



THE CITY OF WINNIPEG

REQUEST FOR PROPOSAL

RFP NO. 982-2019

**PURCHASE & REDEVELOP A PORTION OF SPECIFICALLY NAMED CITY-OWNED
PROPERTIES**

TABLE OF CONTENTS

PART A - PROPOSAL SUBMISSION

Form A: Proposal	1
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PART B - BACKGROUND AND GENERAL INFORMATION

B1. Contract Title	1
B2. Submission Deadline	1
B3. Introduction	1
B4. Location	1
B5. Council Directive	2
B6. Property Information	2
B7. Building Information	2
B8. Open House	4
B9. Enquiries	4
B10. Errors and Discrepancies	4
B11. Disclosure	4
B12. Disclosure of Known Information about the Property or the Buildings	5

PART C - DEVELOPMENT PARAMETERS

C1. Planning & Land Use	1
C2. Zoning	2
C3. Services	3
C4. Subdivision and Rezoning	3

PART D - INSTRUCTIONS TO PROPONENTS, GENERAL CONDITIONS AND EVALUATION OF PROPOSALS

Material Information to be Supplied by Proponents

D1. Proposal Submission Information	1
D2. General Conditions of RFP	1
D3. Evaluation of Proposals	2
D4. Opening of Proposals and Release of Information	3
D5. Contact Person	4

PART E - APPENDICES

General

E1. List of Appendices	1
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PART B - BACKGROUND AND GENERAL INFORMATION

B1. CONTRACT TITLE

B1.1 PURCHASE & REDEVELOP A PORTION OF SPECIFICALLY NAMED CITY-OWNED PROPERTIES

B2. SUBMISSION DEADLINE

B2.1 The Submission Deadline is 4:00 p.m. Winnipeg time, February 28, 2020 and in accordance with the details provided in PART D -

B2.2 Proposals determined by the Manager of Materials to have been received later than the Submission Deadline will not be accepted and will be returned upon request.

B2.3 The Contract Administrator or the Manager of Materials may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in B2.1.

B3. INTRODUCTION

B3.1 The City of Winnipeg (the "City") invites Proposals from Proponents (each a "Proponent"), with respect to the sale and redevelopment of 219 Provencher Boulevard and 212 Rue Dumoulin (herein called the "Subject Property ") for conversion and/or potential expansion of the existing buildings as guided by the policy regarding use and development of Heritage Buildings (By-law No. 55/2014).

B3.2 These properties are held together as one parcel (PARCEL "A" PLAN 55569 WLTO) and are shown as "**Subject Property – Parcel A, Plan 55569**" on the attached Misc. Plan No. 12063/29 and also on Misc. Plan No. 12063/31 with possible subdivision as Proposed Lots 1-4. Proposed Lots 1 and 2 are to be held together. **Proposed Lot 4 will be retained by the City.** These Misc. Plans are appended as "Appendix A and A1" respectively.

B3.3 The two buildings are on the List of Historical Resources under the Historical Resources By-law 55/2014:

- a. 212 Rue Dumoulin – Former St. Boniface Fire Hall No. 1,
- b. 219 Provencher Boulevard - Former St. Boniface City Hall

B3.4 Notwithstanding anything contained herein, the Subject Property will be sold on an "as is, where is" basis. The data contained herein is considered to be approximate information only and is not intended to fully describe the Subject Property. Any Proponent or interested party is required to satisfy themselves as to the suitability of the Subject Property for their purposes and conduct their own due diligence. The City provides no representations or warranties related to the Subject Property of any kind whatsoever

B4. LOCATION

B4.1 The Subject Property is located approximately 112 metres eastward of the intersection of Provencher Boulevard and Rue St Joseph and is bounded by Provencher Boulevard to the south, Rue Dumoulin to the north and Rue Langevin to the east and is shown as "**Subject Property – Parcel A**" on Misc. Plan No. 12063/29, shown appended as "Appendix A".

B4.2 The Subject Property is within the Boulevard Provencher Planned Development Overlay (PDO-1) (hereinafter referred to as the "Overlay") part of the Commercial Policy Area of the North St. Boniface Secondary Plan. The purpose of the Overlay is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface.

B5. COUNCIL DIRECTIVE

B5.1 On October 24, 2007, Council declared the Subject Property surplus to the City's requirements.

B6. PROPERTY INFORMATION

B6.1 The Subject Property is part of a larger landholding owned by the City, known as the Old St. Boniface City Hall Campus, which includes 219, and 233 Provencher Boulevard and 212 Rue Dumoulin St.

B6.2 Property details are as follows:

- (a) Site Size:
 - i) Proposed Lots 1 & 2 (212 Rue Dumoulin) is 1,431.9m² (15,413± ft²)
 - ii) Proposed Lot 3 (219 Provencher Boulevard) is 2,439.3±m² (26.256± ft²)
- (b) Current Zoning: C2 - Commercial Neighbourhood and a very small portion is R1-M (see Appendix C)
- (c) Assessment: Part of Roll 6093460225
- (d) Legal Description: PARCEL "A" PLAN 55569 WLTO IN RL 76 PARISH OF ST BONIFACE.
- (e) Certificate of Title: 2715516. Four caveats are registered against the title:
 - i) 4194821 – Easement in favour of Manitoba Hydro as shown on plan 52545 WLTO
 - ii) 4469034 – Blanket easement over parcels A and B plan 55569 in favour of Manitoba Hydro, Bell MTS and Shaw.
 - iii) 4469037 – Caveat for a 3.5 metres right-of-way in favour of Centra Gas (Manitoba Hydro). *the location of the 3.5 metres right-of-way is not specified in the caveat.
 - iv) 4687237 – Caveat for a 3.0 metres right-of-way in favour of Centra Gas (Manitoba Hydro) as shown on plan 58755 WLTO.

