



SAINT JOHN

REQUEST FOR EXPRESSIONS OF INTEREST 2024-EOI5

Rockwood Park Horse Stable Site (to be vacated)

The City of Saint John (the “City”) seeks **expressions of interest for future use of land located at Rockwood Park Horse Stable Site (to be vacated), being a portion of PID 52548**. This is not a call for Tenders or a Request for Proposals.

ARTICLE I CONTEXT

1.1 Description of Opportunity

The City of Saint John owns Rockwood Park for which it is currently seeking proposals for a recreational development on a 3.5 acres +- (see attached map) portion of the Park that is currently utilized for a Horse Stable facility. Once the Horse Stable area has been vacated by the licensee at the end of May 2025 and the horses relocated to another home, the City will be left with an unused portion of the Park that has been in use by the public for decades. This area of the Park is central to the operations at Lily Lake and Fisher Lake and is known for a variety of outdoor activities including swimming, walking and bike trails, winter skating, canoeing and a playground that is adjacent to the horse stable area. It would be desirable for the horse stable area, once vacated, to be reinvented to accommodate another outdoor activity that is both unique and complementary and that would continue to build the Park experience and increase its vibrancy.

The City would consider a license with any successful proponent, similar to that which currently exists for the use of the horse stable area. The Park is located in the (P) zone, according to the City of Saint John Zoning By-law, which is a category that allows for a range of recreational uses that would be appropriate for the site.

ARTICLE II PROCESS

2.1 Submission

Proponents shall submit a written Expression of Interest (the “**Proposal**”) which, at a minimum, shall address those items listed below in Section 2.2 “Required Information About Proponents”. All submissions and inquiries shall be clearly labelled as: “**Rockwood Park Horse Stable Site 2024-EOI5**”.

2.2 Required Information About Proponents

Each proponent must provide the following information:

- (a) An overview of the proposed development, which shall include a description of the project, timelines and a high-level plan that includes funding requirements and target market.
- (b) a company profile, including the type and nature of the company, years in business, areas of operation, related experience, and any other relevant information.
- (c) evidence of the proponent's experience in operating or developing similar sites; and
- (d) Evidence of the proponent's ability, financial resources and necessary qualifications to design, engineer, permit, and develop the Property.

2.3 Deadline

Expressions of Interest shall be submitted no later than **4:00 p.m., A.S.T. FRIDAY, FEBRUARY 14, in digital form to:**

supplychainmanagement@saintjohn.ca

2.3 Enquiries

All inquiries regarding this Request for Expressions of Interest shall be submitted to:

supplychainmanagement@saintjohn.ca

2.4 Interview

The City reserves the right to invite only certain proponents, or no proponents, for an interview, as further set out below in Section 3.1, upon completion of the evaluation of the submissions for “**Rockwood Park Horse Stable Site 2024-EOI5**”.

If the City chooses to interview proponents pursuant to its reserved rights, the confidential interviews will be held during normal business hours at a mutually convenient time.

ARTICLE III RESERVED RIGHTS

3.1 Rights of the City

The City reserves the right to:

- (a) invite some or all proponents to a confidential interview to clarify or further discuss their Expression of Interest.

- (b) reject any or all of the Expressions of Interest and to not proceed to the interview with any proponent.
- (c) short-list the proponents in this Request for Expressions of Interest process to a minimum of three (3) proponents who best address the intent of the opportunity herein described and who provide what the City deems to be the best solution to the City's needs; and
- (d) elect to not pursue this matter any further, notwithstanding issuance of the Request for Expressions of Interest, and reserves the right to call for competitive bids, in the form of a Tender or Request for Proposals utilizing any and all information gained throughout this process.

ARTICLE IV

4.1 Applicable Law and Jurisdiction

This Request for Expressions of Interest will in all respects be governed by and construed in accordance with the laws of the Province of New Brunswick and the federal laws of Canada applicable therein, excluding any choice of law provisions and without effect to principles of conflicts of law, regardless of the place of making or performance. New Brunswick courts shall have exclusive jurisdiction over all matters arising in relation to this License, and each Party accepts the jurisdiction of New Brunswick courts.

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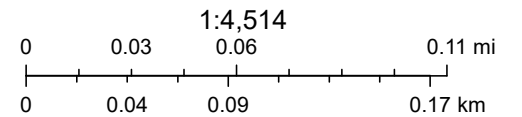


12/3/2024, 10:28:16 AM

 Override 1

 Property Parcels

 Property Assessment



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap