

**Special Areas Board  
Request for Proposals  
Special Areas Board Homestead Coulee Old Shop Sale  
RFP Number: RE8833**

The Special Areas Board is looking for proposals for the purchase of the old Homestead Coulee Grader shop. **CLOSING DATE: June 30, 2022 at 2:00 p.m. AB time.**

**INFORMATION CONTACT:**

**Ryley Girletz, Facilities Manager, Special Areas Board**  
Hanna, AB Phone: (403) 664 – 0584  
Email: [ryley.girletz@specialareas.ab.ca](mailto:ryley.girletz@specialareas.ab.ca)

**RETURN PROPOSAL TO:**

**Owen Francis, Director Municipal Services**  
Special Areas Board, Box 820, 212 2<sup>nd</sup> Ave West  
Hanna, AB T0J 1P0  
Email: [requisitions@specialareas.ab.ca](mailto:requisitions@specialareas.ab.ca)

*Proposal may be accepted by courier, fax or email. Proposal number to be clearly marked in subject line.*

**Please note the attachments:**

- Proposal Requirements and Information (Pg. 2)
- Contract 'A' (Pg. 3 - Evaluation Criteria – please complete and sign)
- Contract 'B' (Pg. 4 - Proposal Submission – please complete and sign)
- Primary Considerations (Pg. 5 – 6 – please complete)
- Photos (Pg. 7 – 11)

**References:**

The vendor must provide a minimum of three (3) references where similar Services were provided for operation under similar conditions. The references provided must verify the satisfactory provision and servicing. The Purchaser may contact references in addition to those provided by the vendor. Vendors who receive unsatisfactory references, in the opinion of the Purchaser, may have their quote rejected.

	Company Name	Address	Contact Person	Phone Number
Reference 1.				
Reference 2.				
Reference 3.				



## **PROPOSAL REQUIREMENTS**

### **Proposals should include but are not limited to:**

- General information about the company
- A brief history of similar projects undertaken by the company
- References and contact information
- Availability, potential timelines and estimated completion date
- Other information that company may consider pertinent or helpful in evaluating the proposal.
- Cost of all work to be completed must be included as specified in the Primary Considerations
- Payment terms

## **PROPOSAL INFORMATION**

### **General**

The Special Areas Board is looking for proposals for the purchase of the old Homestead Coulee Grader shop

### **Equipment & Labor**

Contractors will be responsible for the provisions of all required equipment. Equipment will be maintained and kept in good working condition. All equipment will meet safety regulations under the Occupational Health and Safety Act.

The contractor will supply all labor requirements for the project. The contractor **MUST** be in possession of a valid Workers' Compensation Board Alberta Proprietor ID card.

### **Safety**

Please specify any safety certification or programs your firm is involved with. The Special Areas Board has a certification of recognition with the Alberta Municipal Health and Safety Association (AMHSA) and as a minimum will expect contractors to adhere to OH&S standards.

### **Contract**

The successful company will be required to enter into a contract with the Special Areas Board specific to their proposal.

### **Additional Information and Site Visit**

Site visits are welcome. A Scheduled site visit is set for Monday June 13 from 10:00 am to 2:00 pm. Please contact Ryley Girletz directly to confirm attendance.



## **CONTRACT 'A':**

### ***Conditions of Submitting Proposals - Privilege Clause / Evaluation Criteria***

The Special Areas Board reserves the right to accept or reject any and all Proposals and to waive irregularities and informalities at its discretion. The Special Areas Board reserves the right to accept a Proposal other than the lowest Proposal without stating reasons.

By the act of submitting its Proposal, the Vendor waives any right to contest in any legal proceedings or action the right of the Special Areas Board to award the proposal to any Vendor in its sole and unfettered discretion. Without limiting the generality of the foregoing, the Special Areas Board may consider any other factor besides the price and capability to perform the work that it deems in its sole discretion to be relevant to its decision including but not limited to:

- Price quoted
- Residual value where applicable
- Historical repair costs and related downtime guarantees
- References from other users and operator preference
- Historical service provision, parts availability and ease of serviceability
- Historical suitability for Special Areas' specific application
- Fleet consistency or balancing where applicable

The undersigned hereby acknowledges that the "Conditions of Submitting Proposals" have been read and accepted:

Legal Name of Firm \_\_\_\_\_

Signed By \_\_\_\_\_ Date \_\_\_\_\_



**CONTRACT 'B':**

**Proposal**

Vendor: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**The vendor agrees to supply the Goods quoted at stated price in accordance with the Request for Proposal Terms and Conditions.**

Legal Name of Firm \_\_\_\_\_

Signed By \_\_\_\_\_ Date \_\_\_\_\_

This RFP is subject to Chapter Five (Procurement) of the Agreement on Internal Trade.

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This is to certify that the purchaser (Special Areas Board) of the Goods and Services is the Government of Alberta or a listed tax-free Government of Alberta Agency; therefore, the Owner is not subject to the Goods and Services Tax of the Harmonized Sales Tax.

Legal Name of Firm(s) \_\_\_\_\_

Signed By \_\_\_\_\_ Date \_\_\_\_\_

This RFP is subject to Chapter Five (Procurement) of the Agreement on Internal Trade.

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## Proposals for the purchase of the Old Homestead Coulee Grader Shop

### PRIMARY CONSIDERATIONS

**The following configuration is regarded as essential but deviations may be considered.**

*Deviation or incomplete forms will affect ranking and may result in rejection.*

	CONSIDERATIONS	YES	NO	DEVIATION
1.	The building is located at 15276 HWY 570, SW-03-27-15w4 near the Hamlet of Homestead Coulee, at the intersection of secondary highways 862 and 570.			
2.	Intention of the sale would be for the purchaser to prepare and move the shop off location as a whole, or, demolish, clean up debris and salvage any and all material to leave the current old shop location to bare ground.			
3.	Building is 40' x 50' pole on pad building with bolt down anchor plates to the pad. (amended line)			
4.	The building has 1ea white steel insulated 16'wide x 14' high overhead doors.			
5.	The building has 2ea 36" walk through steel insulated doors with punch code locks.			
6.	3ea newly installed 46.5" x 30" PVC windows			
7.	The building has tin siding and roofing with minimal damage.			
8.	The building has plywood inside, which has been exposed to water and pests in the past.			
9.	Hazardous Material Assessments and abatement would be the responsibility of the purchaser if required.			
10.	The building comes equipped with a natural gas regulator for the building heater which is a 40ft Schwank radiant tube natural gas heater.			
11.	A 70amp breaker panel supplies the building electrical elements			
12.	The building has flourescent tube lighting			
13.	The concrete floor is cracked in many places and may not be salvagable for any use. Bidder should state concrete floor intentions (remove and salvage for other uses,or leave onsite).			
14.	The site continues to be used for fire protection and maintenance services so an adequate plan will need to be made to allow for emergency responses. Therefore the			



	winning bidder will be required to arrange the site work through the Facilities Manager			
15.	The building is located close to the old fire hall and Netago tower. Building will have to be removed or demolished without impacting nearby facilities.			
16.	Any ground disturbance or permits will be at the expense and responsibility of the successful bidder.			
17.	Successful bidder will have to arrange moving the building under the powerline that crosses at the site entry, with the utility company.			
18.	Power and gas will be disconnected by the Special Areas prior to turning it over to the successful bidder.			
19.	Expected start date			
20.	Expected completion date			





East exterior



West exterior



North exterior





South exterior



East walk through



Window



West overhead door



Plywood wall



Tube heater



Lighting



Cracks in floor



Breaker box