B6.3 The Proponent will accept title to the Property subject to all exceptions, reservations and encumbrances expressed or implied, including without limitation:

B6.4 Easement

- a) An easement in favour of the City will be required for a sewer catch basin lead situated within the western boundary of the Subject Property as outlined in Appendix B.

B7. BUILDING INFORMATION

B7.1 Erected on the Subject Property are two buildings:

- a) Former St. Boniface Fire Hall No.1 (212 Rue Dumoulin) footprint is disposed over an area of approximately 5,090 sq. ft. and has gross building area of approximately 9,316 sq. ft. (plus basement) as follows:

Main Floor	2,952 ±ft ²
Main Floor addition	2,138 ±ft ²
Second Floor	2,729 ±ft ²
Third Floor	<u>1,499 ±ft²</u>
Total Gross Floor Area	9,316 ±ft ²

- b) Former St. Boniface City Hall (219 Provencher Boulevard) has gross building area of approximately 18,481 sq. ft. as follows:

Main Floor	4,636 ±ft ²
Second Floor	4,613 ±ft ²
Third Floor	4,613 ±ft ²
Basement	<u>4,619 ±ft²</u>
Total Gross Floor Area	18,481±ft ²

B7.2 Current Use

- a) The building at 212 Rue Dumoulin is vacant but currently houses fire hall museum artifacts. The Proponent shall advise the City whether the artifacts require relocation or will be incorporated into the RFP proposal. It is noted that the heating system for the building has been decommissioned (temporary heaters are in place).
- b) The building at 219 Provencher Boulevard is currently leased to three non-profit office tenants on five year lease terms with options to renew. The tenants pay rent of \$1.00 per year and the leases include cancellation clauses with notice of 90 to 180 days by either party.

B7.3 Heritage Protection

The buildings at 219 Provencher Boulevard and 212 Rue Dumoulin (consisting of the former St. Boniface City Hall and former St. Boniface Fire Hall No. 1) were constructed between 1905 - 1907. They are on the List of Historical Resources under the Historical Resources By-law 55/2014 because they are architecturally and historically significant and embody sufficient heritage values to warrant protection.

The list of Character-Defining Elements (CDEs) includes the following:

- a) 212 Rue Dumoulin
- Exterior: everything (walls, doors, windows, roof, etc.)
 - Interior: all pressed tin ceiling and wall panels
- b) 219 Provencher Boulevard
- Exterior- everything (walls, doors, windows, roof, etc.)
 - Interior- main floor, second floor, stairway (from basement to 3rd floor), and tower

B7.4 Historical Resources

A Historic Property Notice (caveat) is filed against the title of the Subject Property with the Winnipeg Land Titles Office of the Property Registry as per City of Winnipeg Charter Section 157.1(3) in order to notify the owner and potential purchasers that the Subject Property is identified on the List of Historical Resources, and as such are subject to the Historical Resources By-law No. 55/2014.

Any alterations to the Listed Character-Defining Elements will require approval under a Heritage Permit as per the Historical Resources By-law No. 55/2014. Proposed work must be planned in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and other guidelines established by the Historical Buildings and Resources Committee, available online at: <https://winnipeg.ca/ppd/Heritage/DesignStandardsAndGuidelines.stm>.

- a) Demolition of the resource will not be permitted.
- b) The resource is made eligible for heritage grants and incentive programs issued under the City of Winnipeg and Province of Manitoba, and will be viewed favourably by other heritage granting agencies.

- c) Effective October 1, 2016, if the listed resource is vacant and unless an owner provides evidence that the listed resource was not built using shallow foundations as defined by the Manitoba Building Code, the basement or crawlspace of the resource must be heated to a temperature of 10 degrees Celsius so as to prevent undue shifting, heaving or “frost-jacking” of the listed resource.

B8. OPEN HOUSE

B8.1 Two Open House will be held to view the property on the following dates:

- (a) Wednesday, December 4, 2019:
212 Dumoulin: 1 p.m. to 2 p.m.
219 Provencher: 2:15 p.m. to 3:30 p.m.
- (b) Wednesday, January 8, 2020:
212 Dumoulin: 1 p.m. to 2 p.m.
219 Provencher: 2:15 p.m. to 3:30 p.m.

B9. ENQUIRIES

B9.1 All enquiries shall be directed to the Contact Person identified in D5

B10. ERRORS AND DISCREPANCIES

- B10.1 If the Proponent finds errors, discrepancies or omissions in the Request for Proposal, or is unsure of the meaning or intent of any provision therein, the Proponent shall promptly notify the Contact Person of the error, discrepancy or omission at least five (5) Business Days prior to the submission deadline.
- B10.2 If the Proponent is unsure of the meaning or intent of any provision therein, the Proponent should request clarification as to the meaning or intent prior to the submission deadline.
- B10.3 Responses to enquiries which, in the sole judgment of the Contact Person, require a correction to or a clarification of the Request for Proposal will be provided by the Contact Person to all Proponents by issuing an addendum.
- B10.4 Responses to enquiries which, in the sole judgment of the Contact Person, do not require a correction to or a clarification of the Request for Proposal will be provided by the Contact Person only to the Proponent who made the enquiry.
- B10.5 The Proponent shall not be entitled to rely on any response or interpretation unless that response or interpretation is provided by the Contact Person in writing.

B11. DISCLOSURE

- B11.1 Various Persons provided information or services with respect to this Work. In the City's opinion, this relationship or association does not create a conflict of interest because of this full disclosure. Where applicable, additional material available as a result of contact with these Persons is listed below.
- B11.2 The Persons are:
- (a) N/A

B12. DISCLOSURE OF KNOWN INFORMATION ABOUT THE PROPERTY OR THE BUILDINGS

B12.1 Environmental Assessments

- (a) The City has not conducted any environmental site assessments for the potential presence of contaminants, including without limitation soil contaminants, on the Subject Property.

