

Social, Community, Recreation or Arts & Culture Opportunity in Ramsay

Request for Expressions of Interest to Lease Property from The City of Calgary

Please respond to this Expression of interest by February 28, 2021.

Highlights

- Opportunity to lease property for social, community, recreation or arts and culture use
- 1140 8 Street SE
- Located within the inner-city community of Ramsay
- 9,524.00 sqft single storey building with basement and parking lot on 0.57 acres
- Built in 1985
- Requires \$50K in lifecycle improvements within two years of occupancy
- Lease terms negotiable

Property Information

- 0.57 acres (~25,000 sqft)
- Public assembly use
- S-CS land use (fee simple)
- Concrete block construction built in 1985
- 9,524 sqft gross building area
 - 4,953 sqft building area above grade (1 floor)
 - 4,571 sqft building area below grade (1 floor)
- 27 parking stalls

Purpose

The purpose of this request for Expressions of Interest (EOI) is to lease the Ramsay Civic Building (formerly occupied by the Ramsay Community Association) to a community, social, recreation or arts and culture organization for the purpose of providing suitable community, recreational, sport, or arts and culture activities and programs which provide the greatest benefit to the community as a whole, in addition to their direct benefit to individuals.

Community Relevance

The following community needs and amenity gaps have been identified within the Ramsay community, that could be addressed at this property.

Accessible and affordable community-oriented services and programs:

- Seniors social and gathering opportunities
- Seniors programs and services
- Programs and services for young families and school aged children, ie.:
 - parent and tot groups
 - after school care
 - sport development for youth

Community amenities:

- public outdoor open space
- public outdoor/indoor recreation space
- arts and culture space
- public event space (indoor/outdoor)
- community-oriented programming and gathering space

Community Working Relationship

The successful applicant will be asked to consider a working relationship with the Ramsay Community Association. Other creative partnerships are encouraged, but preference will be given to those providing local programs and services over those with a regional focus.

Lease Terms

Lease terms are negotiable. Approved City standard lease agreements or non-standard lease agreements will be considered. For applications that align with [CSPS011](#) and the [Public Use Policy](#), the lease terms may be as per CN nominal lease agreement, available on request, with access to Capital Conservation Grants (CCG).

Capital Conservation Grants (CCG)

The Capital Conservation Grant recognizes and supports community associations and social recreation groups on City-owned land that maintain community-operated infrastructure (and are in compliance with the terms of their lease /license of occupation agreement) through funding for facility lifecycle planning and capital projects to maintain safe and healthy facilities for Calgarians.

Conservation Reserve Fund (CRF)

The successful respondent may be required to deposit, on an annual basis, an amount of money based on a percentage of the Current Replacement Value (CRV) of the facility and amenities, as determined by The City through lease negotiations. Should the organization cease to continue operations of the facility, the remaining conservation fund shall be turned over to The City along with the lands and the facility.

Facility Operating and Lifecycle Costs

The successful respondent will assume the responsibility for all taxes, utilities, and fees associated with the operations of the facility. In addition, the successful respondent must also manage the lifecycle of all building elements.

A lifecycle study must be completed and submitted to the City within one year of the commencement of the lease/LOC. This study must be subsequently upgraded every five years and must be completed by a professional consultant. This study establishes an opinion of condition, probable cost, and timing of renewal requirements allowing for facility lifecycle planning over a 25-year period.

Short-Term Lifecycle Items

Permanent repairs to a portion of the southeast wall of the building are required and should occur as soon as possible. The estimated cost to repair the structural deficiency is approximately \$50,000 (Class D Cost Estimate). There are temporary shoring posts installed in a portion of the southeast wall of the building to address this structural deficiency. The shoring posts are currently being rented and must be inspected every 3 months by a professional engineer.

A summary table of Lifecycle Obligations is available on request.

Facility Capital Costs

The successful applicant will be responsible for any other capital development work required to change the function of the facility or to expand its footprint.

Information Required

A Business Case, including:

- Description of your organization in general; years in operation, ownership, organizational structure, corporate vision and or mission; current programs, locations and corresponding rates and fees, etc.
- A 5-year Business Plan including your organizations' standard offerings; programs, services, etc.
 - Proposed model for operating the facility
 - Proposed model to address capital maintenance and lifecycle of the facility
 - An organizational chart. Provide key contacts, telephone, fax and email addresses for the representatives who will be responsible for the administration of the contract.
 - Please include timelines identifying intended occupation and operations of this facility.
- Certificate of Incorporation
- Organizations' current Bylaws.
- Copy of the AGM or Corporate Return

Proof of Financial Stability:

- Please describe/include the following:
 - Projected Operational Budget (3-year)
 - Projected Capital Budget (3-year)
 - Audited financial statements for the past 3 years
 - Bank Statements for all accounts, not more than 30 days old

References:

- Include Letters of Support from past and or present programs (optional)
- Include Operational References which include:
 - The Organization/Group name
 - The Organization/Group address
 - A reference within the Organization/Group including name, title, phone number and email address
 - A short descriptor of the service and or relationship provided to or from the Organization/Group

The City reserves the right to contact these references without prior notification to the Proponent. The City also reserves the right to contact any previous or current user of the Proponents products or services, including the City's own personnel.

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EOI Evaluation Criteria

The evaluation committee will ensure compliance with criteria and evaluate and numerically score each EOI. The evaluation will be restricted to the criteria contained in this section.

Evaluation Criteria and Weighting

Criteria	Weighting
Purpose and Community Relevance	/20
Community Working Relationships	/10
Business Case	/30
Financial Stability	/30
References and Experience	/10
Total:	/100

Other Notes

Land Use - Special Purpose Community District (S-CS) (*fee simple*)

- Purpose:
 - accommodate education and community uses located in buildings;
 - accommodate a limited range of small scale, public indoor and outdoor recreation facilities; and
 - have limited application to parcels that are not designated reserve pursuant to the Municipal Government Act or its predecessors.
- Permitted Uses
 - Natural Area;
 - Outdoor Recreation Area;
 - Park;
 - Park Maintenance Facility – Small;
 - Power Generation Facility – Small;
 - School Authority – School;
 - School Authority Purpose – Minor;
 - Sign – Class A; and
 - Utilities.
- Discretionary Uses
 - Child Care Service;
 - Community Entrance Feature;
 - Community Recreation Facility;
 - Food Kiosk;
 - Indoor Recreation Facility;
 - Library;
 - Museum;
 - Park Maintenance Facility – Large;
 - Protective and Emergency Service;
 - School – Private;
 - School Authority Purpose – Major;
 - Service Organization;
 - Sign – Class B;
 - Sign – Class C;
 - Sign – Class D;
 - Sign – Class E;
 - Urban Agriculture;
 - Utility Building; and
 - Wind Energy Conversion System – Type 1.