



**TOWN OF LUNENBURG
REOI #TOL2020013**

**REQUESTS FOR EXPRESSIONS OF INTEREST
OLD FIRE HALL AND ELECTRIC UTILITY BUILDING**

Proposals will be received no later than:
2:00 pm LOCAL TIME (AST)
August 31, 2020

Addressed to:
Katie MacMillan, BBA
Business Coordinator
Town of Lunenburg
119 Cumberland Street
Lunenburg NS B0J 2C0

Introduction

The Town of Lunenburg owns the former Fire Hall and Electric Utility building located at 40 Duke Street and 107 Cumberland Street in Lunenburg (the "Property"). The Town has initiated this Request for Expressions of Interest (REOI) to determine if there is a private sector interest in developing and/or purchasing this Property.

The Old Fire Hall is presently leased to several tenants (such as NSCAD, Blue Zone Wellness and Fitness Centre, etc.) and the Electric Utility building is presently being used as storage. External images can be found in Schedule "A".

As the building is situated in a residential part of Town, there is a desire to find a more compatible use for the Property and possibly relocate the Electric Utility Storage and tenants.

Through this REOI the Town wishes to learn:

1. If private sector developers are interested in developing the old Fire Hall and Electric Utility property on a lease or purchase basis;
2. Interested developer qualifications; and
3. What development concepts are deemed feasible by the private sector?

On review of the REOI submissions, the Town will then determine:

1. Qualified developers to participate in a subsequent Request for Proposals ("RFP") process to ultimately develop the Property for possible consideration by the Town.
2. The basic concept or concepts that the Town will accept as the basis for such an RFP.

Any private sector developer who ultimately wishes to develop the Property must participate in this REOI process in order to qualify to later participate in the RFP process which will ultimately determine who will develop the Property.

Building Details

The Old Fire Hall and Electric Utility building is located on approximately six 40 x 60 consolidated Old Town building lots on the corner of the block bordered by Cumberland, Duke and Townsend Streets.

Constructed of brick in 1928 and the adjoining annex was added in the early 1950's.

Land Details - Heritage

It is situated in Old Town Lunenburg which is a National Historic District as well as a UNESCO (United National Educational, Scientific, Cultural Organization) World Heritage

Site. Exterior building appearance is controlled by the Heritage Conservation District Plan and Bylaw with Design Guidelines, which allows for sympathetic alterations to buildings.

Please refer to: <http://www.explorelunenburg.ca>, Municipal Government, Heritage and click on “Heritage Conservation District Plan and Bylaw”.

There are no interior building heritage controls. The building interior can be modified as required by any future developer with the appropriate building permits.

Land Details - Zoning

The land is currently designated Institutional (I) on the Municipal Planning Strategy Future Land Use Map and is zoned Institutional on the Land Use Bylaw zoning map. This area is surrounded by the Old Town Residential zone. To view the Municipal Planning Strategy and Land Use Bylaw go to: <http://www.explorelunenburg.ca/planning-and-development.html>.

The Institutional zone typically permits, currently, single and 2-unit dwellings and “converted buildings” to a maximum of three dwelling units subject to the minimum Institutional lot size of 9600 sq. ft. Consequently, the Property could not be sub-divided and the Old Fire Hall and Electric Utility building could be converted into only three dwelling units. Any larger number of units would require a re-designation to Residential (R) and rezoning to either Residential or Old Town Residential (OTR) to enable low density residential development under the current provisions of those zones or multi-unit development by Development Agreement which the Town may consider.

Financial Information

The Old Fire Hall and Electric Utility Building and associated land has not been recently appraised.

The Town will consider either selling the property subject to usage restrictions or entering into a long term lease with a successful proponent as determined by the Town.

Submission Requirements

The following information should be included in submissions:

- Contact information:
 - Name
 - Mailing Address
 - Phone number(s)
 - Email address

- An explanation of why you have an interest in this project.

