

The Municipality of the County of Colchester

REQUEST FOR PROPOSAL Sale of Property (Land and Building)

1.1 Introduction

The Municipality will consider accepting detailed proposals from proponents for the purchase of 475 MacElmon Road. The Municipality will dispose of the property in accordance with the Municipal Government Act (MGA).

Municipal Council's objective is for economic development and community enhancement. The sale of this property is expected to achieve these goals. Therefore, in addition to purchase price, a proponent must indicate their intended use of the property, how their development plan meets these goals and must sign an agreement to that effect.

1.2 The Property

The Municipality intends to sell the property as listed. The property is being sold on an "as is, where is" basis. The property is not required for municipal purposes.

The listed property is:

10 Unit Strip Mall
475 MacElmon Road
Debert, Colchester County, Nova Scotia
Property Area: ~ Approximately 4 Acres (Property size is approximate as the Municipality will need to subdivide from a larger existing parcel)

Building Footprint: ~ 26,600 square feet (approx.)

There are floor plans available
Built: 1970s

In addition to the specifications provided in this RFP the Municipality advises proponents that a building located at 439 MacElmon Road has services (water, sewer, power, fire) fed to it from the building located at 475 MacElmon Road. The successful proponent will have to enter into a Purchase and Sale Agreement which provides adequate time for these services to be transferred from the property.

Proponents must do their own research on the property and be satisfied with what they are bidding upon. The sale of the property is on an "**as is, where is**" basis and the Municipality will not be held liable for any issues the proponent has with the property before or after possession of the property is taken by the successful bidder.

1.3 Acceptance of Proposals

This request for proposal (“RFP”) implies no obligation on the Municipality to accept any proposal, or a portion of a proposal. The Municipality reserves the right to cancel or reschedule the RFP at any time.

1.4 Inquiries

All inquiries regarding the RFP must be submitted by email to the address listed below as early as possible within the bidding period. Inquiries must be received no less than **five (5)** business days before the closing date to allow sufficient time to provide a response. Inquiries received after that time may not be answered prior to the closing date. Information obtained from any other source will not bind the Municipality in any way. For the sake of consistency, the Municipality will provide the response to any written inquiries to any person who has requested a copy of the RFP from the Municipality.

All inquiries throughout this period are to be directed only to:

Scott Fraser
Director of Corporate Services
1 Church Street
Truro, Nova Scotia
B2N 5E7
Tel: (902) 897-3157
Email: sfraser@colchester.ca

Proponents may arrange to view and inspect the property by arranging an appointment through Mr. Fraser.

1.5 Receipt of RFP and Closing Date and Time

The response to the RFP must be submitted by email with the subject heading marked “**RFP Property Purchase, 475 MacElmon Road**”. The package is to be clearly identified with the proponent’s name and contact information. A blank copy of the proposal form is attached.

All proposals must be stated in Canadian funds.

Costs for survey and migration will be the responsibility of the Municipality.

Proposals must be submitted no later than Friday, December 16, 2022, by 12:00 pm (Atlantic Time). It is the responsibility of the proponent to ensure that the proposal is received on time. Late offers will not be considered.

All proposals must be signed by the proponent or an authorized representative of the proponent submitting the proposal. Unsigned proposals may be rejected at the discretion of the Municipality.

Faxed Proposals will not be accepted.

Proposals must be submitted to the following email address:

Scott Fraser

Director of Corporate Services
Email: sfraser@colchester.ca

1.6 No Contractual Relations

In submitting a proposal, the proponent acknowledges and agrees that they are not entering into a contract. The Municipality shall not pay any cost for the preparation of any RFP whether successful.

The property is being disposed of on an “as is, where is” basis. An agreement of Purchase and Sale will be drawn up as the proposed document forming the sale.

The Municipality makes no warranties with respect to the condition of the property or any of the buildings on it, including but not limited to, the environmental condition of the property and the existence of any hazardous materials in the buildings or elsewhere on the property. The Municipality will consider any requests from an interested party to be permitted to conduct certain environmental or building inspections.

