

1.0 PURPOSE

The following Request for Proposal (RFP) is being issued to attract an interested business, group, or individual to implement, utilize, and maintain riverfront recreational property North of Langham for public use. The Town is interested in proposals for the following developments:

- golf course with a boat launch to the river; and
- other recreational activities (i.e. disc golf, cross country-skiing, camping, events, dog park, etc.)

2.0 BACKGROUND

2.1 Site History

In 1982, the Town of Langham and the RM of Corman Park formed the Langham & District Regional Park Authority ('Park Authority') to utilize and maintain land owned by the Crown North of Langham. The Park Authority developed the land into a beautiful sand green golf course. In 2003, the lands were subleased out to adjacent landowners with the intention that it be kept up as a golf course; however the land was left unmaintained.

In 2016, the Park Authority dissolved and the Crown granted the Town of Langham the lease to the land.

2.2 About Langham

The Town of Langham lies in central Saskatchewan, approximately 30 km northwest of Saskatoon and 105 km southeast of North Battleford. Bordered by the RM of Corman Park, the Town is located in a diversified and strong economic region. The Town boasts direct access to the CN rail line, Highway 16, and is approximately 1.6km southeast of the North Saskatchewan River.

The population of Langham has been steadily increasing since 2006. With two increases of over 15% in the past ten years, the Town is quickly expanding.

Commonly seen as a recreational Town, Langham has various summer and winter season activities including the Fall Classic softball tournament, Centennial Arena Snowmobile Rally, and cross-country skiing.

Only 250 kilometers from the beautiful Prince Albert National park, Langham residents enjoy long weekend camping trips to Emma and Christopher Lake. Additionally, residents enjoy close proximity to the City of Saskatoon, which offers non-stop activities all year-round including Taste of Saskatchewan, Folk Fest, Saskatoon Ex and much more.

3.0 SITE INFORMATION

3.1 Site Location

The land location coordinates are NE 30 & SE 31-39-07-W3M. Detailed map is attached as “Langham and District Regional Park”.

3.2 Site Description

The site is approximately 40.19 hectares or 99.3 acres. The riverfront property contains a small Quonset, rolling hills, and remnants of a sand green golf course.

3.3 Price of Land

The Town of Langham is offering to sublease the land to the proposal best suited for the Langham and area community. The final agreement regarding the price is to be determined.

3.4 Servicing

Currently, the only service to the property is road access. It lacks services such water, sewer, power, gas, etc. Depending on the proposal, these services may not be required.

4.0 EVALUATION AND RATING

4.1 Proposal Selection

This RFP is non-competitive. Proposals will be considered and evaluated on a first come, first served basis and will be prioritized and selected based solely on the project’s own merits.

4.2 Proposal Rating

Priority will be given to proposals with a commitment develop a project which can be operational within a 3 year period, upon final acquisition arrangements of the property.

Proposals will also be evaluated on the following items:

- demonstrate reasonability of intended use;
- demonstrate ability to complete utility infrastructure requirements;
- suitability of project to improve access to affordable living for seniors; and
- suitable projected time frame for development.

The RFP will be sold under Town of Langham guidelines and will be subject to conditional development timelines.

5.0 TERMS AND CONDITIONS

Before submitting a proposal the Bidders shall:

- carefully examine the specifications outlined in the RFP document and Appendices;

- be fully informed of all conditions and limitations specified in all parts of this document;

5.1 Liability

- a. The Town of Langham reserves the right, at any time and in its sole and absolute discretion, to accept or reject, in whole or in part, any or all proposals. This RFP does not commit the Town to lease land to any proponent based solely on the receipt of a Proposal or Expression of Interest. Nor does it commit the Town to pay any costs incurred by the proponent in the development and submission of a proposal.
- b. The Town of Langham reserves the right to cancel and/or re-issue this RFP without penalty or notice.
- c. In no event shall the Town of Langham be liable to bidders for any cost or damages incurred by bidders, their team members, consultants or other interested parties in preparing or submitting proposals under this RFP process.

5.2 Amendment and Withdrawal

Bidders have the responsibility to notify the Town of Langham in writing if any proposal errors or omissions are present as soon as they are aware. Bidders may seek permission in writing from the Town of Langham should a Bidder wish to amend or withdraw their proposal before the closing date. Amendments or proposal withdrawals will not be accepted following the RFP closing date.

5.3 Confidential Information

Proposals containing proprietary or confidential information are required to be clearly outlined in the proposal document. The Town of Langham accepts no responsibility for any confidential information shared that is not identified.

5.4 Winning Proposal

The winning proposal will form part of the sublease agreement between the Town of Langham and the successful Bidder. All provisions and claims made within the proposal will form the basis of the contract terms negotiated between the two parties.

96.0 INSTRUCTION TO PROPONENTS

6.1 Response Return

Proposals should contain the following items demonstrating how the project objectives will be met:

- a) Letter of interest that includes a statement of intention as well as the delivery time.
- b) Information about the firm or general contractor to develop the project

c) Plans showing the design

The successful proponent should be prepared to document their efforts to achieve these objectives in the proposed submission.

6.2 Related Documents

The following additional documents can be obtained upon request:

- site maps and aerial photo printouts;
- *Town of Langham Community Plan*;
- bylaws;
- the Town of Langham Profile (www.langham.ca); or
- other related documents upon availability.

6.3 Submission of RFP

The letter or proposal can be delivered by hand or sent by mail to the attention of Jamie Paik, Administrator/CAO to the address below:

Town of Langham
PO Box 289
230 Main Street E
Langham, SK S0K 2L0

Responses may also be submitted via e-mail to admin@langham.ca provided all supporting documentation is included in the package.



Responses must be received by no later than May 11, 2018 at 3:00pm.

All responses received will be acknowledged by mail or email. It is the responsibility of the proponents to ensure that we have received their expression of interest or proposal.

Langham & District Regional Park



Legend

-  Township
-  Section
-  Quarter Section
-  Regional Park

Notes

Boundary Map

1.0 0 0.51 1.0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION