

Request for Proposals

1.0 Introduction to the project

The Lewisporte Marina Administrative Authority (“LMAA”), is issuing this Request for Proposals (RFP) to invite expressions of interest from individuals to enter into a purchase agreement of the LMAA wharf located on Exploits Island in the Bay of Exploits, Notre Dame Bay, NL (49deg 30.920'N and 55deg 4.002'W)(the “property”, See Figure 1.1

Respondents’ proposals will be required to demonstrate through their submission, that they have both the interest and ability to manage and maintain the subject site.

Bidders are advised that greater value will be considered for potential usages for eco-friendly and eco-tourism initiatives.

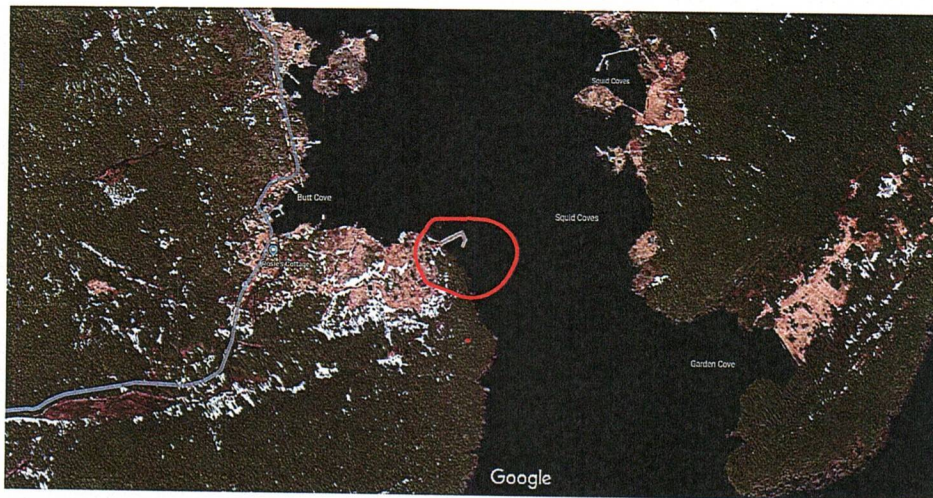
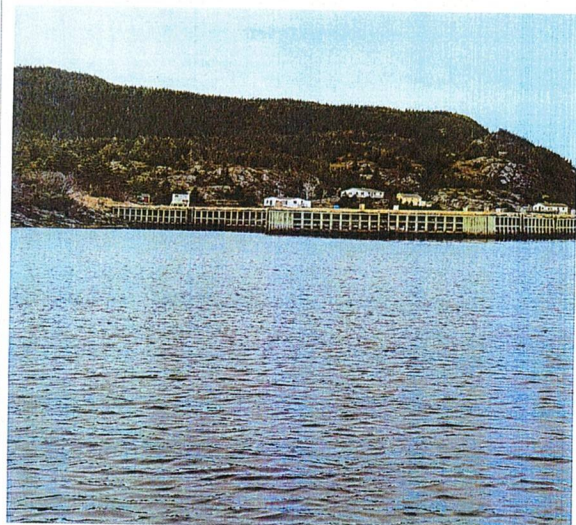


Figure 1.1



2.0 Instruction to Respondents

- 2.1 The preparation of the RFP response shall be at the expense of the respondent. It is the sole responsibility of the respondent to fully examine this RFP's attachments and referenced documents.
- 2.2 Questions shall be addressed in writing to the Lewisporte Marina Administrative Authority c/o Brian Snow, PO Box 1388, Lewisporte, NL A0G 3A0 or emailed to lewisportemarina@bellaliant.com. Answers to timely submitted questions will be in writing and the questions and answers will be shared with all those on record as having received a copy of the RFP. Verbal explanations or instructions will not be binding.
- 2.3 Each respondent must submit one proposal package clearly marked "LMAA, Purchase of wharf – Exploits Island

All proposals shall be delivered to:

LMAA
149A Main Street
Lewisporte, NL
c/o Brian Snow – Marina Manager

- 2.4 All proposals must be submitted by NOON on November 30, 2023 (the "Proposal Due Date") when they become the property of the LMAA
 - 2.4.1 Late proposals will not be accepted.
 - 2.4.2 Postmarks will not be considered.
 - 2.4.3 It is the responsibility of the respondent to ensure timely delivery of proposals.
 - 2.4.4 Respondents may withdraw their proposals at any time during the application and selection process.
- 2.5 The LMAA makes no representations or warranties, expressed or implied, as to the accuracy and/or completeness of the information provided in this RFP.
 - 2.5.1 If necessary, the LMAA will issue addenda to all respondents on record as having requested a copy of this RFP. Addenda will be mailed, faxed, or emailed to all such respondents. However, it is the respondents' responsibility to ensure that they are in receipt of all addenda.
- 2.6 The LMAA will not be responsible for any incomplete submission and reserves the right to reject any and all proposals or to cancel the RFP if it is in the best interest of the LMAA.

2.7 An evaluation committee will review each proposal. The LMAA reserves the exclusive rights to determine the qualitative aspects of all submissions relative to the evaluation criteria.

3.0 Evaluation

3.0.1 RFP's will be evaluated to determine if, and under what conditions, a 'call for proposal' will be issued for the subject site based on the following weighted evaluation criteria:

3.0.1.1 Purchase price of the subject site. 30%

3.0.1.2 Implementation and operations plan. 70%

3.1 The bidder with the highest accumulated score based on evaluation criteria outlined in section 3.0.1 will be recommended to the LMAA board for final consideration.

4.0 Terms of Reference

4.1 Site Information

The Subject property is a wooden wharf constructed over a rock ballast structure.

4.2 Site Assessment

No assessment of structural or environmental condition has been undertaken by the LMAA. Prospective bidders will be expected to undertake their own review and analyses concerning physical conditions and environmental conditions.

Evaluation Submission

(Bidders are encouraged to provide as much detail as possible, a comprehensive description of both initial and long-term usage)

3.2.1.1. Purchase price of the subject site
_____ /30%

_____ Canadian dollars excluding HST

3.2.1.2 Implementation and operations plan
_____ /70%

Total Score
_____ /100%