



**REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE**

DATE ISSUED: MAY 9, 2019

RESPONSES DUE: MAY 24, 2019 BY 12PM NOON

1.0 GENERAL

1.1 Introduction

The City of Iqaluit is issuing this request for Expressions of Interest (EOI) for the potential future leasing of Lot 891, Plan 2637 (the former Iridium Canada Site).

The purpose of this EOI is to determine whether there is potential interest in the property and the existing improvements on the property (i.e. existing buildings, structures, and other chattel). Based on the expressions of interest received, a formal 'Call for Proposals' under the City's Land Administration By-law may be issued in the future.

NOTE: this EOI is to assess the interest in subject site and potential future uses only. It will be used to determine whether to issue a formal 'call for proposals' under the City's Land Administration By-law to formally dispose of the land.

1.2 Definitions

The City:	The City of Iqaluit, Nunavut
The EOI:	This request for expressions of interest for the City of Iqaluit.
The Proponent:	The firm submitting an expression of interest in response to this request for EOI.
The Subject Site:	The property described in the Terms of Reference of this request for EOI.

2.0 INSTRUCTION TO PROPONENTS

2.1 Submission

Proponents are only required to complete the Submission Form attached as Appendix C to this document. No other supplementary material or plans are requested.

The proponents, if sending hard copies by mail, shall submit one (1) copy of the attached submission form in a sealed envelope, clearly marked on the outside with the proponent's name and address, name of the project "**Expressions of Interest for the former Iridium Canada Site**", and the closing date and time. The City reserves the right to request a hard copy by mail for submissions sent by e-mail.

Hard copy submissions are to be submitted to:

City of Iqaluit
Building 2425
Iqaluit, NU X0A 0H0

Attention: Ms. Amanda Wells
Land Administrator,
Department of Planning & Lands

Alternatively, proponents may e-mail submissions by the closing date and time. The title of the email shall be "**Expressions of Interest for the former Iridium Canada Site**".

Email submissions are to be emailed to: lands@city.iqaluit.nu.ca.

Proposals will be accepted until **12:00 pm** EST on **May 24 2019**.

The final decision on whether to accept late submissions is at the City's discretion.

The City of Iqaluit will not be responsible for any submission that:

- Does not indicate the request EOI title;
- Is delivered to any address other than that provided above; or
- Is not delivered or emailed by the closing date and time.

2.2 Inquiries and Amendments

All inquiries concerning this Request for Expressions of Interest are to be directed to:

Ms. Amanda Wells, Lands Administrator

*CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE*

E-mail: lands@city.igaluit.nu.ca

To ensure consistency and fairness to all proponents, all firms who have received the EOI request will receive any information with respect to significant inquiries in the form of written amendments or clarifications. Verbal explanations or instructions will not be binding.

Inquiries must be submitted at least two (2) business days prior to closing.

2.3 Terms and Conditions

- 2.3.1 The City will not make any payments for the preparation of a response to this EOI. All costs incurred by a proponent will be borne by the proponent.
- 2.3.2 This is not an offer. The City does not, by virtue of this request, commit to an award, the disposal of land will be conducted under the authority and processes outlined in the City's Land Administration By-law.
- 2.3.3 The City has the right to cancel this Request for EOI at any time and to reissue it for any reason whatsoever, without incurring any liability and no proponent will have any claim against the City as a result of the cancellation or reissuing of the Request for EOI.
- 2.3.4 The City will not be responsible for any incomplete submission.
- 2.3.5 The City will not be responsible for any submission that is delivered to any address other than that provided in Section 2.1 of this Request for EOI.
- 2.3.6 Any amendment made by the City to the Request for EOI will be issued in writing and sent to all who have received the documents.
- 2.3.7 An evaluation committee will review each proposal. The City reserves the exclusive right to determine the qualitative aspects of all submissions relative to the evaluation criteria.
- 2.3.8 Submissions will be evaluated as soon as practicable after the closing time. No detail of any proposal will be made public except the names of all parties submitting proposals.
- 2.3.9 The submission and accompanying documentation submitted by the proponents are the property of the City and will not be returned.

2.4 Site Visit / Inspection

A non-mandatory site visit / inspection will take place on May 18, 2019 at 2:00pm – 4:00pm. Attendees are kindly requested to RSVP in advance to:
lands@city.igaluit.nu.ca.

3.0 SUBMISSION REQUIREMENTS AND EVALUATION

The submission shall include all the information required to evaluate the submission as outlined on the Submission Form.

3.1 City Goals and Objectives

The City is seeking EOI from proponent who demonstrate through their submission, that they have both the interest and ability to use and improve the subject site in accordance the City's planning, economic development, and financial goals and objectives. This does not include land speculation but rather: proposed uses of that are an appropriate use of the land; uses that will benefit the City either through the provision of services or other community benefits; and uses that will result in positive tax assessment for the City.

3.2 Qualifications and Experience of Proponents

Proponents should have demonstrated experience in either land development or business, and have a firm plan, or at a minimum a viable concept, for the development, redevelopment and / or use of the subject site. Proponents should have accounts in good standing with the City of Iqaluit.

3.7 Evaluation

EOI 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 evaluation criteria:

1. Feasibility of the proposed use(s) of the subject site;
2. Ability of the proposal to meet the City's stated goals and objectives; and,
3. Proposed plan to use / redevelop the site's buildings, structures, and chattel.

3.8 Proposal Submission Format

Submissions shall be made in the form attached as Appendix C to this document. No supplementary material or documentation is required or requested other than the attached form. Answers may be typed or hand written. If hand written, writing must be clear and legible to be accepted.

5.0 TERMS OF REFERENCE

5.1 Site Information

The subject property is a 1.87 ha (4.6 acre) parcel located on Niaqunngusiaruaq Road east of the built-up area of the City along the road to Apex (Appendix A). It was formerly used by Iridium Canada as a satellite operations facility and contains one (1) building of approximately 121 m² (1,300 ft²) as well as four (4) satellite structures all contained within a fenced compound with associated parking and outside storage area. Water and sanitary sewage service are provided via trucked services. The site is accessed via one (1) driveway from Niaqunngusiaruaq Road.

5.1 Site Improvements / Condition

The current lessee, Iridium Canada, wishes to surrender their lease and vacate the site by end of June 2019. As part of the surrender of the lease, Iridium would remove all satellite tracking equipment (including the four radomes, dishes, positioning pedestals, electronic racks, and related equipment) inside each of the four (4) antenna shelters. The shelter buildings would remain on site, along with all electrical and HVAC equipment (in “broom clean” condition). Within the main building, Iridium would remove all satellite tracking equipment (racks, cables and associated Iridium-unique infrastructure). The main building would remain with all the physical building infrastructure (including walls/doors/windows, the HVAC system, backup power subsystem including UPS/battery cabinet/generator/automatic transfer switch, diesel tank, water/sewer tanks and related existing facility power subsystems) in a “broom clean” condition.

The outside infrastructure (including fencing, lighting, cable trays/posts, roadways and fencing) would also remain including the cables (Rf, signal and Power) between the main building and the individual antenna buildings. The existing geostationary antenna equipment may be removed by Iridium or left in place based on further discussions.

All buildings, structures, and other chattel would be made available on an “as is” basis without warranty from either the City or the current lessee.

5.2 Site Assessment

No assessment of ground or environmental conditions has been undertaken by either the City or Iridium Canada. The current lessee is undertaking a Phase 1 Environmental Site Assessment (ESA) which would be made available to proponents during a future ‘call for proposals’ process. At this time there are no known ground or environmental issues or constraints (i.e. environmental contamination, unstable ground, etc.) associated with the site.

5.3 Site Uses / Zoning

The City of Iqaluit General Plan designates the site “Transportation Facility” and the City’s Zoning By-law zones the site “Transportation (T) Zone”. This designation and zone permit a limited range of uses associated with transportation (air and marine facilities) and telecommunications. The current zoning permits the following uses:

- Airport
- Automotive gas bar
- Commercial uses related to aircraft services and travel Docking, loading and off-loading of ships
- Fuel storage facility
- Hotel
- Utility installation

For more information on the designation and zoning, the City’s General Plan and Zoning By-law can be found here: <https://www.iqaluit.ca/city-hall/departments/planning-development>

Recognizing the limitations of the existing zoning on the site, as well as the servicing limitations (i.e. trucked water and sewage services), the City would consider to undertaking an amendment to the General Plan and Zoning By-law to identify a more appropriate commercial, industrial, or institutional designation / zoning to facilitate other uses on the property based either on a proposal received from this EOI or through a separate planning analysis conducted by the City. Given the servicing limitations of the site, it is not anticipated that residential uses or ‘high water /sewage’ uses would be appropriate on the site. Section 7.5 of the General Plan limits uses in trucked services areas to uses that can be demonstrated to use less than 2,000 litres of water per day.

5.4 Other Site Information

Included with this request for EOI is as follows:

- Aerial photographs and site survey – Appendix A
- 2019 Notice of Assessment – Appendix B
- EOI Submission Form – Appendix C

*CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE*

6.0 SCHEDULE

DATE	ACTION
MAY 18, 2019 (2PM – 4PM)	<ul style="list-style-type: none">• NON-MANDATORY SITE VISIT
MAY 21, 2019	<ul style="list-style-type: none">• DEADLINE FOR SUBMITTING INQUIRIES
MAY 24, 2019	<ul style="list-style-type: none">• CLOSING DATE FOR REQUEST FOR EOI
MAY 27 TO JUNE 14, 2019	<ul style="list-style-type: none">• EOI EVALUATION PERIOD

APPENDIX A

Site Location & Survey

*CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE*



Figure 1 – Location of subject site in relation to Iqaluit

CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE



Figure 3 – Aerial Photograph of Site

APPENDIX B

Notice of Assessment

APPENDIX C

EOI Submission Form

CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE

Form Page 1 of 2

Please read the form in its entirety before responding. All questions should be answered to the best of your ability and knowledge (this form will be provided to a proponent in Word format upon request).

Proponent Name	
Proponent Contact Information	
Address:	Telephone:
	Email:
Description of Proposed Use	
Please briefly describe what use(s) and / or activities you would propose on the site.	
Description of Interest	
Please briefly describe whether your interest in the land relates primarily to the land itself or also the buildings and chattels on the site.	
Buildings & Chattel	
Are there buildings, structures, and chattel that you would want or require to be removed from the site prior to leasing? If so, please briefly describe.	

CITY OF IQALUIT REQUEST FOR EXPRESSIONS OF INTEREST
LEASE OF FORMER IRIDIUM CANADA SITE

Form Page 2 of 2

Proposed Occupants / Tenants	
<p>Do you currently have a proposed user for the site (either you or someone else)? If so, please indicate who the occupant would be.</p> 	
Declaration	
<p>I declare that the information I have provided above is true. I understand that this request for expression of interest is not binding on any party, and that the City is under no obligation to dispose of the subject property or issue a call for proposal under the Land Administration By-law for the land. The submission of this EOI constitutes acknowledgement that I have read and agree to be bound by all the terms and conditions of this request for EOI.</p>	
<p>Signature (I have the authority to bind this corporation)</p> 	<p>Date</p>