



**North  
Battleford**



# City of North Battleford

Planning and Development Department

Request for Proposals  
Fairview Heights Lot Sale & Development

April 4<sup>th</sup>, 2019

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## 1.0 Background

The City of North Battleford is now accepting bids for the purchase of the following three properties:

1. 2421 Buhler Avenue  
Lot 2 Block 54 Plan 102162710 Ext. 0  
6-unit condo lot  
R2-Low Density Residential District  
30,635 Square Feet
2. 2422 Buhler Avenue  
Lot 2 Block 55 Plan 102162710 Ext. 0  
5-unit condo lot  
R2-Low Density Residential District  
29,673 Square Feet
3. 2424 Buhler Avenue  
Lot 4 Block 56 Plan 102188774 Ext. 0  
Multi Storey condo/apartment lot  
R4 – High Density Residential District  
62,300 Square Feet

***\*These properties are being tendered individually.***

These properties are located on Buhler Avenue in the Fairview Heights Neighbourhood within the City of North Battleford, Saskatchewan. The City's Zoning Bylaw is available online at [www.cityofnb.ca](http://www.cityofnb.ca). All development is subject to approval and issuance of a Development Permit, Building Permit, and if necessary Business Licenses.

The properties were serviced in 2015 by the City of North Battleford and are being sold as is. The City withholds the right to refuse any and all offers. To the best of the City's knowledge there are no past uses which may cause environmental concern.

## 2.0 Instructions for Bidders

The City of North Battleford is accepting Bids for the above properties that comply with the following:

- Bids must be sealed in an envelope marked "Tender for Fairview Heights Lot Purchase".
- **Bids must be filled out on the provided bid forms.**
- Bid forms must be filled out in full or will be deemed null and void.
- Bids must be delivered by hand or by regular mail to City Hall:  
1291-101<sup>st</sup> Street  
Box 460  
North Battleford, SK  
S9A 2Y6
- Bids must include a \$3,000 deposit payable to the City of North Battleford. No offer shall be accepted without a Bid deposit accompanying each bid. Unsuccessful bids will have the related deposits returned within 30 days.

- Successful bids will not receive a refund of the bid deposit.
- The bid deposit will be applied to the total purchase price of the bid.
- Late bids will not be accepted. Any bids received after the time and date stated will be returned unopened to the bidder.

### 3.0 Terms

By submitting a bid, all bidders hereby agree and accept the following terms:

1. All properties are sold “as is”.
2. There are no representations of warranties, express or implied, as to the condition of the land for any particular purpose.
3. The City withholds the right to refuse any and all offers.
4. Prospective bidders are encouraged to inspect the property prior to placing a bid.
5. The successful bids must enter into a Purchase of Land Agreement within 30 days of notification of bid acceptance.
6. Construction of approved project must commence within 60 days of the dated Purchase of Land Agreement or as indicated on Bid Form.
7. Title of property will not be transferred until the entire Purchase Price is received in full.
8. The 2019 Property Sale of 15% on Killdeer Park and Fairview Heights City owned lots for sale **DOES NOT APPLY** to these properties.
9. The 2019 Residential Tax Incentive Policy on new residential properties will apply for all 2019 residential construction including these properties.
10. Successful bids must obtain development and building permits from the City of North Battleford prior to construction.
11. The undersigned has checked carefully all the figures and understands that the City will not be responsible for any errors or omission on the part of the undersigned in making up this Bid.
12. The City reserves the right to reject any or all Bids, to waive any irregularities or informalities not affected by law, to evaluate the Bids submitted and to award the Contract according to the Bid which best serves the interest of the City.
13. Bids must be completed and signed in ink.
14. All bids will be presented to City Council on May 13<sup>th</sup>, 2019.
15. All bidders will be notified within 30 days after the City Council Meeting on May 13<sup>th</sup>, 2019.
16. If no bids are approved by the City the lots will be listed for sale through the City’s Land Inventory Listing.
17. Late bids will not be accepted. Any bids received after the time and date stated will be returned unopened to the bidder.

