

## **BRANDON UNIVERSITY DOWNTOWN PROJECT REQUEST FOR EXPRESSION OF INTEREST (REOI)**

### 1. Project Description

Brandon University seeks expressions of interest from private parties who will partner with the University on a significant development in Downtown Brandon. This development is envisioned to be a mixed-used complex, with substantial residential spaces for students (including traditional sequential students as well as mature students, students with families, and non-traditional students), as well as other types of housing. The development envisioned may also include commercial space, community-use space, public plaza space, academic space, and/or other types of space that may be deemed desirable or required for feasibility of the project.

Brandon University may also entertain options that go beyond or outside the specific scope listed here, and welcomes wide-ranging and creative responses that fulfill the larger vision. For example, there are a number of other properties in the immediate vicinity that may add to the feasibility of any proposed development.

### 2. Background

Brandon University is a growing post-secondary institution with about 3600 students and about 1400 full and part-time employees that generates more than \$400 million of economic activity for the region every year. Established in 1899, Brandon University has been a significant organization, major employer and economic driver of the City and Region since the very early years of the City of Brandon and the University continues to be a major driver of cultural and social influence and change for the City.

The City of Brandon is the second-largest city in the Province and is the service centre for western Manitoba. With over 50,000 people, and servicing over 200,000 in the region, the City is growing quickly and becoming increasingly diverse. Like many North American cities, it has also experienced an increasing suburbanization of both residential and commercial establishments. The resultant exodus from the centre of the City creates both challenges and opportunities to envision a new City Centre, alive with shopping and entertainment and people living and making lives in the downtown core.

Brandon University's main campus is close to the centre of the City, situated along 18<sup>th</sup> Street (at the intersections of Highway 10 and 1A) in Brandon and covers approximately seven and one half city blocks with some additional parcels of land in the immediate vicinity. Our Psychiatric Nursing program is offered both on the main campus as well as from a Winnipeg campus located at the University of Winnipeg.

Additional land has been assembled for future development. West of the main campus on Louise Avenue and 24<sup>th</sup> Street is approximately two acres of bare land on a former elementary school playground.

East of the campus, at the corner of 10<sup>th</sup> Street and Princess Avenue is approximately 70,000 square feet of mostly bare land in the heart of downtown Brandon. **It is this property that has been assembled on which we are principally seeking proposals to develop.**

Brandon University has for the past two years been gathering information about potential developments and funding sources involving a number of on-campus and community consultations. The Board of Governors of Brandon University has now asked the Administration to seek private investors and developers who will be willing to develop preliminary proposals for the downtown site.

### **3. The Downtown Development Project**

**Working with the University, we are seeking qualified proponents who have the interest and means to develop preliminary proposals for The Downtown Development Project for presentation to the Board of Governors with sufficient detail to allow the Board to select a proposal that may then be pursued through to full development and operation with that proponent.**

**The Downtown Development Project will build on the reputation of the City and the University to bring people, business and academic and cultural activities to the heart of the City on land assembled by the University with the assistance and support of the City of Brandon and the Brandon Downtown Development Corporation. It will be constructed by predominately private funding. There is the potential for a relatively small amount of public funding for academic space and/or for affordable housing. It will be operated by a combination of private operators and Brandon University for a period of time. At some point in the future, the complex will become the responsibility and property of Brandon University.**

### **4. Vision**

To create a development in the downtown of Brandon composed of residential, commercial and academic facilities that bring people into the downtown to live, work and enjoy leisure time.

### **5. Purposes**

The purposes of the Downtown Development are to:

- increase the capacity, sustainability, connectivity, outreach, reputation and visibility of Brandon University,
- improve the commercial, personal, aesthetic and security features of the downtown and of the City as a whole,
- animate the Downtown City core during days, evenings and weekends, and
- stimulate other business and residential interests in the area.

### **6. Project Overview**

The University envisions a residential component to the project that may include:

- Student residences, potentially including some or all of apartment-style, pod-style or other non-dormitory residential styles
- Seniors residences, potentially including life-lease or co-op investments
- Inclusive residences for newcomers, Indigenous and family residents
- Affordable and market rate residences

The University envisions commercial space that may include:

- A medical clinic and pharmacy
- Food and beverage establishments
- Retail space
- Academic space suitable for college, high school and other academic programming
- A Daycare

The University envisions academic space for University needs that may include:

- A Black Box Theatre
- Modest amounts of Classroom and office space

The University envisions public space for community needs that may include:

- An exterior public plaza
- Interior public atrium or forum
- Public art

The University envisions transportation connections that may include:

- Pedestrian engagement with the public realm
- Bicycle parking and storage
- Brandon Transit connections
- Short-, medium- and long-term parking for residential, commercial, academic and theatre

The proposed ideas for space stated above are just that – ideas. At this stage, there is wide scope for determining the final shape of the development. It is understood that the capital financing of the project will be primarily the responsibility of the private developer, and while the University will be involved in designing a facility that will meet City and University objectives, a great amount of freedom must also be allowed for the developer to explore possibilities to determine a proposal that will be feasible financially and operationally.

