



ROLAND RAILWAY PROPERTY – REQUEST FOR PROPOSALS

September 2021

1. Invitation to Bid

Outline of Offering

- Rural Municipality of Roland–owned urban property to be sold for private development
- Currently zoned “Commercial/Industrial”, north side of Pacific Ave. in Roland
- Development to be consistent with the development plan’s intent to enhance the community
- The municipality seeks a residential, mixed use or commercial development

Submission Requirements

- 3 paper copies and 1 digital copy (PDF) to be received by 4:30pm January 31, 2022 at the Rural Municipality of Roland Office (45 3rd St., Roland MB, R0G 1T0)
- Proposal to be clearly marked “Roland Railway Property – RFP”
- If applicable, include disclaimer concerning use of proprietary information
- Refer to the “Detailed Submission Requirements” below for further details.

Contact for Enquiries

- Kristin Olson, Chief Administrative Officer
45 3rd St., Roland
204-343-2061
caormofroland@gmail.com

Should questions be submitted prior to the proposal due date, all answers will be provided in writing and questions/answers will be shared with anyone party who has requested a copy of the RFP

2. Property Description

Location & Site Information

- The property is located along the North side of Pacific Avenue. The land comprises two areas on either side of 3rd Street. The area to the west is approximately 5.75 acres in size, with most of the land being 200 feet in depth. The area to the east is approximately 5.4 acres in size.
- There is one parcel tucked into the east area which is privately owned and approximately .46 acres in size, with the civic address of 65 Pacific Ave. A non-residential structure is located on this privately owned parcel of land. The RM of Roland is in a position to facilitate discussion of options for relocation of this structure if required.

- Both the RM of Roland Development Plan and Zoning By-law identify this land as “Commercial / Industrial” currently.
- To the north of both of these areas land use is residential. The adjoining properties have this area either as a rear or side neighbor
- Water and sewer utility services are located in the vicinity

Bidder’s Due Diligence

- Prospective proponents are encouraged to undertake their own review and analysis concerning physical conditions, environmental conditions, zoning requirements, title instruments, and applicable permits and approval procedures

3. Development Requirements

- Residential, commercial, or mixed-use development proposals will be considered

4. Proposal Evaluation Criteria

- Complement to the rural community dynamic
- Includes offer price, estimated construction cost, post-development tax generation
- Demonstrates proponent’s expertise & experience developing property and developing projects of a similar scale

5. Detailed Submission Requirements

- Identify the proponent or development team, with contact information
- Provide background information concerning the proponent or development team (i.e. property development experience, representative projects, local projects)
- Provide detailed development concept, including dimensioned site plan, conceptual rendering
- Provide description of how the proposal satisfies development plan principles
- Provide project pro forma

6. Selection Process & Execution of Purchase Agreement

- Review of complete proposals
- Selected proposal presented to Council
- 12-month option period after Council approval to prepare final plans and obtain financing
- Execution of purchase agreement
- Closing to occur once final plans approved, development agreement in place, financing in place

7. Qualifiers

- Rural Municipality of Roland Council members and staff members are ineligible
- Purchaser is solely responsible for obtaining any approvals required for development
- RM of Roland reserves the right to reject any and all proposals for any reason at its sole discretion, to negotiate the terms and conditions of the eventual contract with the purchaser, and to impose additional restrictions if deemed necessary
- Contents of this package are for information purposes only and the representations made herein, though thought to be accurate, are without warranty; proponents are advised to rely exclusively on their own investigations and analyses
- The RM of Roland will honour confidentiality requests to the extent possible; if information contained in the proposal is proprietary, please mark as such

Proposals shall be valid for 60 days, and extendable in writing as agreed to by both parties.