B12.2 Asbestos Assessments

- (a) 219 Provencher Boulevard - In some areas on the second and third floor there are dry compound that contains asbestos. (see "Asbestos Inventory Control", attached as Appendix D)
- (b) 212 Rue Dumoulin - Some components of the former St. Boniface Fire Hall No.1 may contain various forms of asbestos hard board on some portions of the ceiling in the garage area and lead based paint. (see "Asbestos Inventory Control", attached as Appendix D1)

The Buildings are offered on an "as-is, where is" basis, and it is the responsibility of the Proponent to conduct its own due diligence in this regard.

PART C - DEVELOPMENT PARAMETERS

C1. PLANNING & LAND USE

C1.1 Our Winnipeg

The City of Winnipeg's official development plan, *OurWinnipeg* (a 25-year sustainable growth vision for the entire city (By-law No. 67/2010)) designates the area in which the Subject Property is located as an "Area of stability" within the direction strategy of *Complete Communities*.

- a) The vision provides for a sustainable city through the orderly development of living accommodations together with the supporting mix of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other. The *Complete Communities* policy supports the preservation of historical buildings such as the subject buildings. The key strategy is to support the on-going sustainable development of Winnipeg's urban structure through heritage conservation initiatives. Civic/ light commercial uses are an ideal for this location.

C1.2 North St. Boniface Secondary Plan (By-law No. 30/2017)

The purpose of the North St. Boniface Secondary Plan ("the Plan") is to provide direction on the use and development of land within the North St. Boniface neighbourhood. The Plan is a reflection of the civic and local community needs and priorities which are to be considered when making land use planning decisions. In accordance with *The City of Winnipeg Charter*, all future development within the North St Boniface Neighbourhood must be consistent with the policies of the Plan. One of the key objectives of the Plan is to recognize and celebrate the neighbourhood's cultural assets. The Subject Property has two historical assets (former St. Boniface Fire Hall No. 1 and former St. Boniface City Hall) that are listed on the *Historical Resources By-law No. 55/2014* and non-listed cultural assets like the sculpture garden. The Subject Property is located within the Mixed Use Commercial Policy Area of the Plan. Key objectives of the Mixed Use Commercial Policy Area include the following:

- a) To encourage mixed-use developments that help create a vibrant pedestrian-oriented boulevard along the Provencher Boulevard main street.
- b) To encourage a mix of commercial uses that support local residents and encourage a dynamic street life.
- c) To encourage building designs that positively contribute to the pedestrian environment.

In addition to the Mixed Use Commercial Policy Area, the Subject Property is also subject to Design Review provisions within the Plan for all development, redevelopment, expansion, demolition, signage or exterior alteration visible from public rights-of-way

The Historical Buildings and Places section of the Plan provides objectives and policy guidance for historically and culturally significant buildings and places. The objectives of this section are:

- a. To encourage the recognition of the historical significance of buildings and sites that form part of the cultural fabric of St. Boniface.
- b. To encourage the preservation and creative re-use of historically designated buildings and sites as identified through the Historical Resources By-law No. 55/2014.
- c. To capitalize on the economic, social, and cultural tourism opportunities of historically significant buildings and sites within the Planning Area.
- d. To recognize the neighbourhood's heritage resources are inseparably tied to its culture, identity and cultural perspective.

- e. To celebrate the historically significant buildings and places as important elements of our collective consciousness that help to define a unique sense of place for our community.
- f. To encourage the preservation of the character old St. Boniface City Hall Campus, and its access to the public, in recognition of its on-going historical and cultural importance.
- g. To support the protection of existing buildings on the City of Winnipeg's List of Historical Resources.

It is important to review all sections of the Plan prior to submitting a development application.

C1.3 Boulevard Provencher Planned Development Overlay (PDO-1)

The purpose of the Overlay is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface. This overlay shall apply to the lands fronting Provencher Boulevard, between Avenue Tache and Rue Langevin.

This area is intended to encourage properties on Provencher Boulevard to develop higher density mixed use developments subject to design review through a plan approval application process. The goal of the design review process is to ensure a built form that promotes a vibrant pedestrian environment.

Key Plan Considerations:

- a) Promote a vibrant, mixed-use main street that creates places for people.
- b) Density ranges should be between multifamily medium and large zoning categories.
- c) Design review for all multiple family residential, commercial and mixed use developments.
- d) Parking should not be visible from the street, is to be located at the rear of the property and accessed from the lane.

C1.4 Proponents should indicate how the Subject Property would be redeveloped for intended use, in line with *OurWinnipeg* development plan and North St. Boniface Secondary Plan.

C1.5 For information regarding land use, please contact Elise Finnigan, Planner at 204-986-8602.

C2. ZONING

C2.1 The Subject Property is zoned C2 (Commercial Neighbourhood) and R1-M (Residential Single-Family Medium).

C2.2 Proponents will be required to rezone the Subject Property to have a consistent zoning district that is consistent with the objectives and policies of the North St. Boniface Secondary Plan. The rezoning shall be at the expense of the qualified Proponent. The C2 districts are 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

C2.3 The Subject Property is also located within the Overlay within the Zoning By-law (No. 200/2006). The purpose of the Overlay is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface. The Overlay impacts the base C2 zoning of the Subject Property through permitted use restrictions and impacts on dimensional standard requirements. The Overlay also has Design Review provisions which are guided by a set of Urban Design Considerations which deal with:

- (a) building placement;

- (b) façade treatment & building entrances;
- (c) driveways & building services; and
- (d) signs.

- C2.4 The Proponent will be required, at its sole cost, to apply for and receive Council approval in the event that its proposed development for the Subject Property is not a defined use within the zoning category.
- C2.5 The Proponent is advised that zoning variances may be required depending on the Proponent's intended use of the Subject Property.
- C2.6 Any interested party should contact the Zoning and Permits Branch at 204-986-5140 to ensure that their intended development falls within the current zoning category. Any rezoning, conditional use or variance will be at the Proponent's sole cost and expense. The Property is being sold on an "as is, where is" basis.

