




 **Town of Lewisporte**
152 Main Street
Lewisporte, NL A0G 3A0

 **T: (709) 535-2737**

 **E: info@lewisportecanada.com**

 **www.lewisporte.ca**

The Town of Lewisporte is accepting
Request for Proposals
for the

*Ground lease of property located at
13 Range Road Lewisporte, NL and
the development thereon of
economic industry*

Date Issued: February 23rd, 2022


Due Date for Responses: Wednesday, March 9th, 2022

- Applications will be accepted no later than **NOON**
- Drop off to the Lewisporte Town Hall, 152 Main Street, Lewisporte, NL A0G 3A0
- Attention: Ashley Ivany, Recreation and Tourism Manager

LATE PROPOSALS WILL NOT BE ACCEPTED



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Request for Proposal

13 Range Road Lease and Economic Development Proposal

1.0 Introduction to the project

The Town of Lewisporte (the “Town”), is issuing this Request for Proposals (RFP) to invite expressions of interest from qualified developers and or businesspeople to enter into a long-term lease of an approximate 1.28-acre piece of property located at 13 Range Road, Lewisporte, NL (the “property”, See Figure 1.1) and the development thereon of a economic industry that will be owned and operated by the selected developer and/or businessperson (the “Facility”).

Respondents’ proposals will be required to demonstrate through their submission, that they have both the interest and ability to use and improve the subject site in accordance with Town planning, economic development, and financial goals and objectives. This does not include land speculation but rather: proposed uses that are an appropriate use of the land; uses that will benefit the Town of Lewisporte and Woolfrey’s Pond Park either through the provision of services or other community benefits; and uses that will result in a positive partnership with the Town.



Figure 1.1: Land for Lease and proposed Economic Development
Coordinates: 49°14'05"N, 55°04'08"W



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2.0 Instruction to Respondents

- 2.1 The preparation of the RFP response shall be at the expense of the respondent. It is the sole responsibility of the respondent to fully examine this RFP's attachments and referenced documents.
- 2.2 Questions shall be addressed in writing to the Town, c/o Ashley Ivany, Lewisporte Recreation Department, 152 Main Street, Lewisporte, NL A0G 3A0 or emailed to recreation@lewisporte.ca. Answers to timely submitted questions will be in writing and the questions and answers will be shared with all those on record as having received a copy of the RFP. Verbal explanations or instructions will not be binding.
- 2.3 Each respondent must submit one proposal package clearly marked "Town of Lewisporte, 13 Range Road Lease and Economic Development Proposal" on the outside of the sealed envelope. All proposals shall be delivered to:

Town of Lewisporte
152 Main Street
P.O. Box 219
Lewisporte, NL A0G 3A0
- 2.4 All proposals must be submitted by **NOON on March 9th, 2022** (the "Proposal Due Date") when they become the property of the Town and are subject to the Access to Information and the Privacy Act (ATIP).
 - 2.4.1 Late proposals will not be accepted.
 - 2.4.2 Postmarks will not be considered.
 - 2.4.3 It is the responsibility of the respondent to ensure timely delivery of proposals.
 - 2.4.4 Respondents may withdraw their proposals at any time during the application and selection process.
- 2.5 The Town makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP.
 - 2.5.1 If necessary, the Town will issue addenda to all respondents on record as having requested a copy of this RFP. Addenda will be mailed, faxed or emailed to all such respondents. However, it is the respondents' responsibility to ensure that they are in receipt of all addenda.
- 2.6 The Town will not be responsible for any incomplete submission and reserves the right to reject any and all proposals or to cancel the RFP as it determines to be in the best interest of the Town.
- 2.7 An evaluation committee will review each proposal. The Town reserves the exclusive rights to determine the qualitative aspects of all submissions relative to the evaluation criteria.



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3.0 Submission Requirements and Evaluation

3.1 Qualifications and Experience of Respondents

- 3.1.1 Respondents should have demonstrated experience in either land development or business, and have a firm plan, for the development of the subject site (Figure 1.1).
- 3.1.2 Respondents must have accounts in good standing with the Town of Lewisporte

3.2 Evaluation

- 3.2.1 RFP's will be evaluated to determine if, and under what conditions, a 'call for proposal' will be issued for the subject site based on the following evaluation criteria:
 - 3.2.1.1 Feasibility of the proposed use(s) of the subject site.
 - 3.2.1.2 Ability for the proposal to meet the Town's stated goals and objectives.
 - 3.2.1.3 Implementation and operations plan and the use of Woolfrey's Pond Campground.
 - 3.2.1.4 Compensation for the land and potential services of Woolfrey's Pond Campground
 - 3.2.1.5 Experience of developer and operator
- 3.3 Please note that the highest bidder may not necessarily be the successful respondent as the evaluation committee will determine what project would be in best interest of the Town.

4.0 Terms of Reference

4.1 Site Information

The Subject property is a 1.28-acre parcel of land located off the Woolfrey's Pond Boardwalk (Figure 1.1). The subject property is only accessible through Woolfrey's Pond Park and Campground or via Sunset Boulevard and walking 1km on the wooden boardwalk. The property does not have water and sewer hook up nor does it have electrical services.

4.2 Site Assessment

No assessment of ground or environmental condition has been undertaken by the Town. At this time there are no known ground or environmental issues or constraints (i.e. environmental contamination, unstable ground, etc.) associated with the site. Prospective developers will be expected to undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, reuse potentials, and other development, and legal considerations.

4.3 Zoning

The subject property is zoned as open space, preferential consideration will be given to proposals that are complementary to Woolfrey's Pond Park Campground.