

REQUEST FOR PROPOSAL

For development of land on the
former CN Property in Neepawa, MB
(Three parcels available)

Issue Date: March 13, 2019

Response Receipt Location:
Town of Neepawa
275 Hamilton Street
Neepawa, MB ROJ 1H0

The Town of Neepawa requests that responses be submitted by:
4:30pm on June 14, 2019

Town Contact:
Marilyn Crewe, Economic Development Officer
Phone: 204.476.7607
Cell: 204.212.0945
Fax: 204.476.7624
edo@wcgwave.ca



PROPERTY OVERVIEW

VISION FOR DEVELOPMENT OF THE FORMER CN LAND

To enable the creation a mixed use neighbourhood that will provide new commercial opportunities, a range of housing options and address institutional needs and while complementing the character of the adjacent neighbourhoods.

GUIDING PRINCIPLES

The redevelopment of the Former CN Land is supported by seven guiding principles which were formulated by consultation with Town Council, local key stakeholders, government agencies, community residents and business owners.

1. Connectivity

Provide connections to the established transportation network that consider the needs of all modes of transportation and contribute to a community transportation system that supports a variety of transportation modes.

2. Mix of Uses

To accommodate a variety of uses in close proximity to allow people to live, work, shop, and play within their own neighbourhood. Introducing a mix of uses can introduce conflicts, careful consideration of the specific location and site conditions can often addresses the potential conflicts before they arise.

3. Housing Diversity

Provide a variety of housing types within a neighbourhood to accommodate the housing needs for a wide variety of households.

4. Heritage

Embrace, reflect and promote the heritage of the community through the identification and recognition of historically significant places, people, or structures located on or connected to the site.

5. Healthy Living

Incorporate sidewalks and well-designed walking trails and public meeting spaces/parks.

6. Financial Viability Vision for Development of the Former CN Land

Should provide a return on investment the Town has put forward to purchase the properties and plan for its future.

7. Small Town Character

Maintain the small town character and beauty of Neepawa.



REQUEST FOR PROPOSAL

INTRODUCTION

The Town of Neepawa, MB is seeking Request for Proposal (RFP) from firms who are interested in the development on the former CN site. Three parcels are available, currently zoned for Commercial use. See details in Appendix A.

Parcel A: 4.1 acres of vacant land with 157m frontage on PTH 5. Access only from Mill Street.

Parcel B: 5.5 acres of vacant land with 239m frontage on PTH 5. Access only from Mill Street and Howden Ave.

Parcel C: 4.5 acres of vacant land has 109m frontage on Howden Ave.

LOCAL PRIORITIES

Neepawa's primary sectors are agri-food processing, manufacturing and health care and the community also functions as a regional retail hub. In developing the commercial areas of the former CN lands, Neepawa plans to expand its economic base and provide more opportunity to operate as a diverse regional retail and business centre.

SUBMISSION DETAILS

Interested parties should provide the Town of Neepawa with the following using the attached form (Appendix B):

- ✓ Contact information
- ✓ Statement of Interest including a brief narrative explaining the reasons for their interest in this development and noting any zoning changes that would be required.
- ✓ Portfolio highlighting the firm's project experience with commercial development over the past five years
- ✓ Details describing the depth of their resources, relevant skills and qualifications in order to prove the firm's capacity to carry out all the necessary tasks in the proposed undertaking
- ✓ Additional information the respondent feels may add value to the submission

RESPONDENT EXPENSES

Respondents are solely responsible for their own expenses in preparing a response and for subsequent negotiations with the Town, if any. The Town will not be liable to any respondent for any claims, whether for costs or damages incurred by the respondent in preparing the response, loss of anticipated profit in connection with any final contract, or any other matter whatsoever.

ACCEPTANCE OF RESPONSES

This RFP is not an agreement to purchase goods or services. The Town is not bound to enter into a contract with any respondent. The Town will be under no obligation to receive further information, whether written or oral, from any respondent. Any decision of the Council of the Town of Neepawa will be final.

SUBMISSION DEADLINE

Developers interested in this opportunity must submit their RFP prior to 4:30pm on June 14, 2019 to the attention of:

Marilyn Crewe, Economic Development Officer
Town of Neepawa
275 Hamilton St
Neepawa, MB
ROH 1J0
Phone: 204.476.7607
Cell: 204.212.0945
Fax: 204.476.7624
edo@wcgwave.ca