C3. SERVICES

- C3.1 The information supplied below is to be considered as a guideline. It is the responsibility of the Proponent to satisfy itself that sufficient services are available to utilize the City-owned property for their intended use.

C3.2 Watermain & Wastewater Sewer

The City advises that there are existing water/sewer services to the existing buildings on the Subject Property. Please view the following By-laws / links for the requirements and conditions for reuse of existing sewer and water services:

- (a) SEWER BY-LAW
NO.92/2010:<http://www.winnipeg.ca/CLKDMIS/DocExt/ViewDoc.asp?DocumentTypeld=1&DocId=5243&DocType=C>
- (b) WATER BY-LAW NO. 107/2015:
<http://clkapps.winnipeg.ca/dmis/docext/ViewDoc.asp?DocumentTypeld=1&DocId=6635&DocType=O>

An easement in favour of the City will be required for a sewer catch basin lead situated within the western boundary of the Subject Property as outlined in Appendix B.

C3.3 Electrical and Gas

- (a) Supplied to both buildings
- (b) For additional detailed information on specific servicing requirements contact Manitoba Hydro.

C4. SUBDIVISION AND REZONING

- C4.1 A Plan of Subdivision and Rezoning will be required at the Proponents sole cost and expense to:
- Do all things as are necessary, including, but not limited to, submitting or cause to have submitted a Development Application (DASZ) and cause to have prepared a Plan of Subdivision to facilitate creation of the required Public Lane as shown on Misc. Plan No. 12063/31 and the creation of Lots 1 to 4. The creation of the Public Lane (Appendix A1) shall be as follows:

- a) If the required public lane is located along the western boundary of 212 Rue Dumoulin, which is currently zoned as R1-M, rezoning will not be required and the Development Application may proceed as a DAS with a Plan of Subdivision for the creation of three lots.
- b) If the lane is located anywhere else, rezoning will be required to eliminate the strip of R1-M along the western boundary and the Development Application must proceed as a DASZ. In this case, the Plan of Subdivision should facilitate the creation of four lots. The DASZ will include the provision for the extension of a public lane northwards to Rue Dumoulin. The placement, width and construction of this public lane shall be to the satisfaction of the Director of the Public Works Department

C4.2 The Plan of Subdivision and Rezoning shall be applied for at the same time (called a Development Application for subdivision and rezoning – known as a DASZ).

PART D - INSTRUCTIONS TO PROPONENTS, GENERAL CONDITIONS AND EVALUATION OF PROPOSALS

MATERIAL INFORMATION TO BE SUPPLIED BY PROPONENTS

D1. PROPOSAL SUBMISSION INFORMATION

D1.1 The following shall be required:

- (a) Form A: Proposal;
- (b) The name of the organization and names of all Principals associated with the proposal;
- (c) A list and description of successful projects carried out by the Proponent, if any;
- (d) Description of key staff/team member roles to be involved in the Proponent's project, their associated professional qualifications, and prior related experience;
- (e) Contact (s) concerning previous projects;
- (f) Financial information about the Proponent;
- (g) Any other information which the Proponent considers pertinent to its proposal; and

D1.2 Details of the Proposed Purchase and Redevelopment of the Property shall include:

- (a) The offering price (sale), financial terms, conditions, if any, related to the development of the Subject Property, a detailed plan outlining the proposed development and / or business operation, an outline of the development timing, and any other relevant terms or assumptions.

D2. GENERAL CONDITIONS OF RFP

D2.1 Sealed Proposals

- (a) Sealed Proposals marked 219 Provencher Boulevard and 212 Rue Dumoulin RFP # 982-2019 should be addressed and delivered to:

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

- (b) Proposals submitted by facsimile transmission (fax) or internet electronic mail (e-mail) will not be accepted.
- (c) The City may at any time prior to the submission deadline, issue addenda correcting errors, discrepancies or omissions in the RFP, or clarifying the meaning or intent of any provisions therein.
- (d) 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>

- (e) The Proponent is responsible for ensuring that it has received all addenda and is advised to check the Materials Management Division website for addenda shortly before the submission deadline.

D2.2 Proposals on all or part of the Lands

The City will consider proposals, which intend to purchase and develop:

- a) The entirety of the Subject Property, which includes Lots 1, 2 and 3 as shown in Misc. Plan No. 12063/31, Appendix A1; or
- b) Individual Lots in the following configurations shown on Misc. Plan No. 12063/31, Appendix A1):

- i) Lots 1 and 2 (must be held together); or
- ii) Lot 3.

D3. EVALUATION OF PROPOSALS

D3.1 Right to Reject

D3.1.1 The City reserves the right to reject all or any Proposal(s).

D3.2 Caveat Emptor

D3.2.1 The City makes no representations or warranty with respect to the quality, condition or sufficiency of the Subject Property.

D3.2.2 The City has not conducted a legal survey of the Subject Property to determine the nature and extent of any structure thereon or to determine if there are any encroachments from adjoining lands.

D3.2.3 The Subject Property will be sold on an “as is, where is” basis, subject to the conditions as outlined within this RFP. It is the responsibility of the Proponent to conduct its own due diligence in this regard.

D3.3 Evaluation

D3.3.1 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.

D3.3.2 Purchase price, anticipated municipal tax revenue, overall development layout, building design and quality, and proposed use of the land and buildings will all be critical factors within the evaluation.

D3.3.3 Evaluation of Proposal shall be based on the following criteria:

- (a) Total offering price, financial terms, and potential tax revenue generated by the proposed development (20%);
- (b) Compatibility of proposed development with the heritage conservation, culture and character of the old St. Boniface City Hall Campus and the North St. Boniface Secondary Plan By-Law No. 30/2017 (40%);
- (c) Evidence of financial capability to complete the proposal without City of Winnipeg subsidy or grant (20%);
- (d) Experience and/or history of successful projects and endeavors carried out by the Proponent (20%); and

D3.3.4 Details of OurWinnipeg Plan By-law can be found at:

<https://www.winnipeg.ca/interhom/CityHall/OurWinnipeg/pdf/OurWinnipeg.pdf>

D3.4 Phase I – RFP Evaluation

D3.4.1 The Proponents are advised to present their best offer, not a starting point for negotiations in their Proposal. The City will only negotiate with the Proponents submitting, in the City's opinion, the most advantageous and thorough proposal.