A change of use could be triggered by a sale, requiring an owner to meet the National Building Code for the intended building use. As the code would vary depending on the use, it is impossible to know what upgrades would apply in each situation. The proponent can refer to the National Building Code to obtain direction for their situation.

The Municipality of Colchester does have a Land Use By-law in effect. At the present time, the property is zoned institutional. A list of permitted uses can be found in the Central Colchester Land Use By-law which is located on the Municipality’s website.

An independent market appraisal of the property values it at \$1,500,000. Proponents will have to consider the sale price effect on the assessed value, and the municipal tax rates applicable to the assessment, such as Residential vs. Commercial; garbage rate; and Water Utility rates; to determine what the property taxes might be.

It is expected that Municipal Council will give direction on the RFP’s submitted, and an agreement will be prepared for signature.

1.7 Environmental Assessment Report

Proponents are expected to do their own research with respect to environmental condition of the property.

In 2007 Maritime Testing prepared an environmental site assessment report for a series of assets in the Debert Park owned by the Municipality. One of the assets assessed was 475 MacElmon Road. This report can be provided to proponents upon request.

The Municipality will take no responsibility for environmental conditions disclosed within the report, nor for items to which the Municipality is unaware of which may exist on the premises. Any Purchase and Sale Agreement made with the Municipality will be “**as is, where is.**”

1.8 Own Investigation

In submitting a response to the RFP, the proponents acknowledge that they are not relying on the Municipality about the condition of the property and will make their own investigation on the condition of the lands or their suitability for development. As a condition of submitting a proposal, the proponent specifically acknowledges they have no claim against the Municipality, or its employees, because of the condition of the property.

1.9 Property Revenue Disclosure

A successful proponent is required to honor the existing leases for the 10-unit building. The longest-term lease currently expires on June 30, 2025. A detailed list of lease terms, expiry dates and revenues can be provided to proponents upon entry of a non-disclosure agreement.

2.0 Irrevocable

All proposals submitted must be kept open and available for acceptance for a period of up to sixty (60) days from the closing date of **December 16, 2022**. There will **not** be a public opening of bids after the closing deadline.

2.1 Evaluation of the RFP

In submitting the proposal, the proponent recognizes the Municipality has the right to reject any or all proposals or to accept any proposal, or portion thereof, deemed in its best interest. The Municipality reserves the right to consider any stated plans for the development of the property in deciding which proposal to accept. Proposals will be evaluated on the criteria of purchase price, economic development, and community enhancement as outlined in section 1.1 of this document.

APPLICATION FOR LAND PURCHASE



DEBERT BUSINESS PARK



Property Information:

Lot #:	PID #:	Land Area Required:
Offered Purchase Price:	Proposed Closing Date:	
Preliminary Site Plan Submitted: Yes <input type="checkbox"/> No <input type="checkbox"/> * Please include attachment		
Purchaser's Conditions: _____ _____		

Applicant Information:

First Name:	Last Name:	
Company Name (if applicable):		
Phone #:	Fax #:	Email:
Mailing Address: _____		

Business Information:

Business Name:	Industry:	
NS Registry of Joint Stock #:		
Phone #:	Fax #:	Email:
Mailing Address: _____		

Legal Information:

Lawyers Name:	Law Firm:	
Phone #:	Fax #:	Email:
Mailing Address: _____		

Proposed Development:

Proposed Business Activity or Use: _____

Type of Construction:

Size of Proposed Development:

Estimated Value of Construction:

Site Plan Attached: Yes No

*If site plans are not included, please describe the full use of the property, including structures, outdoor storage, fencing, parking etc.

Economic Considerations:

Please identify if your project falls under one or more of the following categories:

New Business Development Business Expansion Foreign Direct Investment Project

Additional details: _____

Projected # of onsite employees:

Identify any local suppliers:

Total project capital required:

Additional details: _____