Appendix A

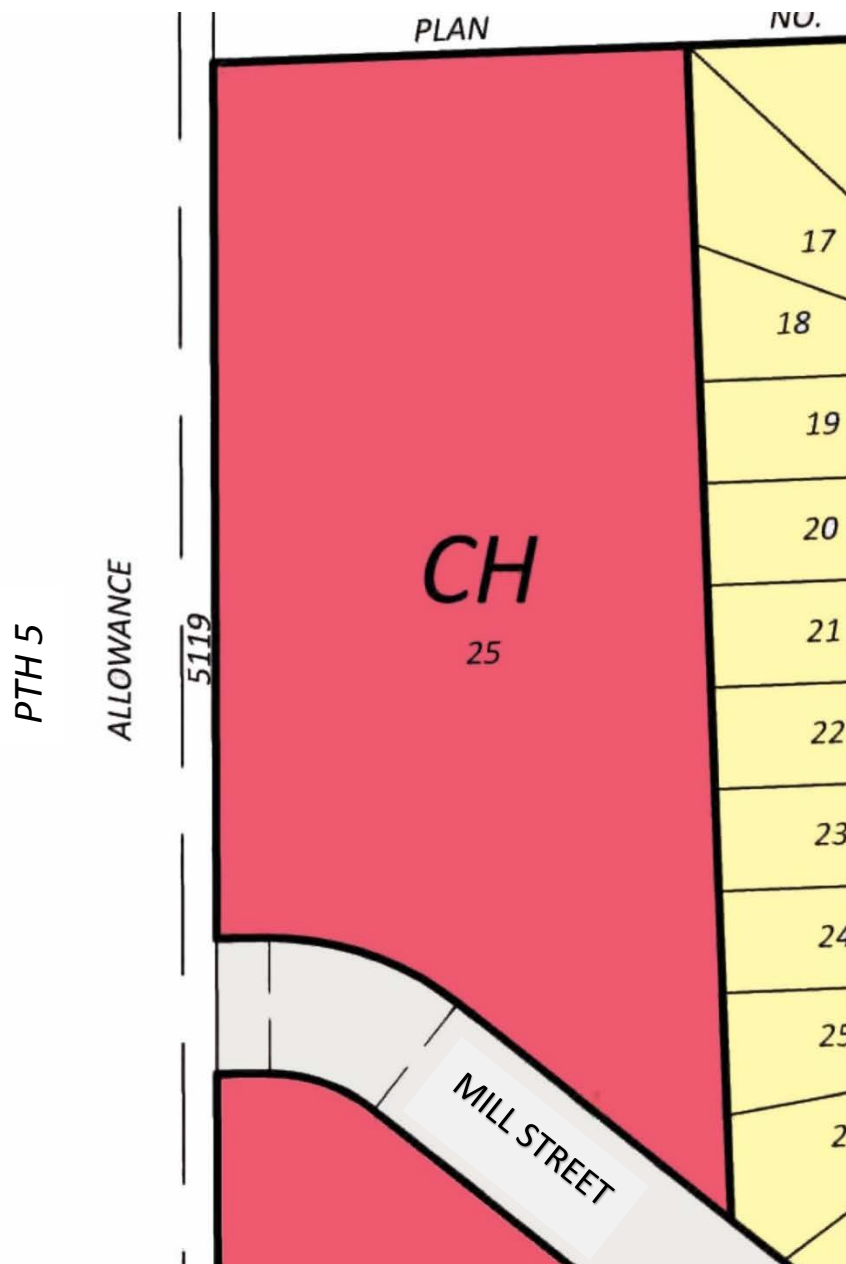
(Sizes listed are approximate)

Parcel A

Parcel size: 157m x 85m x 210m x irregular

Services: Water, sewer, natural gas available

Access: No easement permitted to PTH 5 - only from Mill Street

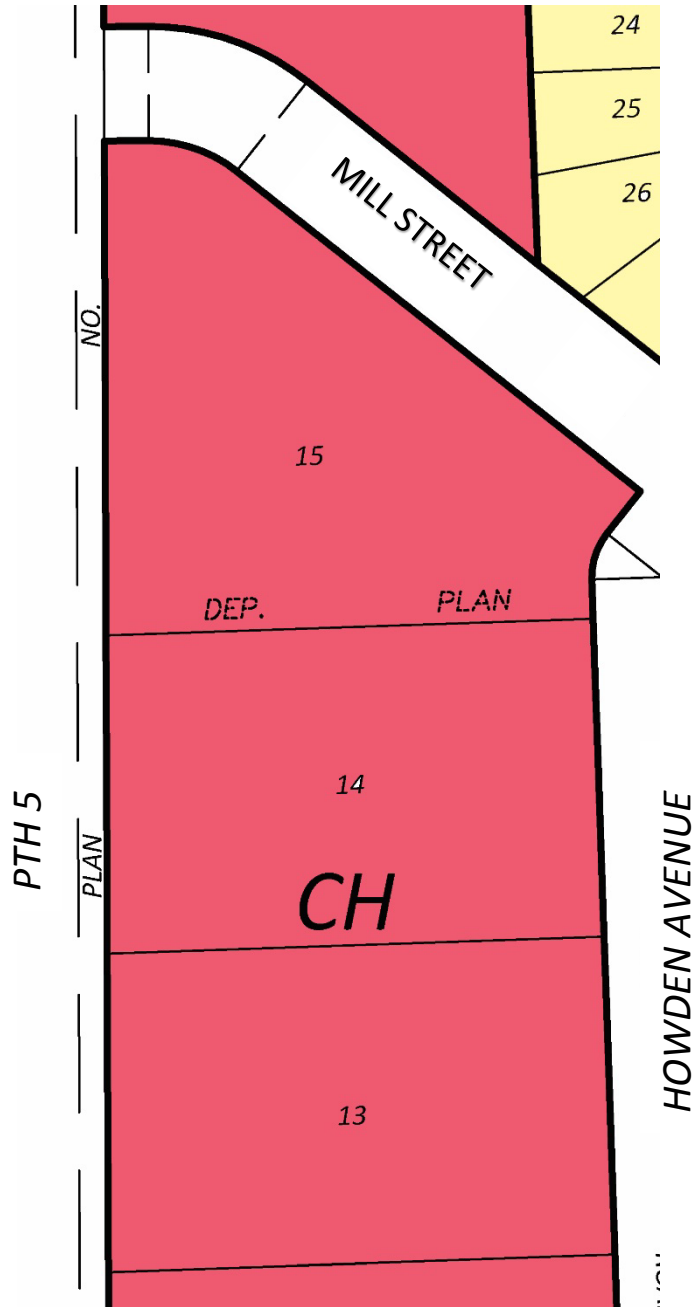


Parcel B

Parcel size: 239m x 111 x irregular

Services: Water, sewer, natural gas available

Access: No easement permitted to PTH 5 – only Mill Street and Howden Avenue

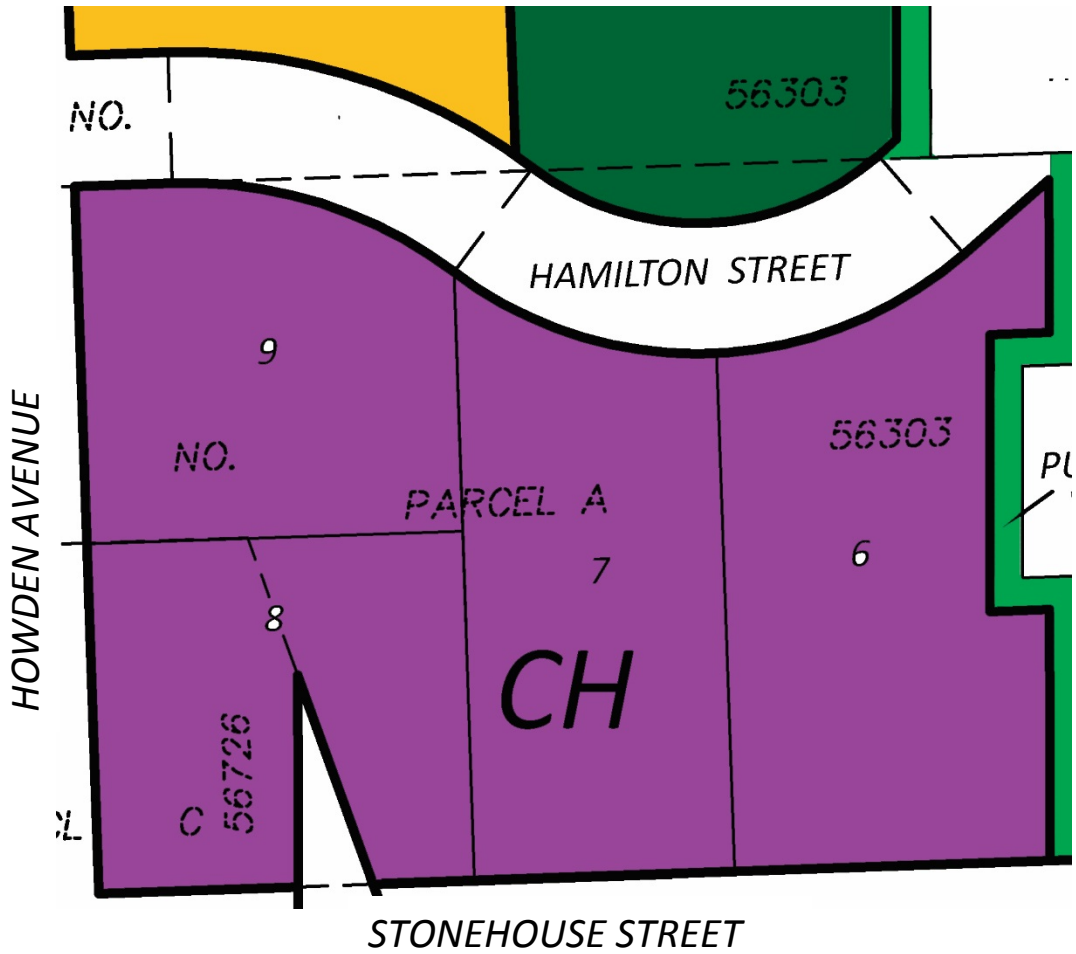


Parcel C

Parcel size: 145m x 109 x 210.9m x irregular

Services: Water, sewer, natural gas available

Access: Hamilton St, Howden Ave, Stonehouse St



Appendix B

(Please attach extra pages, if needed)

Company Name:

Address:

Phone number:

Email:

Contact Name:

Statement of Interest

Portfolio

Company Capacity

Additional Information