- An outline of your proposed development concept including the Old Fire Hall and Electric Utility building, surrounding land, including the final product results both in your estimate of your development costs and outcome you would hope to achieve (e.g., number of dwelling units, etc.), sketch of possible appearance change could be included.
- Information about your capacity to complete the redevelopment that you are suggesting. This can be achieved by providing a list of past projects of similar scale and references.
- Submitters may be required to make a submission presentation to Town Council and/or staff.

Submission Deadline

Submissions must be clearly marked “**Town of Lunenburg – Old Fire Hall and Electric Utility Building – Request for Expressions of Interest**” and must be submitted by hard copy (please provide three (3) colour copies) and in PDF format, at the Lunenburg Town Office, 119 Cumberland Street, Lunenburg, Nova Scotia, **before 2:00 p.m. on August 31, 2020** (the “Submission Deadline”). Submissions submitted by email or by any other method may be rejected unopened in the sole and absolute unfettered discretion of the Town. Those who provide their submissions by fax are deemed to have accepted any and all risks (including, but not limited to, mechanical failure or inadvertence on the part of the Town or its staff) that said submissions are not received by the Town prior to the Submission Deadline. The Town shall have the right in its absolute and unfettered discretion to determine whether a submission has been received prior to the Deadline.

Three (3) colour copies of each submission, along with a PDF copy (which can be either emailed or hand delivered on a USB drive), should be delivered to:

Katie MacMillan
Business Coordinator
Town of Lunenburg
PO Box 129
119 Cumberland Street
Lunenburg, NS B0J 2C0

Contact Information and to View the Property

For information about the REOI process please contact:

Katie MacMillan
Business Coordinator
kmacmillan@explorelunenburg.ca

To view the property, please contact:

Paul Bracken
Facilities Superintendent
pbracken@explorelunenburg.ca

Legal Information

No legal relationship

No binding legal relationship exists between any of the submitters and the Town arising from a submitter's submission of an expression of interest and concept or otherwise.

No representations by the Town

Neither the Town, nor its Mayor, councillors, staff, employees and agents are responsible for the accuracy or the contents on this REOI or make any representation, or assume any duty of care, in respect of any and all information provided as part of this REOI process. Each submitter acknowledges that it has not relied on any information provided by the Town as part of this REOI process in choosing to submit an expression of interest and concept. Neither the Town, its Mayor, councillors, staff, employees and/or agents are liable in contract, tort or otherwise for any loss, expense or damage suffered or incurred by a submitter howsoever caused in respect of this REOI process.

Waiver

No submitter shall have any claim for any compensation of any kind whatsoever as a result of submitting an expression of interest and/or concept to the Town or as a result of the Town's evaluation of the submitter's expression of interest and concept. By submitting an expression of interest and concept, the submitter shall be deemed to have agreed that it has no such claim and, in addition, has waived the right to make any such claim.

Each submitter acknowledges that the Town has accepted their expressions of interest and concept in reliance on the acknowledgments made by each submitter as set out above.

Results of REOI

The Town reserves the right in its sole and absolutely unfettered discretion to cancel this REOI at any time. The Town further reserves the right upon receipt of submissions:

- Not to proceed with development of the property at all.
- To use the property itself for other purposes.
- To accept or reject the qualifications of any submitter.
- Not to hold a subsequent RFP process at all.

- Proceed in a manner that it deems in its sole and absolutely unfettered discretion to be in its own best interests.

Request for Expressions of Interest – “Timeframe”

As a general guideline, listed below is a possible timeline for this process. The Town is not responsible for keeping to this timeline and may change it at any time for any reason.

- Request for Expressions of Interest release July 2020
- Submission deadline August 31, 2020
- Review process September 2020
- Meetings with submitters September 2020
- Council decision to move forward with process/
choosing the preferred project concept October 2020
- RFP for the preferred project concept November 2020
- Negotiating final terms with successful proponent December 2020
- Old Fire Hall and Electric Utility property is available for
potential redevelopment February 2021

Schedule "A" – Building Exterior



Old Fire Hall Building facing Duke Street



Electric Utility Building Facing Cumberland Street