



Restoring and Leasing of the Phoenix Net Loft – 13000 Railway Ave.

Contract 2972P

1. Introduction

The City of Richmond invites proposals from applicants interested in restoring and leasing the historic Phoenix Net Loft.

The objective of this request for proposal is to provide the City with qualified proponents capable of carrying out the work herein defined. The subsequent proponent submissions will form the basis for evaluation, interview and selection.

2. Submission Details

Five (5) copies of proposals marked “**Contract 2972P – Restoring and Leasing of the Phoenix Net Loft**” addressed to the Purchasing Section, will be received at the Information Counter, Main Floor, Richmond City Hall, 6911 No. 3 Road, Richmond BC V6Y 2C1, until 4:00 pm, Local Time, on Wednesday, December 6th, 2006. Submissions received after this time will be returned to the sender.

The City reserves the right to cancel this Request for Proposal for any reason without any liability to any proponent or to waive irregularities at their own discretion.

Proposals may be withdrawn by written notice only provided such notice is received at the office of the City’s Purchasing Section prior to the date/time set as the closing time for receiving proposals.

Proposals shall be open for acceptance for 90 days following the submission closing date.

All proposals will remain confidential, subject to the Freedom of Information and Privacy Act.

Any interpretation of, additions to, deletions from, or any other corrections to the Proposal document, will be issued as written addenda by the City of Richmond. It is the sole responsibility of the potential proponents to check with the City of Richmond’s Website, and / or BC Bid to ensure that all available information has been received prior to submitting a proposal.

3. Enquiries

3.1 Clarification of terms and conditions of the proposal and purchasing process shall be directed to:

Purchasing Process

Telephone: 604-276-4287

David Phipps - Supervisor

E-mail: purchasing@richmond.ca

Purchasing Department

City of Richmond

3.2 Technical clarification shall be directed to:

Technical

Telephone: 604-233-3312

David Naysmith

Manager, Facilities Planning & Construction

E-mail: dnaysmith@richmond.ca

City of Richmond

Rezoning and Development Permit Issues

Telephone: 604-276-4122

Cecelia Achiam

Senior Planner, Urban Design

E-mail: cachiam@richmond.ca

City of Richmond

Britannia Heritage and Cultural Issues

Telephone: 604-276-4288

Jane Fernyhough

Manager, Cultural & Heritage Services

E-mail: jfernyhough@richmond.ca

City of Richmond

The City, its agents and employees shall not be responsible for any information given by way of verbal communication.

Any questions that are received by City of Richmond Staff that affect the Proposal Process will be issued as addenda by the City of Richmond.

4. Project Background

The Phoenix Net Loft was constructed between 1938 and 1945 to store the nets of the fishing fleet. It was used for net storage and repair until 2000. The Net Loft building is on the Richmond Heritage Inventory. The use, repair and storage of fishing nets was an integral part of the fishing industry and the net loft has aesthetic value as a good example of a structure constructed solely as a net mending and storage facility. Its visual appeal and historical value are enhanced by its location next to a twin net loft that is preserved as part of the Britannia Heritage Shipyard.

Key elements that define the heritage character of the site include:

- its location on the Steveston riverfront and its relationship to the river and the adjacent Britannia Shipyard buildings;

- the characteristics of the structure as it represents net mending and storage functions, including its scale, massing and heavy timber construction;
- details of its construction such as the vertical board and batten siding, unique gabled hip roof design and wooden piling foundation; and
- the remains of the net mending racks which predate the shed but were used in conjunction with it, and which speak to its continuous use as a net mending structure.

The building, due to the large volumes of the ground and upper floors, could be conducive to adaptive reuse strategies.

The Phoenix Net Loft consists of a 46 meter by 21 meter two storey timber superstructure and two 6.1 meter by 18.3 meter adjacent buildings which are supported on a timber pile and deck substructure. Most of the surrounding wharf structure, which was used for vessel berthing when the facility was operational, has been demolished. The main floor is 0.62 metres below the Flood Control Elevation level. The building is comprised of a massive rectangular wooden net shed with a hipped gable roof and shed addition, and any remains of net mending racks used in conjunction with the shed located on the east side.

An Assessment Inspection Report prepared in 2002 (available as part of the package) shows significant deterioration to both the substructure and the superstructure.

The City's goal is to preserve the building at its present location by seeking those interested in restoring, at their cost, the building. The City is prepared to entertain proposals to facilitate such a venture by way of a lease arrangement. The City is to be involved in no way with the on-going operation except to negotiate the lease terms and arrange for appropriate zoning. A range of uses will be considered such as professional offices and neighbourhood services, however, proposed uses must be compatible with the surrounding residential neighbourhood and adjacent Britannia Heritage Shipyard site. Uses such as residential, food courts, gaming arcades or night clubs will not be considered uses.

The Fraser River Port Authority, as the leaseholder of the water lots, will be considered a stakeholder in this process.

The following conditions must be considered by potential applicants:

- the building is not for sale;
- the water lot is leased by the City and the future of the water lot outside the building footprint is yet to be determined. Any costs associated with changes in use of the water lot will be passed onto the successful proponent;
- the City will include the successful proponent as a stakeholder in future planning processes of the water lot uses;

- the building must be restored and foundations and structure upgraded to meet building code for the proposed uses. Attention must be paid to preserving the heritage character of the building and unique relationship with the community;
- the City is not to be financially involved except to provide the building, as is, for lease;
- the potential use must not negatively impact on the surrounding properties;
- the successful proponent shall be responsible for the maintenance and upkeep of the building and surrounding property;
- the City would work with the proponent to rezone the site for the proposed use; and
- the proponent will be responsible for all the costs/documentations/consultant reports and related studies, etc. required to support the rezoning process. (Please see <http://www.richmond.ca/cityhall/departments/urbandev/devapps.htm> for additional information.)

