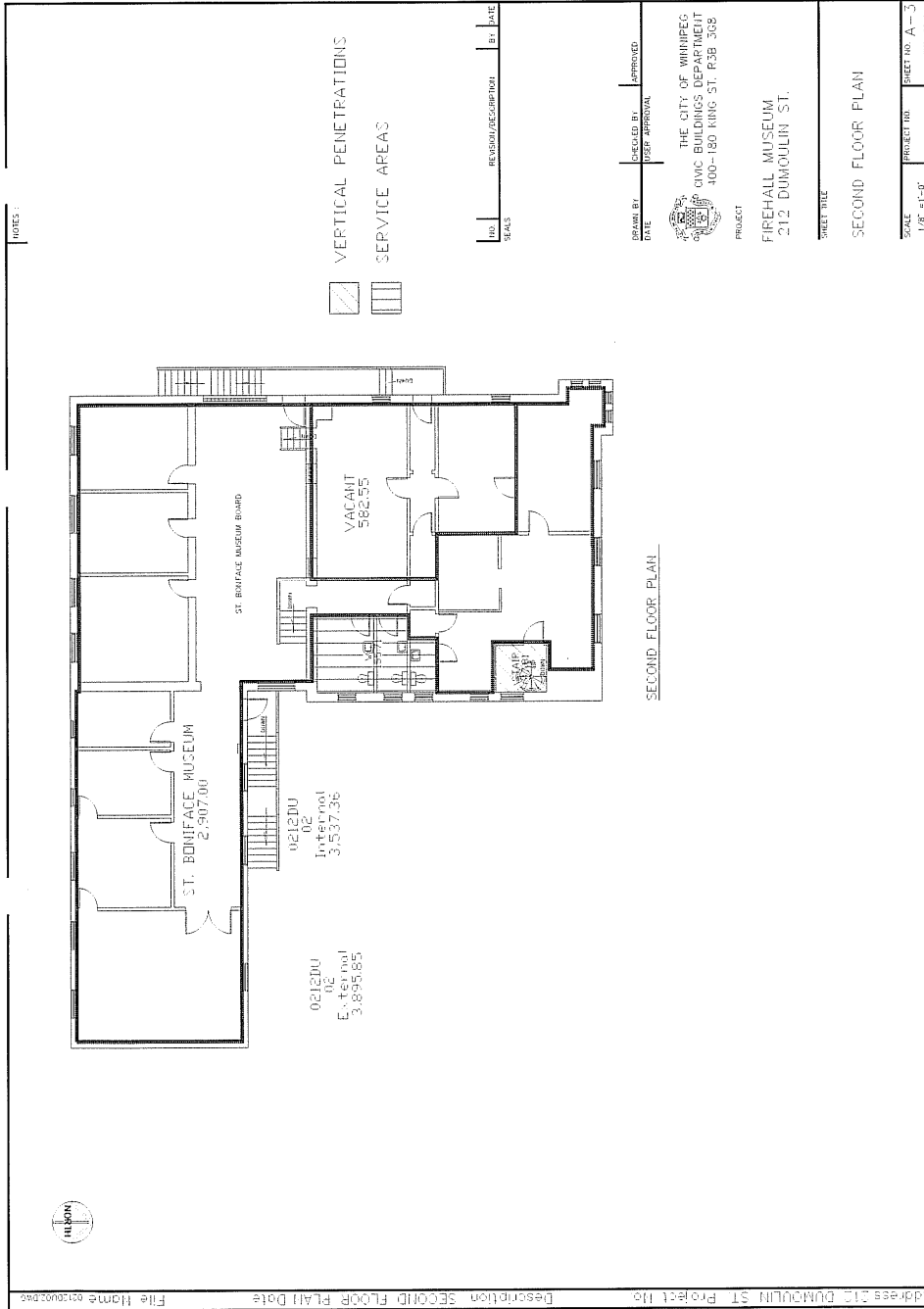
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Schedule "B"



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Schedule "C"



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Schedule "D"

