

Buyer's Submission Form ATC and RC1

Please complete the following submission form if you are interested in purchasing the Advanced Technology Centre (ATC) or Research Centre 1 (RC1) properties from the City of Edmonton. If you would like to put in an application to purchase both properties, please complete one form per property.

Please ensure all fields and questions are addressed or your application will be considered **incomplete**. The information collected through this form will inform the City's selection of a recommended Buyer. The City may present the information collected through this form and will recommend a selected Buyer to the Executive Committee of City Council for approval. Once we receive your submission, we may contact you if clarification is required.

Proposal Evaluation

All proposals will be evaluated using the criteria listed below. With the exception of the Mandatory Requirement (which your proposal must meet), all other criteria will be weighted evenly.

- **Mandatory Requirement: The proposal must conform to the Restrictive Covenant**
- **Real Estate:** Price, Conditions and Transaction Terms
- **Planning and Use:** Does the proposal intend to fit with the original overall intent of the ERP? Does the proposal support and promote long term plans for economic prosperity?
- **Alignment with City goals:** Does the proposal align with and contribute to city-building initiatives and strategic goals?
- **Feasibility:** Does the Applicant have the necessary experience to achieve their proposal? Are the proposal timelines reasonable?

Buyer Information

Buyer's Name: _____ Email Address: _____

Contact Name: _____ Contact Phone Number: _____

1. What is your company's mission statement and history? Include any experience related to the management and/or development of properties similar to ATC or RC1.

Development Proposal Information

2. What are your future plans for the property? Specifically addressing the following:

- a) Intentions around maintaining the architecture of the building, if any
- b) Describe how your proposal meets the Restrictive Covenant ([Instrument 812 274 323](#) and [902 297 147](#))***
- c) Describe any plans for emission reductions or energy consumption reductions
- d) Outline a proposed project schedule
- e) Please indicate your plans for the existing leases

***The RC outlines the development standards and design guidelines for the planning, design and maintenance of the ERP. These standards and guidelines ensure that developments in the ERP meet the objectives of the park to create a high quality and high amenity scientific research campus that's best described as "a place to think". The ultimate objective is an industrial park that is developed with the highest standards in mind in order to broaden the City of Edmonton's industrial base. The RC details the following:

- **Permitted Uses:** activities allowed within the park (reference non-core areas)
- **Development Standards:** minimum criteria for design
- **Requirement Area Standards:** upgraded design standards that are mandatory for certain ERP areas (only applies to ATC)
- **Landscaping Standards:** precise landscaping practices
- **Information Requirements:** materials that must be submitted as part of a development permit application
- **The Development Standards Checklist and the Design Guidelines Checklist** to assess conformity to the RC

Buyer's Submission Form ATC and RC1

Edmonton

3. How does your proposal “fit” within the Edmonton Research Park (ERP)? Include any business incubation plans, collaboration with other ERP members and contributions and alignment with the original intent of the ERP.

4. How does your proposal align with the City of Edmonton's city-building [initiatives and strategies](#), [ConnectEdmonton](#) and/or [The City Plan](#)?

5. Is there any additional information you wish to add?

If you have any comments or additional information, please include them below:

Date: _____
(YYYY/MM/DD)

Signed: _____

Please ensure the information provided in this form is accurate and complete. To submit a complete application, mail or email a completed Buyer's Application Form and this completed Buyer's Submission Form to the 10th floor Edmonton Tower or propertysales@edmonton.ca. Refer to the listings for full submission details. Thank you for your interest.

ADDITIONAL SUBMISSION TERMS AND CONDITIONS

Cost of Submission of Proposals

The preparation and submission of, and all discussions or other proceedings relating to, a submission will be conducted at the sole cost of the Applicant. The City will not be responsible for any costs incurred by an Applicant in the preparation or submission, including any costs incurred by the Applicant to attend meetings or make presentations relating to its submission, or in any participation of the Applicant in negotiations or finalization of the Sale Agreement, as applicable.

Reservation of Rights

The City reserves the right, in its sole discretion, to exercise any or all of the following rights, to:

- accept, reject or further negotiate with any or all Applicants;
- amend the scope of the project, modify, cancel or suspend this listing process or any or all stages of the process, at any time, for any reason;
- re-advertise for new proposals or enter into negotiations for the site, the project or for a project of a similar nature;
- extend, from time to time, any date, time period, or deadline provided for in this listing, upon written notice to all affected Applicants; and
- not enter into a Sale Agreement with any Applicant.

No Liability

By submitting an application, the Applicant specifically agrees that it will have absolutely no claim against the City or any of its employees, advisors or representatives for anything resulting from the exercise of any or all of the rights set out in this listing. Without limiting the generality of the foregoing, the Applicant agrees that in no event will the City, or any of its employees, agents, advisors or representatives, be liable, under any circumstances, for any claim, or to reimburse or compensate the Applicant in any manner whatsoever, including, without limitation for the costs of preparation of the submission, loss of anticipated profits, loss of opportunity or any other matter.

This listing is only intended to solicit interest and information from potential Applicants, and does not create any legally binding arrangement with the City. This listing is governed by the law applicable to direct commercial negotiations and therefore this listing will not give rise to any "Contract A" based tendering law duties or any other legal obligations arising out of any process contract or collateral contract. Neither the Applicant or the City has, or will have, the right to make a claim of any kind, whatsoever, against the other, with respect to the award of a contract, the failure to award a contract, or the failure to honour a response to this listing.