### 4.0 Proposal Call

The City of North Battleford is accepting bids for the purchase and development of three individually tendered properties in the Fairview Heights Neighbourhood. The City withholds the right to refuse any and all offers.

#### 4.1 Submission of Bids

The City of North Battleford will receive Bids in a sealed package clearly marked “Bid for Fairview Heights Lot Purchase” and addressed and received at:

City Hall  
City of North Battleford  
1291 101 Street  
P.O. Box 460  
North Battleford SK S9A 2Y6

**Prior to 2:00:00 PM Local Time on April 30<sup>th</sup>, 2019.**

**No faxed or electronic formatted document sent via email will be accepted as a form of submission by the City of North Battleford.**

It is the Bidder's sole responsibility to ensure that the envelope is received at the correct place and on time. Any Proposal received after the stated closing time for receipt will be marked as to the date and time received and returned unopened.

The City will not be responsible for any cost incurred in the preparation or presentation of Bids.

The Bid and any supporting documentation submitted by a proponent will become the property of the City of North Battleford and will not be returned.

A Bidder who has made a submission may request, in writing, that their proposal be withdrawn, prior to the due date, by fax or via a PDF formatted letter sent electronically or in writing submitted to Ryan Mackrell, City Planner at City Hall 1291-101<sup>st</sup> Street North Battleford prior to **2:00:00 PM Local Time on April 30<sup>th</sup>, 2019**. All requests for withdrawal will be placed on record and the proposal package will be returned unopened to the Bidder on the day of the opening.

Any addenda that are issued by the City of North Battleford will be issued during the bid period. All addenda become part of the Proposal Documents. Any alteration, deletion or modification required will be issued to all proponents as a written addendum before it shall have any force or effect.

## **5.0 Information on Proposal**

Questions regarding the Request for Proposals should be directed to:

Ryan MacKrell, RPP, MCIP  
City Planner  
City of North Battleford  
1291-101st Street  
Box 460  
North Battleford SK S9A 2Y6  
PH: (306) 445-1705 or email: [rmackrell@cityofnb.ca](mailto:rmackrell@cityofnb.ca)

The City reserves the right to make any or all questions and answers available to all other bidders at its discretion.

The City will respond to requests for clarification as soon, as is reasonably possible. The City will respond in writing or orally as deemed appropriate in the circumstances. Generally, only substantial questions and answers of a clarification nature will be distributed.

No oral or written response or clarification will be binding on the City.

## **6.0 Acceptance of Proposal**

A response to this Request for Proposals will indicate a company's and/or individual's acceptance of the conditions as outlined in this document.

The City may waive minor non-compliance with the Bid documents, specifications or any conditions, including the timing of delivery of anything required by this Proposal and may at its sole discretion elect to retain for consideration Proposals which are non-conforming because they do not contain the content or form required for submissions set out herein.

The City may elect at its sole discretion to accept any Proposal or part thereof and to waive any defect, irregularity, mistake or insufficiency in any Proposal and to accept any Proposal or alternative proposal, in whole or in part, which it deems to be most advantageous to its interests.

No implied obligation of any kind or on behalf of the City shall arise from anything in this Proposal Document.

The City reserves the right to waive any irregularities or any minor non-compliance. The City reserves the right to withdraw this RFP at any time prior to signing a contract for sale.

The City may, prior to and after bid award, negotiate changes to the price, project, servicing or any conditions without having any duty or obligation to advise any other bidder or to allow them to vary their bid prices as a result of such changes and the City shall have no liability to any other bidder as a result of such negotiations or modifications.

The submission of a Proposal by a bidder creates an irrevocable right for the City to require the bidder, by written notification within 60 calendar days of the Closing Date (unless the Closing date is extended by agreement between the City and the bidder), to execute a sale agreement to perform the work as set out within that agreement. The City may exercise this irrevocable right with any bidder, and not necessarily the highest bidder, or may accept the Proposal most favourable to the interest of the City, or may decide not to exercise this irrevocable right with any bidder.