



REQUEST FOR EXPRESSION OF INTEREST # 11-076

FOR

**The Identification of Available and Suitable Private Lands
Proposed Halifax Stadium Project Phase II**

**Halifax Regional Municipality
Procurement Section
Suite 103, 1st Floor,
40 Alderney Dr. (Alderney Gate),
Dartmouth Nova Scotia
B2Y 2N5**

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Proposed Halifax Stadium Project Phase II

INTRODUCTION

The purpose of this Request for Expression of Interest (“REOI”) is to solicit information from property owners in order to identify available privately held lands that may be suitable for the development of a sports stadium within the Halifax Regional Municipality.

This is a request for information only, not a procurement document. No legal obligations will arise hereunder under any circumstances. The information contained in this REOI is intended for information purposes only, to assist interested parties in assessing whether or not to respond to such request. No representation or warranty, expressed or implied, is made by the Municipality, or any of its agents, as to the accuracy or completeness of such information. Neither the Municipality nor its agents will be responsible for, and hereby expressly disclaim, any and all liability for any errors, omissions or inaccuracies in connection therewith.

The Municipality may proceed as it determines in its sole discretion, including to terminate, discontinue or invalidate this REOI, amend the scope, re-issue or proceed with a further REOI, and the Municipality will not be responsible for any losses or costs incurred by any respondent to the REOI as a result thereof. The Municipality has the right not to respond to any report or request made by a respondent and not to distribute copies of any reports or requests received from a respondent and responses thereto, to the other respondents.

In its response to this REOI, the respondent must disclose to the Municipality any potential conflict of interest that might compromise this process. Without limiting the foregoing, the respondent must disclose whether it is aware if any HRM employee has a financial interest in the respondent, or in the respondent’s business affairs, and the nature of that interest. If such a conflict of interest does exist, the Municipality may, at its sole discretion, refuse to consider the response.

All expressions of interest that comply with the submission requirements detailed below will be delivered to the successful proponent (the “Consultant”) of the Municipality’s Request for Proposals # 11-073. The Consultant may consider compliant expressions of interest, in addition to other factors, when making recommendations regarding the suitability of developing a sports stadium within the Halifax Regional Municipality. The Consultant’s process of evaluation will be responsive to the findings of “Phase I Stadium Analysis: Halifax Stadium – Business Plan”, which has been approved in principle by Halifax Regional Council.

The Halifax Regional Municipality at its sole discretion may, or may not, proceed further based on the proposal submissions received in response to RFP # 11-073.

Should the Municipality elect to proceed with further investigation and/or development of a stadium on privately held lands, it may enter direct negotiations with any or all of the respondents at any time, or from time to time, for the purpose of attempting to finalize an acceptable agreement. At all times the respondent shall be without recourse against the Municipality and its agents, should no such agreement be concluded.

EXPRESSIONS OF INTEREST SUBMISSION

Interested parties are required to submit clearly identified, sealed Expressions of Interest One (1) bound and one (1) unbound, by 2:00 pm local time on Thursday, September 15, 2011 addressed to:

Halifax Regional Municipality
Procurement Section
Suite 103, 1st Floor,
40 Alderney Dr. (Alderney Gate),
Dartmouth Nova Scotia
B2Y 2N5

BACKGROUND

The Halifax Regional Municipality was formed on April 1, 1996 through the amalgamation of the former City of Halifax, City of Dartmouth, Town of Bedford and Halifax County Municipality. The new municipality spans a geographic area of 5,600 square kilometres and provides municipal services to a population of approximately 400,000

ENQUIRIES

All enquiries related to this REOI are to be directed, in writing, to the contact person at the email address on the front cover of this REOI. Enquiries should not be directed to members of Halifax Regional Council, members of the project steering committee or any remaining member of HRM staff. Information obtained from any other source is not official and should not be relied upon.

GENERAL LAND REQUIREMENTS

Criteria for identification of suitable privately or publicly held lands as a potential site for possible development of a sports stadium within the Halifax Regional Municipality can be found at, but are not necessarily limited to, the report entitled “Phase I Stadium Analysis: Halifax Stadium – Business Plan”. See Appendix A - Halifax Stadium – Business Plan Section 9.2 (excerpt).

SUBMISSION REQUIREMENTS

The Expression of Interest shall include, but is not limited to the following:

- confirmation of intent to sell;
- description of land as outlined in Appendix B – Description of Lands Questionnaire;
- legal status of land;
- asking price;
- Phase (I or II) Environmental Site Assessment.

Note: Short-listed property owners if any, may be requested to hold firm their intent to sell and their cost until June 31, 2012

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PROCESS FOR EVALUATION

Each compliant expression of interest will be evaluated by the Consultant based on the criteria suggested in the Phase I Stadium Analysis: Halifax Stadium – Business Plan” authored by Sierra Consulting and endorsed by Halifax Regional Council.

The evaluation will include available privately held lands submitted in compliance with this REOI as well as available lands held by the Halifax Regional Municipality and lands held by other levels of government if any.

