



**TOWN OF ST. GEORGE
REQUEST FOR PROPOSAL 2021-005
LAND FOR HOUSING DEVELOPMENT**

The Town of St. George invites respondents to submit a Request for Proposal for the sale and development of lands for the purpose of construction of one multi-unit apartment complex consisting of no less than thirty (30) units. Phased construction is acceptable and options for a second apartment complex may be of interest to developer for future development. Construction will need to commence by December 2022 and be completed by June 2024.

This land is currently owned by the Town and located behind 68 Brunswick Street, having PID # 15207400; with an area of up to, plus or minus, 1.24 hectares; in previously documents identified as lot 2019-3 of parent PID # 01316447.

The submission should include an offer to purchase any or all of the said lands from the Town of St. George.

Request for Proposal packages must be dropped off at the St. George Town Hall, 1 School Street, St. George, New Brunswick, E5C 3N2.

The Town of St. George does not, by virtue of this Request for Proposal, commit to making an award or commit to the sale of its land, but reserves the right to reject all submissions not deemed to be in the Town's best interest and dispose of its' lands by other means.

Sealed submissions shall be endorsed:

**TOWN OF ST. GEORGE
REQUEST FOR PROPOSAL 2021-005
SITE DEVELOPMENT**

and shall be addressed to:

**TOWN OF ST. GEORGE
1 SCHOOL STREET
ST. GEORGE, NB E5C 3N2
ATTENTION: JASON GAUDET, CAO**

Submissions must be delivered to this address by **2:00 PM, local time on January 21, 2022.**

GOALS AND OBJECTIVES

The Town of St. George is interested in encouraging growth within the town. The goal of the RFP is to provide an area for a multi-unit/apartment development inside the town boundaries, while recognizing their economic benefits to the tax base.

The Town of St. George invites respondents to express interest in the purchasing of any, all or some of PID # 15207400 for the purpose of developing the site, that will complement or enhance the surrounding neighborhood while maximizing the yield of property assessment values for the Town's benefit.

The Town of St. George will favour proposals that maximize the lot yield and lead to a full and comprehensive development of any or all of the available parcel of land.

The Town will favour a design that illustrates that the respondent has allowed for the main use of Multi-Unit Residential (R3) zoning along with any additional Secondary uses described within the zoning by-law, which will enhance the quality of life and needs of the residents.

Integration of the site with adjacent existing land owners must be taken into account as to not block, hinder or distract from the quality of life presently being experienced at Brunswick Court or negatively impacting the existing property assessments. Roadway and service stubs must be put in place for future connections and water main looping where possible.

**TITLE: TOWN OF ST. GEORGE
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Request for Proposals will be received at the Town Hall, 1 School Street, St. George, NB. Canada, E5C 3N2 until **1:59 PM** local time on **January 21, 2022**. Proposals will be binding for 90 days unless otherwise specified. All proposals submitted shall be irrevocable for 90 calendar days following the opening date unless the respondent(s), upon request of the Town Manager, agrees to an extension.

MINIMUM RESERVE BID / RIGHT OF FIRST REFUSAL

The Town has set a **minimum reserve bid of \$1.00/hectare**

** Respondents are advised that a local developer has a Right of First Refusal with respect this property and shall have a limited period of time to match the Proposal submitted by the Preferred Respondent (as defined below) under the same terms and conditions for development as this Request for Proposals. The name of the Preferred Respondent will not be disclosed to the local developer, just the terms of the proposal. **

FORMALITY CLAUSE

In order for the Town of St. George to consider any proposal submission as a legally binding offer, the Respondent is to communicate this formality to the Town in the form of an offer, prefaced by a cover letter that contains the original signature of the individual or representative of the firm who is authorized to act on behalf of the company.

The covering letter must be on official company letterhead, dated and be addressed to the attention of the Town of St. George representative specified in the request for proposal document. The letter must also state that the enclosed documents constitute a formal proposal offer. A signed and corporate sealed covering letter is to be submitted for this proposal.

By submitting a response, the Respondent represents that it is a legal entity, duly authorized to negotiate and to bind itself and/or its constituent partners or members, contractually to perform the proposed work. Any Joint Venture Respondent shall:

- Form and sign their proposal as a distinct legal entity, and
- Ensure that each member of the Joint Venture has read, understood, accepted and agreed to be bound by the terms of the proposal.

INQUIRIES

For information, please contact Mr. Jason Gaudet, CAO, Town of St. George, 1 School Street, St. George, NB, E5C 3N2, (506) 755-4320, jason.gaudet@townofstgeorge.com

BACKGROUND SITE INFORMATION

- The land is located at the West end of the Town of St. George at approx. 70 Brunswick Street (behind/south of 68 Brunswick Street).
- The total amount of land available is 1.24 Ha.
- A property is adjacent to Town property which hosts municipal water and sewage mains.
- The Town desires to have as many trees as possible remain on the western side of the property to provide a buffer between the proposed development and any existing developments such as the existing senior's complex.
- Any merchantable wood will be the property of the Preferred Respondent.
- Municipal water and sewer mains are to the east of the development and run throughout the parcel of land. Any of the services not used in the development are to be capped at their respective mains at the cost of the Preferred Respondent.
- The anticipated water pressure at the site is expected to be in the range of 30-35 psi. It should be expected that any design with more than one (1) story should have its own pressure system.
- The site is expected to have bedrock throughout the site and at various elevation depths beneath the surface.

- Any fill, rubbish, etc. currently on the property will be the responsibility of the Preferred Respondent and its obligation to use or remove it.
- The Town advises on a without prejudice basis that it is unaware of any contaminations or hazards on the parcel of land however the land is offered on a strictly "as is where is" basis.

Attached in Appendix A is an overall site plan showing the parcel being offered.

LAND USE BY-LAWS

The parcel of land is zoned Mixed Residential (R2).

CONTENT OF PROPOSAL SUBMISSION DOCUMENTS

In responding to this RFP, each Respondent must complete and submit all the following required information of this proposal. The Respondent is to present a clear understanding of the requirements of this proposal. The submission must also demonstrate that the company and its team have recent and significant experience with this type of undertaking. When noting examples of previous projects, the proposal must also indicate which team member worked on what project and their respective roles. The company may not substitute the project team member noted in the proposal without permission of the Town.

The submission of a proposal will be considered as an acknowledgement that the Respondent has carefully investigated all components of the purchase and development of the site, as outlined in the RFP and that the Respondent is fully informed regarding the conditions to be encountered, the quality and quantity of work to be performed and the materials to be furnished and any other requirements of this RFP. In addition, the Respondent must be familiar with all Federal and Provincial laws, and all codes and ordinances of the Town of St. George, which in any way affect the development of the site and other works.

APPENDIX A

1. Record Drawings of Lot 2019-3 (below).
2. Service New Brunswick PID Information & Map.
3. Excerpt of Town of St. George Zoning Bylaw (By Law No. 25-B) regarding Residential Zones and specifics on R2 Mixed Residential Zone.

