

ST. CLAIR TOWNSHIP
TENDER FOR THE LEASE OF TOWNSHIP OWNED LAND



THE CORPORATION OF THE ST. CLAIR TOWNSHIP

REQUEST FOR TENDER
FOR THE LEASE OF
TOWNSHIP OWNED LAND

CLOSING DATE: 3:00 PM LOCAL TIME
TUESDAY, JANUARY 28, 2020

RETURN TO: Charles Quenneville, Treasurer
St. Clair Township
1155 Emily Street
Mooretowns, Ontario
NON IM0

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**REQUEST FOR TENDER
FOR THE LEASE OF
TOWNSHIP OWNED LAND**

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INVITATION TO SUBMIT TENDER
FOR THE LEASE OF TOWNSHIP OWNED LAND

You are invited to submit a Tender for the lease for each of the following individual own properties listed below and has described herein. Pictures of the property location can be found on

Parcel# 1 - 25 Acres located 359 Moore Line behind the Moore
Public Works garage, Conc. 6 E Pt Lot 27.

The complete Request for Tender document is attached for your perusal. Should you have any questions regarding the documents or the process, please contact:

Charles Quenneville, Treasurer
St. Clair Township
1155 Emily Street
Mooretown, ON
N0N 1m0

Telephone: 519 867-2024
Fax: 519 867-5509
E-mail: cquenneville@twp.stclair.on.ca

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INFORMATION TO BIDDERS

1. Sealed Tenders will be accepted until 3:00 p.m. local time, Tuesday, January 28, 2020 for the leasing of farmland more completely described below.

The successful bidder will be required to enter into a lease agreement with the St. Clair Township. The agreement would be for a period of five years beginning in 2020. Rental shall be paid in two instalments: 50% on first day of May in year and balance on December 1.

2. **SUBMISSION**

Tenders must be on the forms provided and sealed in an envelope using the label provided. Tenders arriving after the stated closing time will not be considered. Tenders must be delivered to:

Attention: Mr. Charles Quenneville, Treasurer
Corporation of the St. Clair Township
1155 Emily Street
Mooretown, Ontario
NON IM0

All Tenders received must remain valid for acceptance, up to 90 days beyond the closing date.

3. **HST TAXES**

The quoted prices shall clearly show all applicable H.S.T. Any successful bidder will be responsible for the submission of any new amount of tax that might be required with the introduction of the new sales tax system.

4. **CLARIFICATION**

Should a Bidder find discrepancies in or omissions from the Tender Documents, or should there be any doubt as to their meaning, inquiry should be made with the Treasurer, telephone 519 867-2204. Should a correction, explanation, or interpretation be necessary or desirable, a written addendum will be issued to all bidders. Addenda, issued during the bidding period, are part of these Tender Documents.

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5. PAYMENT

Upon the completion of any successful agreement, the successful bidder will be required to make payment annually in advance of the agreed upon final lease price.

6. RESERVATIONS

The Corporation of the St. Clair Township reserves the right to accept any Tender, in whole or in part, that it feels most fully meets the requirements of the Township. Therefore, the highest or any Tender may not necessarily be accepted

The Township reserves the right to reject any or all Tenders. The highest Tender will not necessarily be awarded a Contract.

Tenders which are not in ink, incomplete, conditional, or obscure or which contain additions not called for, erasures, alternations and irregularities of any kind, may be rejected as informal.

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REQUIREMENTS

General

1) **SCOPE**

The Corporation of the St. Clair Township seeks tenders from interested parties to lease land wholly owned by the Township, for the purposes of farming or related activities.

2) **PRICING**

Tenders must include a proposed price for each lease property for the full parcel of land. No partial bids will be considered.

Prices tendered shall be considered firm for the length of any agreement which might be entered into as a result of this request.

3) **AGREEMENT**

The Township will enter into an agreement with the selected bidder/bidders. Any agreement will commence on January 1st, 2020 or as soon as possible thereafter.

4) **TERMINATION OF LEASE**

The Township reserves the right to terminate any lease agreement with 30 days notice with or without cause.

With valid cause, termination will occur without the payment of any compensation for the loss of any crop which might remain in the ground at the time of termination of the agreement.

Without valid cause the Township will compensate the successful bidder for any reasonable amount related to the loss of a crop which may remain on the land at the time of termination of any agreement.

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5) ZONING

The current zoning of the land in question is agricultural and Industrial.

6) INTENDED USE

Tenders should include a detailed description of the intended use of the land, should the bidder be successful. The Township would require that any successful applicant use the land in only the manner approved in the agreement. Any change in land use would be subject to application and written approval being provided by the Township.

7) SUB LEASING

Sub leasing of any portion of the land by a successful bidder is strictly prohibited.