The Consultant will, based on the evaluation of all known available lands, derive a short-list of properties which will be included as part of the scope of work of RFP # 11-073, Proposed Halifax Stadium Project Phase II.

RESPONDENT EXPENSES

Respondents are solely responsible for their own expenses in preparing a an

expression of interest and for subsequent negotiations with the Municipality or its agent(s) if any. The Municipality will not be liable to any respondent for any claims, whether for costs or damages incurred by the respondent in preparing its expression of interest, loss of anticipated profit in connection with any final contract, or any other matter whatsoever.

ACCEPTANCE OF RESPONSES

This REOI is not an agreement to purchase goods or services. The Municipality is not bound to enter into a contract with any respondent. The Municipality will be under no obligation to receive further information, whether written or oral, from any respondent.

MODIFICATION OF TERMS

The Municipality reserves the right to modify the terms of this REOI at any time at its sole discretion. This includes the right to cancel this REOI at any time for any reason whatsoever without entering into a contract.

OWNERSHIP OF RESPONSES

All documents, including expressions of interest, submitted to the Municipality become the property of the Municipality.

Expressions of interest that are *not* referenced on the short-list of properties prepared by the Consultant shall be held in confidence by the Municipality and its Consultant, subject to the provisions of the *Municipal Government Act, Part XX*, the *Halifax Regional Municipality Charter* or other applicable legislation.

Expressions of interest which are included in the short-listed properties prepared by the Consultant may be discussed in detail during a regular public session of Halifax Regional Council.

CONFIDENTIALITY OF MUNICIPAL INFORMATION

All information provided by or obtained at any time from the Municipality or its agents in any form in connection with this REOI that is not otherwise publicly available (i) must be treated in a confidential manner; (ii) is not to be used for any other purpose other than responding to this REOI; (iii) must not be disclosed to any other person without the prior written authorization of the Municipality; and (iv)

shall be returned to the Municipality immediately upon the request of the Municipality.

INTERVIEWS AND ADDITIONAL INFORMATION

The Municipality and/or its Consultant may request that respondents participate in a telephone or in-person interview to discuss the information submitted and to ask any additional questions. Additional information may be requested by the Municipality or its Consultant via mail or email as well.

Appendix A

Halifax Stadium – Business Plan Section 9.2 (excerpt)

9.2 LOCATIONAL CRITERIA

“..... Suggested locational criteria include:

Site Characteristics and Location

1. Capacity to accommodate building footprint and potential future building footprint/appropriate outdoor uses
2. Consistency with Provincial and Municipal strategic and land use planning policy (e.g. zoning considerations)
3. Proximity to existing or planned clusters of community sports facilities and other compatible/complimentary uses
4. On-site parking availability (both public and private)
5. Off-site parking availability (both public and private)
6. Venue visibility for naming rights (i.e. will location and surrounding environment enhance the image of the facility)
7. Is the site centrally located (in general terms) relative to schools, post secondary institutions and other feeder institutions

Transportation

1. Ease of access by foot
2. Ease of access by bicycle
3. Ease of access via local public transit
4. Ease of access via inter-regional modes of transportation (bus/train)
5. Regional automobile access
6. Local automobile access/egress – impact
7. Charter bus / truck parking and loading-related access

Costs and Ease of Acquiring Development Land

1. Cost of land acquisition
2. Replacement of existing valuable land uses
3. Timing (assemble property, remediation, servicing, planning approvals and construction)
4. Proximity to other facilities and/or land and/or infrastructure (for potential synergies in terms of access to centralized parking or other operational support)
5. Likelihood of site (in relative terms) to generate extraordinary development costs

Urban Context/Design Opportunities

1. Relative likelihood for contributing to urban regeneration
2. Design opportunity to create a signature building and focus (site lines, historic influence, visual / physical relationship to other civic buildings, exposure, etc.)
3. Ability for infield an ancillary space to meet community deficit for recreational facilities and amenities (as identified in the Recreational Master Plan Update)

Economic and Property Impact

1. Enhancement of immediate site context – street vitality and walkability (in relative terms)
2. Positive impact on existing local retail/commercial/ accommodations sectors
3. Competition with existing spectator facilities
4. Competition with existing participant-based recreation facilities
5. Potential to attract new local retail / commercial / accommodations
6. Potential to host major events and/or tournaments
7. Negative impact on residential neighbourhoods
8. Opportunity costs (lost opportunity if facility is placed on-site)
9. Potential to enhance the image of the City (branding opportunity)”

Appendix B – Description of lands Questionnaire

Please answer the following questions in the order listed for your property.
Respondents may use additional pages if required to adequately describe the property:

Location of land parcel (s): PID, civic address, etc	
Price (may be released to the public if property is short-listed)	
Size of land parcel (s): 20 Acres (8 hectares) minimum:	
Services available: Power, water, septic, road, other.	
Known environmental Impacts and environmental studies	
Distance (kms) to nearest: restaurants, hotels, 100 series highway, sports fields, sport facility, major walking trail / pedestrian route.	
Current zoning	
Parking currently available (if any) onsite	
Is this land free of encumbrances and legally available for sale?	
Any other relevant features of the land	