D3.4.2 The Planning, Property and Development Department (herein called the Department) will review all Proposals on the basis of financial, operational and strategic merit to the City.

D3.4.3 If, after this Phase I review, the Department deems the Proposals to be unacceptable, the Proponents will be notified and no further discussions will be held.

D3.4.4 Upon completion of the Phase I review, the Department will short list those Proposals that are worthy of additional discussions and proceed to the Phase II of the evaluation process.

D3.5 Phase II – Detailed Proposal Solicitation and Evaluation

- D3.5.1 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 Proposal(s).
- D3.5.2 In the event a Proponent requires access to the Subject Property to perform due diligence (e.g. geotechnical study or environmental assessment), the Proponent will be required to sign a Release of Liability and Permit and/or Consent to Enter to Construct Agreement.

D3.6 Phase III – Negotiations

- D3.6.1 The Department will enter into detailed negotiations with one or more short listed Proponents which it believes have the most merit. The recommended proposal(s) will be finalized for submission to and consideration by the Standing Policy Committee on Property and Development and/or the Council of the City of Winnipeg.
- D3.6.2 The Proponent with the successful proposal will be required to enter into a purchase and sale agreement or other agreement(s) with the City outlining the terms and conditions of their proposal and any other terms and conditions deemed necessary by the Council or the City Solicitor/Director of Legal Services to protect the interests of the City.

D3.7 No Contract

- D3.7.1 The RFP is an inquiry only. By responding to this RFP 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 RFP and that no legal obligations between parties has, or will be, pre-determined.
- D3.7.2 The City will have no obligation to enter into negotiations or a contract with any Proponent as a result of this RFP.

D3.8 Confidentiality

- D3.8.1 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.
- D3.8.2 The Proponent shall not make any statement of fact or opinion regarding any aspect of the RFP to the media or any member of the public without the prior written authorization of the Director of the Planning, Property and Development Department.
- D3.8.3 Disclosure of a successful Proposal 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 Property.

D4. OPENING OF PROPOSALS AND RELEASE OF INFORMATION

- D4.1 Proposals will not be opened publicly.
- D4.2 After award of Contract, the names of the Proponents and the Contract amount of the successful Proponent and their address(es) will be available on the Closed Bid Opportunities (or Public/Posted Opening & Award Results) page at The City of Winnipeg, Corporate Finance, Materials Management Division website at <http://www.winnipeg.ca/matmgt/>
- D4.3 The Proponent is advised, any information contained in any Proposal Submission may be released if required by The Freedom of Information and Protection of Privacy Act (Manitoba), by other authorities having jurisdiction, or by law or by City policy or procedures (which may include access by members of City Council).
- D4.4 To the extent permitted, the City shall treat as confidential information, those aspects of a Proposal Submission identified by the Proponent as such in accordance with and by reference

to Part 2, Section 17 or Section 18 or Section 26 of The Freedom of Information and Protection of Privacy Act (Manitoba), as amended.

- D4.5 Following the award of the Contract, a Proponent will be provided with information related to the evaluation of his/her submission upon written request to the Contact Person.

D5. CONTACT PERSON

Clifford Bignall, Real Estate Officer
City of Winnipeg
Planning, Property and Development Department
2nd Floor – 65 Garry Street
Winnipeg, MB R3C 4K4

