



**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

**EXPRESSION OF INTEREST NO. 2024-003 EOI
Disposition of Vale Community Centre Property**

For

The District of Thunder Bay Social Services Administration Board

Disposition of Vale Community Centre Property

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking Expressions of Interest (EOI) from organizations wishing to acquire the Vale Community Centre Property, located at 420 Vale Avenue, Thunder Bay, ON.

TBDSSAB's goal is to dispose of the property (Building and adjacent green space), on an as-is, where-is basis. See *Attachment #1 for property Site Plan*.

The property's legal description with the City of Thunder Bay is: PLAN M126 PT LOT 25 RP 55R594 PART 1 VALE COMMUNITY CENTER; and is zoned as CM (Community zone).

Per City By-law 8.1.2: The following uses are permitted:

- Cemetery or crematorium
- Day Care Centre
- Indoor Recreation Use.
- Minor Institutional Use
- Water-Related Use.

Submission Requirements

Submissions should include information relative to the following:

1. Planned use of the site, including full details of the implications for and value for the neighbourhood;
2. Estimated timelines for transfer, if successful;
3. Financial bid for the property's acquisition, or other financial implications/ proposals for the property's acquisition including future capital investments that would be made by the respondent.

Eligible respondents must demonstrate the following:

- Be a legal entity in the Province of Ontario;
- Be compliant with all legislated financial requirements, e.g. Payment of property taxes, income taxes, employment taxes, etc.

Submission Details

In the response to the EOI, respondents should include:

1. The name of the respondent (if organization, legal name of organization) and the key contact information (phone number, mailing and e-mail addresses).
2. If a legal organization, history of development, operations, current focus of operations and/or programs offered, clients.
3. The respondents experience in maintaining physical properties.
4. The environmental impact of the site based on proposed usage.
5. Proposed drawings and site plan for the project.
6. Proposed timing of occupancy.

Review Criteria

TBDSSAB will review all EOI's and determine the general viability of proposals as well as the ability to meet the defined needs outlined in this EOI.

TBDSSAB will review submissions based on the following:

- Planned use of the site, including full details of the implications for and value for the neighbourhood;
- Estimated timelines for transfer, if successful;
- Financial bid for the property's acquisition, or other financial implications/ proposals for the property's acquisition including future capital investments that would be made by the submitter.

TBDSSAB may, as a result of the EOI, decide to proceed directly to negotiate a contract with a respondent or may seek to engage a number of respondents in further discussions.

TBDSSAB reserves the right to reject all EOI's and take no further action.

Submission Deadline

Expressions of Interest are to be addressed to:

The District of Thunder Bay Social Services Administration Board
231 May Street South
Thunder Bay, ON P7E 1B5

and should be received by 4:00 p.m. local time on October 3, 2024.

Expressions of Interest may be submitted by email to the contact person named below, or it may be sent to the address specified above by mail or delivered by courier, in each case prior to the closing time.

Dave Stewart
Supervisor, Purchasing & Inventory Control
david.stewart@tbdssab.ca

Questions

All questions/inquiries related to this EOI shall be directed in writing via electronic mail to Dave Stewart, Supervisor Purchasing and Inventory Control as per contact information listed above. Any information provided by anyone other than the above mentioned will not be considered binding, nor will it change the requirements of this EOI.

Site Visit

Site Visits can be arranged by contacting Procurement at:
Procurement@tbdssab.ca

Late Expression of Interest

TBDSSAB, may in its discretion, accept, or reject and return, any EOI received after the closing time

Lack of Information

Following receipt of an EOI, TBDSSAB may, in its sole discretion and without having any duty or obligation to do so, request that the respondent provide TBDSSAB with additional information to clarify or substantiate the information provided by the respondent.

If a respondent fails to provide information required for TBDSSAB evaluation of the respondent's qualifications or fails to provide timely clarification or substantiation of the information supplied, that failure may result in no further consideration being given to the EOI.

Confidentiality

Any and all information collected and discussed regarding the above EOI's, are to be kept private and confidential between the respondent and TBDSSAB. No public disclosures to any third party, are to take place unless agreed upon by both parties.

Attachments

Attachment #1 - Property Site Plan