8) PROPERTY LOCATION

The area included in this request is and pictures of the farm properties is attached:

PROPERTY LOCATIONS AND CONTACTS		
FACILITY NAME	ADDRESS & DESCRIPTION	Acres
Parcel # 1 Vacant Property	359 Moore Line, behind Moore Public Works Garage. Conc. 6 Lot 27	25

9) TENANT LIABILITY INSURANCE

Any successful bidder would be required to purchase and maintain tenant liability insurance in the amount of \$1,000,000.

10) HOLD HARMLESS

Any successful bidder would be required to hold the St. Clair Township harmless in relation to all aspects of the use of the said land. Further, the successful bidder would be required to take all reasonable precautions to limit access of the land to the public and to ensure that the land remains safe and free of hazards.

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11) CONSTRUCTION OF BUILDINGS

Construction of any building or structure, either permanent or temporary, would not be allowed within the agreement.

12) SITE CLEANLINESS

Any successful bidder would be required to keep the land clean and free of debris, or other items that could be considered not in keeping with the intended use of the land.

13) ACCESS BY OWNER

The Township reserves the right to access the land with 24 hours notice to perform inspections, or for any other reasonable purpose that might be encountered.

14) ACCESS BY LEASEE

Each parcel of land includes specific details of the access routes to be followed when entering and leaving each of the parcels of land. The successful bidder will be required to follow the approved access routes at all times. Access by any other route without clear written approval from the St. Clair Township is explicitly prohibited and will be seen as a significant violation of the lease agreement. Such a violation could cause the immediate termination of any lease agreement without compensation for crop loss.

15) TERMINATION

The Township reserves the right to terminate any agreement with 48 hours notice if the successful bidder is found to be in violation of any requirements of the agreement.

16) TREES

The land in question may contain a quantity of trees. Any successful bidder would also be required to take reasonable care to protect all the trees on the land and not to remove a tree for any reason without the written consent of the Township.

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17) BUILDING

The land to be leased may include municipal building. These buildings are for Township purpose and entry will not be allowed.

18) REFERENCES

Bidders must provide a minimum of three references that can attest to the suitability of the bidder to enter into a lease agreement with the Township. References should be from individuals or companies who the bidder has known for more than 5 years; has had a business relationship with or can verify financial or other qualifications of the bidder. A reference list is included in the form of tender.

19) DESIGNATED OFFICIAL

For the purpose of this contract, Charles Quenneville is the “Designated Official” and shall perform the following functions:

Releasing, recording, and receiving quotations, recording and checking of submissions; answering queries from perspective bidders, considering extensions of time. In addition, preparing a report and recommendation to St. Clair Township Council for approval.

20) RIGHT TO DENY BIDDING ON FUTURE LEASE OPPORTUNITIES

The Township reserves the right to deny any successful bidder the right to respond to any future request for Quotation, Tender or Proposal in the event of poor performance. For greater clarity, the Township will monitor the performance of any successful bidder and shall provide written notice of any contradictions to any agreement that are evident. Should deficiencies be persistent or of a significant nature, in addition to the right to terminate the contract, the Township will advise the successful bidder that their disregard for the agreement has rendered them ineligible to compete for similar future requirements on any St. Clair Township initiative.

21) LIMITATION OF LIABILITY

The St. Clair Township enforces a strict code of ethics and attempts to always be fair in evaluating and awarding contracts resulting from any bidding process. By submitting a Tender, bidders agree that the Township will not be held liable for any amount in excess of the amount required to prepare and submit a Tender in the event that the Township is found to have erred in any manner in the award of any contract.

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22) OTHER INFORMATION

The Township reserves the right to require proponents to produce any of the following:

- Appropriate insurance certificates;
- WSIB clearance certificate;
- Financial and corporate information;
- Other additional assurances or protections as deemed necessary by the St. Clair Township.

23) OWNERSHIP AND FREEDOM OF INFORMATION

The information submitted in response to this request for tender will be treated in accordance with the relevant provision of the Municipal Freedom of Information and Protection of Privacy Act. The information collected will be used solely for the purposes stated in the request for tender document. The Bidder does, by the submission of a Tender, accept that the information contained in it will be treated in accordance with the process set out in the request for tender. Bidders should clearly indicate in their submission which parts, if any, are exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy. Any submitted Tender shall immediately become the property of The Corporation of the St. Clair Township.

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FORM OF TENDER – Submit individual form for each bid

For the Lease of Land

Address Location: 359 Moore Line behind Works Garage

THE CORPORATION OF THE ST. CLAIR TOWNSHIP
1155 EMILY STREET
MOORETOWNS, ONTARIO
NON IM0

I/We, the undersigned, herewith tender to lease land, in accordance with the specifications issued by the St. Clair Township, at the following price:

Annual Lease Rate:	\$
13% HST:	\$
Total Annual Lease Rate:	\$

Name of Bidder:	
Address:	
Telephone:	Fax:
E Mail:	
Contact Name and Title:	
Authorized signature: _____	Date: _____

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Return Mailing Label



SEALED TENDER

FROM: _____

ST. CLAIR TOWNSHIP
1155 Emily STREET
Mooretown, ON
N0N 1M0

TENDER FOR:
The Lease of Farm Land

ATTENTION:
MR. CHARLES QUENNEVILLE
Treasurer

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LIST OF REFERENCES		
NAME	ADDRESS	TELEPHONE NUMBER

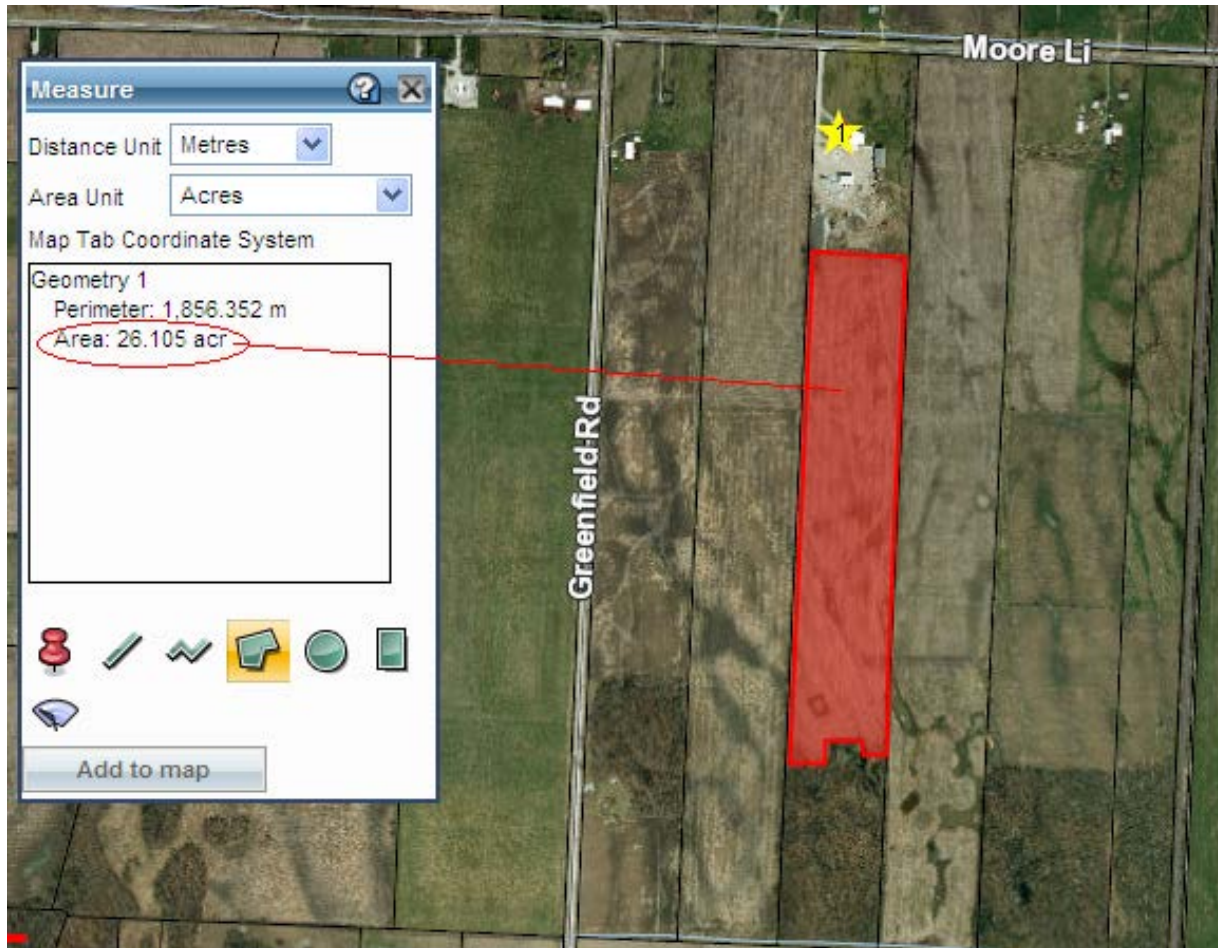
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Bidders shall clearly state the intended use of the land to be leased.

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St. Clair Township - Parcel # 1
359 Moore Line - Public Works Garage - Conc. 6 Lot 27
The quantity is less and is know 25 Acres



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