Phone (204) 986-2780

Email: cbignall@winnipeg.ca

PART E - APPENDICES

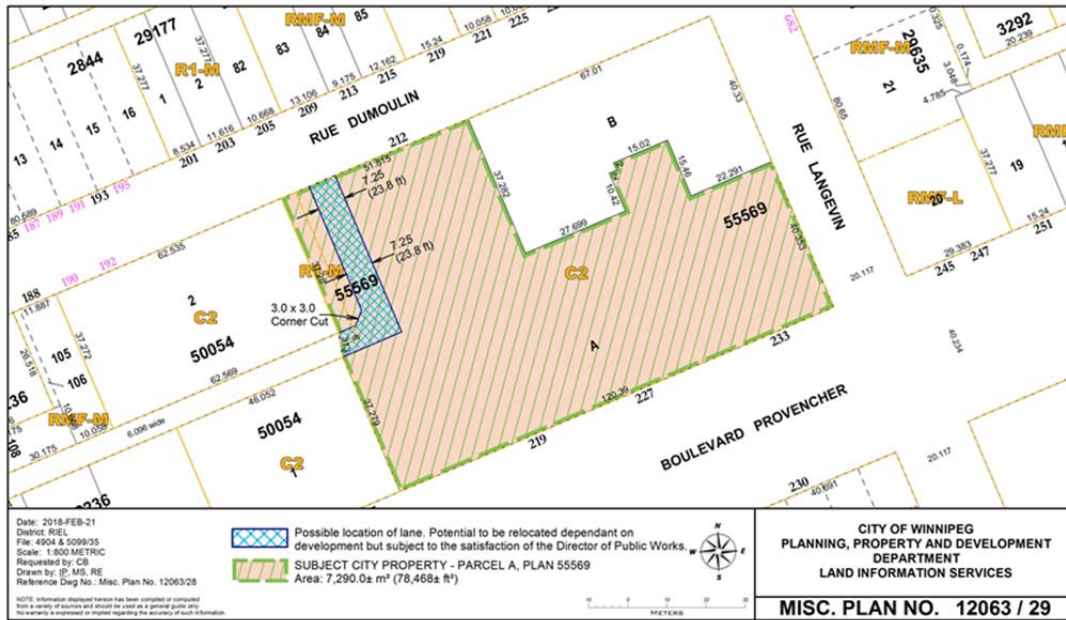
GENERAL

E1. LIST OF APPENDICES

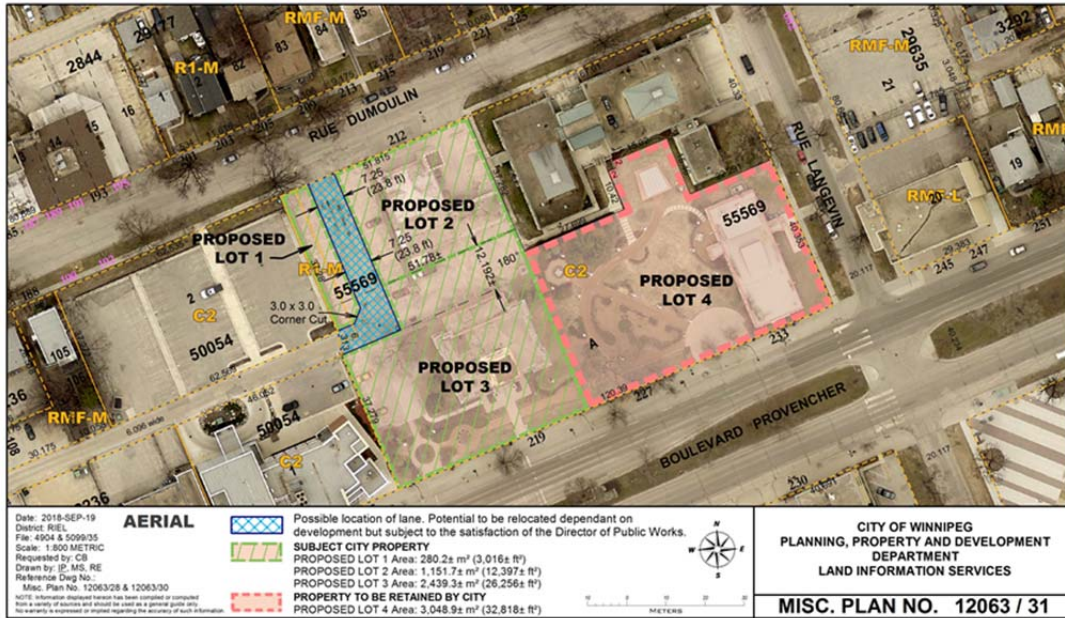
E1.1 The following Appendices are provided for the convenience of the Proponent only:

- | | |
|-----------------|--|
| (a) Appendix A | Misc. Plan No. 12063/29 –“Subject Property ” |
| (b) Appendix A1 | Misc. Plan No. 12063/31 |
| (c) Appendix B | Map – Sewer Catchment Basin Lead |
| (d) Appendix C | Map – Zoning |
| (e) Appendix D | Asbestos Inventory Control – 219 Provencher Blvd |
| (f) Appendix D1 | Asbestos Inventory Control – 212 Rue Dumoulin |
| (g) Appendix E | Buildings Main Floor Plans |
| (h) Appendix F | Phases of RFP |

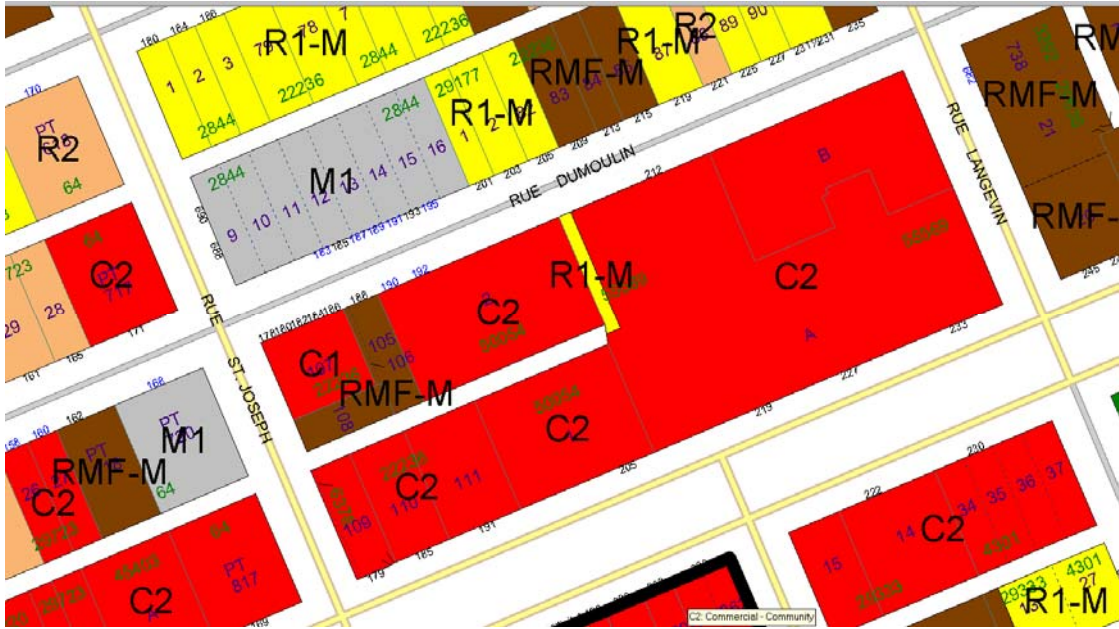
APPENDIX A: Misc. Plan No. 12063/29 "Subject Property"



APPENDIX A1: MISC. PLAN NO. 12063/31 "SUBJECT PROPERTY"



APPENDIX C: MAP – ZONING



Appendix D: Asbestos Inventory Control – 219 Provencher Boulevard

ASBESTOS INVENTORY CONTROL



Planning, Property and Development Department
Municipal Accommodations Division
4th Floor - 185 King Street - Winnipeg, MB - R3B 1J1

Building Name:	St. Boniface Comm. Office	Inspection Date:	July 6, 2018
Building Code:	CB-39	Inspected By:	N.Richardson & A. Brodbeck
Building Address:	219 Provencher Boulevard	Construction Date:	1908


Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
Main Floor							
Back Door/Front Foyer / West Hallway	Drywall Compound (3 Samples)	DC	Good	TESTED	Feb'17	0	
Ceiling at top of Main Staircase	Drywall Compound	DC	Good	TESTED	Dec'14	0	
Northwest Offices	Tar Paper and Black Mastic	MA	Good	TESTED	May'15	0	
	9x9 Floor Tile	F9	Good	TESTED	May'15	0	
	Drywall Compound	DC	Good	TESTED	May'15	0	
Second Floor							
North Hallway	Drywall Compound	DC	Needs Repair	TESTED	Nov'17	0	
Office - Brigitte Leger	Drywall Compound	DC	Needs Repair	TESTED	Nov'17	0	
Third Floor							
Common Area	Drywall Compound		Needs Repair	TESTED	Nov'17	0	
Basement							
Storage Room #1	Plaster - Walls	PL	Good	TESTED	Nov'17	0	
Storage Room # 2	9x9 floor Tile (Felt Back)	F9	Good	TESTED	Nov'17	0	
	Plaster - Walls (3 Samples)	PL	Good	TESTED	Nov'17	<1	
	Drywall Compound (3 Sample)	DC	Good	TESTED	Nov'17	0	
Storage Room # 3	Sheet Flooring	FS	Good	TESTED	Jul'11	0	
	9x9 Floor Tile (Felt Back)	F9	Good	TESTED	Jul'11	0	
	Sheet Flooring	FS	Good	TESTED	Dec'17	0	
Storage Room # 4	12x12 Floor Tile	F12	Removed	TESTED		5	
	Sheet Flooring	FS	Removed	TESTED		50-80	
Basement	Plaster walls and ceiling	PL		TESTED		0	
Furnace Room	Capped pipe with air cell insulation	PI	Good				

NOTES:

1. Asbestos inspections and inventory updates are conducted annually.
2. There may be asbestos containing materials present that were not located during asbestos inspections.
3. Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
4. Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
5. For asbestos related inquiries, call Central Control at 986-2382

CB-39

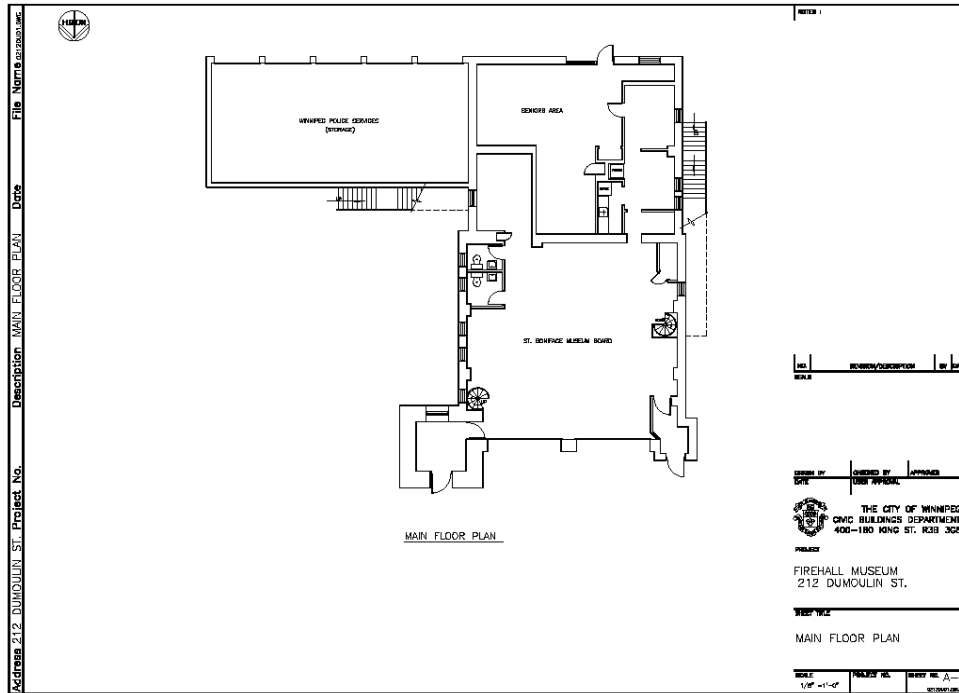
Appendix D1: Asbestos Inventory Control - 212 Rue Dumoulin

ASBESTOS INVENTORY CONTROL		 Planning, Property and Development Department Municipal Accommodations Division 4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1					
Building Name:	St. Boniface Museum	Inspection Date:	November 20, 2018				
Building Code:	LO-01	Inspected By:	Ryan Matthews & Will Deller				
Building Address:	212 Dumoulin Street	Construction Date:	1907				
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Date M/Y	Test %	Est. %
	Lead Paint Throughout Building						
	Drywall Compound and Plaster Throughout Building May Contain Asbestos						
Basement							
Main Area	Pipe Fitting Insulation	PF					15-75
	Pipe Insulation	PI					
	Drywall Compound	DC		TESTED	Jun'16	3	
Boiler Area	Pipe Fitting Insulation	PF	Removed	TESTED	Jul'10	15-75	
	Boiler (Suspected to Have ACM's Inside)						
Storage Room	Pipe Fitting Insulation	PF	Removed'12				15-75
	Pipe Insulation	PI	Removed'12				
	Pipe Insulation (Air Cell) @ Wall Cavity	PI	Removed'12				
Main Floor							
Garage	Drywall Joint Compound - Wall (1 sample)	DC	Good	TESTED	Nov'17	0	
	Pipe Fitting Insulation	PF	Good				17-75
Garage - Electrical Room	Plaster and Scratch Coat - Chase wall (1 sample)		Good	TESTED	Nov'17	0	
Men's Bathroom	Sheet Flooring	FS	Needs Repair	TESTED	Jun'09	20-30	
Kitchen	9x9 Floor Tile - Under Carpet	F9	Good				
South Area	12x12 Ceiling Tile	C12	Good				
	16x16 Ceiling Tile	C16	Good				
	Pipe Fitting Insulation	PF	Removed				
South Garage	Pipe Fitting Insulation	PF	Good				
	Hardboard	HB	Good				
	Drywall Compound - Wall	DC	Needs Repair	TESTED	Nov'17	3	
Office #1	9x9 Floor Tile - Light Grey - Under Carpet			TESTED	Jun'16	0	
Second Floor							
All Rooms	Plaster - Ceiling	PL	Good	TESTED	Jun'09	0	
	9x9 Floor Tile - Under Carpet	F9	Good				
Main Hall	9x9 Floor Tile - Under Carpet	F9	Good	TESTED	Jun'16	0	
	Plaster and Compound - Ceiling	PL	Needs Repair	TESTED	Nov'17	2	
Water Closet	12x12 Floor Tile - Brown	F12	Good	TESTED	Jun'16	3	
Water Closet	9x9 Floor Tile	F9	Needs Repair				
Mezzanine							
All Rooms	9x9 Floor Tile - Under Carpet	F9	Good				
	Plaster and Compound - Ceiling	PL	Needs Repair	TESTED	Nov'17	<1-2	
Washrooms	12x12 Floor Tile	F12	Good				
South Garage & Parking Lot (approx. 4ft below grade)	Asbestos (Air Cell) Pipe Insulation in Conc. Casement - see plan for approx. location	PI					
Third Floor							
Main Area	Plaster and Scratch Coat - Walls (3 samples)			TESTED	Nov'17	0	
N. E. Attic Access	Building Paper		Good	TESTED	Nov'18	0	
Stairwell	Drywall Compound		Good	TESTED	May'19	2	
NOTES:							
1. Asbestos inspections and inventory updates are conducted annually.							
2. There may be asbestos containing materials present that were not located during asbestos inspections.							
3. Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.							
4. Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.							
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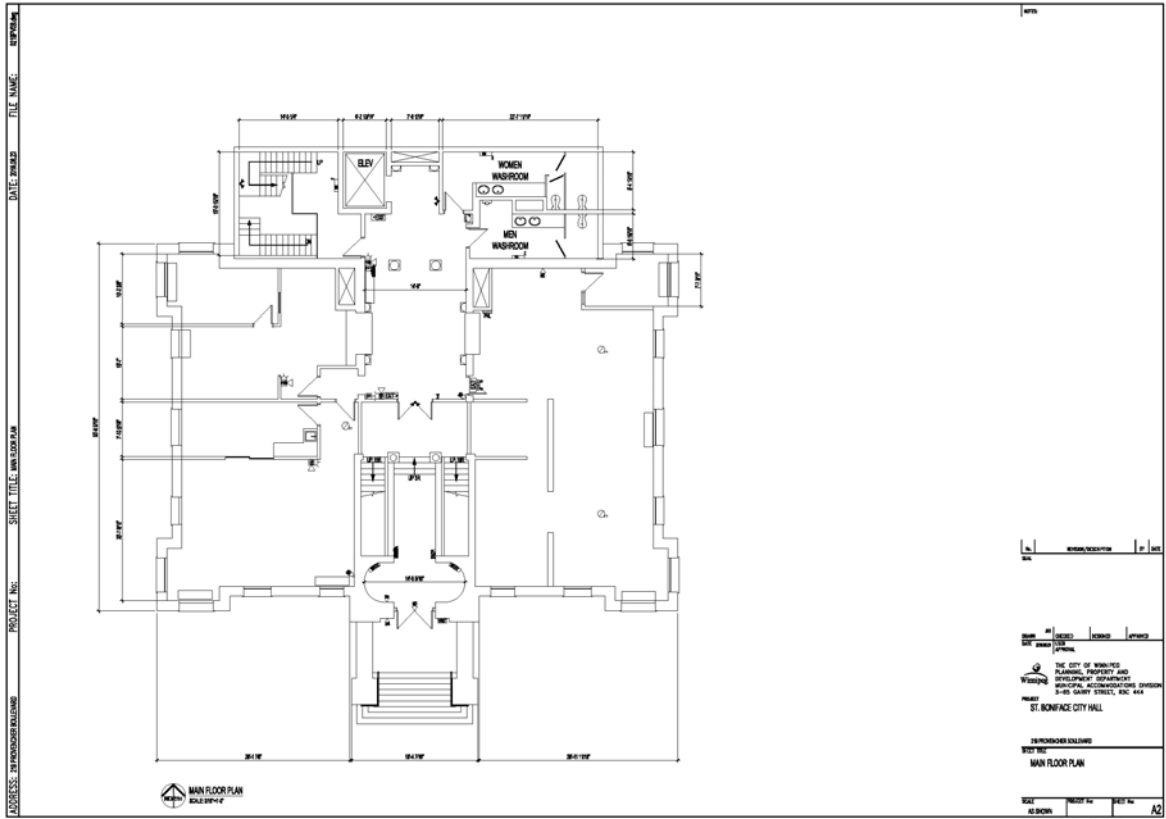
LO-01

APPENDIX "E": BUILDINGS MAIN FLOOR PLANS

212 Rue Dumoulin



219 Provencher Boulevard



Appendix "F": RFP PHASES

The following schedule identifies the anticipated scheduling of activities concerning the RFP:

- a) July to November 2020 - Phase I
- b) February 2021 - Public Service report to Council on the number of responses to the RFP and establish the strategy for disposition of the remaining balance of the City-owned property
- c) April to May 2021- Phase II
- d) June to September 2021 - Phase III
- e) November 2021 - Public Service to report on recommendation of successful Proponent to Standing Policy Committee on Property and Development, Heritage and Downtown Development and/or Council for approval.

The City reserves the right to amend the forgoing schedule at any time and without notice.