Public money and/or fundraising opportunities are limited. Proponents should not expect these elements to contribute significantly to the project beyond possibly some of the University academic space, which is yet to be determined.

All capital and operating risk for any project proposal that proceeds to development will remain with the developer and operator and will not be undertaken by the University. The exception to this requirement may be the academic space required by Brandon University, which capital and operating costs may be partially or completely assumed by the University, as may be required for the chosen proposed project.

#### Available Documents

- A map of the land assembled outlined in red (attached)
- [The University of Winnipeg Community Renewal Corporation feasibility report](#)
- The B.W. Ferguson & Associates Market Study (attached)
- [The Campus Master Plan](#)
- [The Campus Space Plan](#)
- [Looking Ahead, Academic Plan 2015-2020](#)

- Brandon University Program Offerings <https://www.brandonu.ca/future-students/programs/>
- [Brandon University Economic Impact Report](#)

Limited available environmental assessment information will be made available to proponents. However, proponents must rely on their own assessments for any and all future developments.

## 7. Submission Requirements

Respondents to this REOI must demonstrate that they are interested and qualified to design, build and operate a proposed development that will meet the Vision and Purposes of the Downtown Development Project as outlined in this REOI. Responses must include demonstrated access to capital, development expertise, and operating expertise, as indicated by letters of reference and examples of similar projects that that been completed and operated in the past.

Following the receipt of expressions of interest, all qualified and selected proponents will be invited to develop preliminary proposals, working with Brandon University and our partner organizations, for presentation to the Board of Governors of Brandon University. These subsequent proposals will contain sufficient detail to allow the Board, at its sole discretion, to select one proposal from the proponents that best meets the vision and purposes outlined in this document and which may then be pursued though to full development and operation with that proponent.

Respondents should note that, if selected, the preliminary proposals are requested by **December 31, 2018**. If this timeline will create significant difficulty for any respondents, please indicate what timeline will be required to submit preliminary proposals.

Accompanying these preliminary proposals will be high-level capital and operating plans that will demonstrate the feasibility of the project.

Proponents will be responsible for all costs incurred by them in preparing and submitting preliminary proposals.

Interested parties should submit their Responses to this REOI in hard copy or PDF format by **September 4, 2018, 4:00 pm, CST**. Responses received after this date and time may not be considered. Selected proponents will be contacted no later than **September 21, 2018**

**Submit PDFs by email to [smale@brandonu.ca](mailto:smale@brandonu.ca) or submit hard copies by mail or deliver personally or by courier to Susan Smale, Director of Business Operations, Brandon University, 270 – 18<sup>th</sup> Street, Brandon, MB, R7A 6A9.**

Please ensure Responses include the Respondent's:

Full legal name  
 Contact person  
 Mailing address  
 Email address  
 Phone number

**Questions regarding the REOI may be directed by email to [smale@brandonu.ca](mailto:smale@brandonu.ca)**

## 8. Conditions

Each Respondent making a Response to this Request for Expressions of Interest (REOI) does so fully accepting that its Response is subject to the following conditions:

1. This REOI is neither a request for proposals nor a request for tenders. This is a request for information only and no legal obligations will arise hereunder in any circumstances. Brandon University reserves the right to amend the scope of this REOI and to carry out discussions with one or more prospective Respondents at any time for the purpose of attempting to finalize an acceptable group of proponents, without recourse against Brandon University.
2. Responses to this REOI become the property of Brandon University and will not be returned to the Respondent. All Responses will be held in confidence by Brandon University subject to such disclosure as may be required for internal approvals and processes, or by law or to satisfy a court order.
3. Brandon University may amend or clarify this REOI by one or more addendum issued before the Submission Deadline.
4. Brandon University may cancel this REOI at any time, with no liability whatsoever to any Respondent.
5. Respondents are responsible for all costs incurred by them in preparing and submitting Responses.

## 9. Proposal Evaluation

Proponents will be evaluated on demonstrated ability to undertake preliminary and ultimately full development of a project of this size and scope and then operate the project in a way that meets the needs of the developer and meets the vision and purposes of the University and the City and other partner organizations as they may be included in the final project.

Brandon University, in its sole discretion, may accept or reject any or all responses to the REOI or the final preliminary proposals. Brandon University is under no obligation whatsoever to accept the proposal with the lowest cost or any proposal.

Selection of preliminary proposals will proceed subject to feasibility and the ability of the proposal to meet the vision and purposes of the project.