5. City Provided Items

- Phoenix Net Loft Assessment: Inspection Report
- Any existing environmental reports on water lots
- Legal surveys on the land parcel and the water lots

5. Proposal Submissions

All proponents are required to provide the following information with their submissions, and in the order that follows:

- Detailed outline of the proposed use;
- Experience and qualifications of applicants;
- Proposed restoration plans for the building;
- Timing;
- Business plan and financial capability;
- Community consultation plan;
- Parking and transportation considerations based on the proposed uses and floor areas;
- Preferred principles and conditions of essential lease terms;
- A detailed proposal of what will be delivered, including the expected outcome and benefits to the City of Richmond;
- A minimum of three (3) references for each principle named;
- Consent to do a credit check on proponents.

6. Working Agreement

Upon Richmond City Council approval, the successful proponent will enter into a lease with the City based upon the information contained in this request for proposal and the successful proponents submission and any modifications thereto.

7. Evaluation Criteria

Proposals shall be evaluated to determine the best value offered to the City against conformance to the following criteria:

- Experience and Qualifications of Applicants
- Deliverables
- Long term value to the City and impacts on surrounding area
- Value for Money
- References
- Interviews (if required)

The City has the right to reject any or all proposals received.



City of Richmond
Business and Financial Services Department

Notice of No Bid

Note: Receipt of this completed form will assist us in calling for future bids. Please complete and submit this form prior to the closing date and time as shown on the Request for Quotation/Proposal/Tender form.
Please remember to include Quotation/Proposal/Tender No. at right.

Quotation/Proposal/Tender No.
2972P

A Quotation/Proposal/Tender is not being submitted for the following reason(s):

- | | |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> We do not manufacture/supply the required goods/services | <input type="checkbox"/> Cannot obtain raw materials/goods in time to meet delivery requirements |
| <input type="checkbox"/> We do not manufacture/supply to stated specifications | <input type="checkbox"/> Cannot meet delivery requirements |
| <input type="checkbox"/> Specifications are not sufficiently defined | <input type="checkbox"/> Cannot quote/tender a firm price at this time |
| <input type="checkbox"/> Insufficient information to prepare quote/proposal/tender | <input type="checkbox"/> Insufficient time to prepare quote/tender. |
| <input type="checkbox"/> Quantity too small | <input type="checkbox"/> We are unable to competitively quote/tender at this time. |
| <input type="checkbox"/> Quantity too large | <input type="checkbox"/> We do not have facilities to handle this requirement |
| <input type="checkbox"/> Quantity beyond our production capacity | <input type="checkbox"/> Licensing restrictions (please explain) |
| <input type="checkbox"/> Cannot meet packaging requirements | <input type="checkbox"/> Agreements with distributors/dealers do not permit us to sell directly. |
| <input type="checkbox"/> Cannot handle due to present plant loading | <input type="checkbox"/> Other reasons or additional comments (please explain below) |

I / We wish to quote / tender on similar goods / services in future <input type="checkbox"/> Yes <input type="checkbox"/> No	Authorized Company Official – Signature and Title	Date
This space for City of Richmond Comments		Firm Name
		Address
		City
		Province Postal Code
		Telephone Number

Distribution List

Advertised On:

BC Bid
City of Richmond Website

Invitational:

Doug Challoner
E-mail: dougchalloner@noccorp.com
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Tel: 604-274-3587



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Fax Cover Sheet

To:	Name: To Those Companies	File: 02-0775-50-2971
	Company: Receiving Copies of 2972P - Restoring and Leasing of the Phoenix Net Loft - Britannia Heritage Shipyard	Date: November 16, 2006
		Fax: Various and Posted on the Internet

From:	Department: Business & Financial Services Department	Phone: 604-276-4287
	Name: David Phipps Supervisor, Purchasing	Fax: 604-276-4162

If you have any problems with this fax, contact: David Phipps at 604-276-4287

Total no. of pages, including cover sheet: 1

Mailed original to follow: No

in response to your request

for your action

Re: 2972P – Restoring and Leasing of the Phoenix Net Loft – Britannia Heritage Shipyard

Addendum Number 1

This addendum is issued to provide further clarification with regards to two items contained in the original RFP Document as follows:

- 1). Page 4 – there are two Item 5 listed, please change the second Item 5 to Item 6.
- 2). Newly changed Item 6 – Point Number 3 – All proponents are required to provide.....”proposed restoration plans for the building”

Clarification:

All proponents are to provide a 1 -2 page written description (scope of work) of what the proponent /designer had in mind including but not limited to :

- If the recommendations outlined in the Westmar report were to be followed
- If Historic Building Preservation principles will be applied
- If sustainable construction materials and uses were to be considered
- If the west deck and structures were to be rebuilt
- etc. etc

Detailed drawings, which clearly would be both expensive and time consuming to produce at this stage of negotiations, are not required at this time.

We apologise for any inconvenience that this may cause and look forward to receiving your bid on or before 4:00pm, Local Time, on Wednesday, December 6, 1006.

IMPORTANT - CONFIDENTIAL INFORMATION

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. Any other distribution, copying, or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and return the original transmission to us by mail without making a copy.
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