

Request for Proposals (RFP)

Sale of Former Sinclair Rink Property

Lots 11-14, Block 7, Plan 295 BLTO
Sinclair MB

Rural Municipality of Pipestone	
RFP No.:	RFP 2026-06
Date of Issue:	August 10 2026
Closing Date:	August 24 2024 4:00p.m.

1. Introduction

The Rural Municipality (RM) of Pipestone invites proposals for the purchase of the former Sinclair Rink Property, municipally known as 29 Arthur Street, Sinclair, Manitoba, legally described as Lots 11, 12, 13 and 14, Block 7, Plan 295 BLTO.

The property includes the former Sinclair Rink building together with all lands and improvements. Council has authorized the sale of the property following the creation of a separate land title, allowing the property, including the land and existing building, to be transferred as a single parcel

The Municipality recognizes the opportunity this property presents for redevelopment and encourages proposals that will return the property to productive use while contributing to the long-term vitality of the community. Existing municipal water and wastewater services are available to the property, making the site suitable for a variety of future uses, subject to municipal bylaws and development approvals.

The property is being offered with the following features:

- Former Sinclair Rink building included.
- Municipal water and wastewater services available.
- Existing municipal road access.
- Property offered as a single parcel.
- Property contains approximately four municipal lots.
- Property sold on an "As Is, Where Is" basis.

2. Property Background and Information

The Sinclair Rink has not operated as an ice rink since 2021. Following consultation with the Sinclair community and Council direction, the Municipality determined that the property should be offered for sale to encourage future redevelopment and investment.

The property has been separated from the surrounding municipal lands to allow it to be sold as one legal parcel while retaining adjacent municipal property for future municipal purposes.

The Municipality welcomes proposals from individuals, businesses, developers and community organizations whose proposed use will complement the surrounding area, encourage investment within Sinclair, and return the property to productive use.

3. Development Opportunity

The Municipality recognizes that the property may be suitable for a variety of future uses. Council welcomes creative proposals including, but not limited to:

- Residential development
- Commercial development
- Institutional or community uses
- Mixed-use development
- Adaptive reuse of the existing building

Any proposed development remains subject to applicable municipal bylaws, zoning requirements and development approvals.

4. Additional Municipal Lands

Interested proponents may indicate within their proposal whether they wish Council to consider the purchase of additional municipally owned lots immediately south of the Property.

The Municipality may, at its sole discretion, consider proposals for the purchase of additional municipally owned lots immediately south of the Property. The additional lots contain existing municipal water and wastewater infrastructure.

Should Council approve the sale of any additional lands:

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1. Utility easements will be registered in favour of the Municipality.
 2. Easements will protect existing municipal infrastructure.
 3. Easements will permit future inspection, maintenance, repair, replacement and upgrades.
 4. Development within easement areas may be restricted.
 5. The Municipality is under no obligation to sell any additional lands.
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5. Proposal Requirements

Proposals should include the following information:

1. Name and contact information of the proponent.
2. Proposed purchase price.
3. Intended future use of the property.
4. Estimated timeline for redevelopment or occupancy.
5. Any conditions of the offer.
6. Indicate whether additional municipal lands are requested.
7. Confirmation that the proposal shall remain open for acceptance for sixty (60) days.

6. Evaluation Criteria

Proposals will be evaluated based on the following weighting: Council will evaluate proposals based on, but not limited to:

- Proposed purchase price.
- Intended future use.
- Benefit to the Municipality.
- Ability of the purchaser to complete the project.
- Compatibility with surrounding development.
- Overall merit of the proposal.

The municipality is not obligated to accept the highest-priced proposal or any proposal received.

7. Mandatory Clauses and Terms of Condition

The following clauses shall apply to this Request for Proposals and form part of the terms and conditions of this procurement process.

(a) Compliance with Municipal Procurement Guidelines

This Request for Proposals has been issued in accordance with The Municipal Act (C.C.S.M. c. M225) and the Manitoba Municipal Procurement Guidelines, where applicable. Council reserves the right to conduct the procurement process in a manner that is fair, transparent, and in the best interests of the Municipality.

(b) Conflict of Interest

The Proponent must disclose any actual, potential, or perceived conflict of interest that may arise in relation to this proposal. The Municipality reserves the right to determine whether a conflict exists and may disqualify any proposal where such a conflict could compromise the integrity of the procurement process.

(c) Freedom of Information and Protection of Privacy Act (FIPPA)

All proposals submitted become the property of the Rural Municipality of Pipestone and may be subject to disclosure in accordance with The Freedom of Information and Protection of Privacy Act (FIPPA). Proponents should clearly identify any information they believe to be confidential; however, the Municipality cannot guarantee that such information will be exempt from disclosure where required by law.

(d) Right to Reject

The Municipality reserves the right to reject any or all proposals, waive informalities or irregularities, request clarification from proponents, negotiate with one or more proponents, or cancel this Request for Proposals at any time without obligation or liability.

(e) Property Sold "As Is, Where Is"

The Property is being offered for sale on an "As Is, Where Is" basis. The Municipality makes no representations or warranties regarding the condition of the land, building, improvements, environmental condition, municipal services, or suitability of the Property for any particular purpose. Proponents are responsible for conducting their own inspections, investigations, and due diligence before submitting a proposal.

(f) Council Approval

Acceptance of any proposal is subject to approval by Council of the Rural Municipality of Pipestone. Submission of the highest-priced proposal does not obligate the Municipality to complete a sale.

(g) Additional Municipal Lands

Where a proposal includes a request to purchase adjacent municipal lands, Council may consider such a request independently of the primary proposal. Any approved sale of additional lands will be subject to utility easements protecting existing municipal infrastructure and providing the Municipality with ongoing access for inspection, maintenance, repair, replacement, and future upgrades.

(h) Costs

Each Proponent shall be responsible for all costs associated with the preparation and submission of its proposal. The Municipality shall not be liable for any expenses incurred by a Proponent in responding to this Request for Proposals.

8. Submission Instructions

Closing Date and Time: August 24 2026

Submission: Electronic or sealed hard copy submissions shall be delivered to:

Rural Municipality of Pipestone

Attention: **Allison Volk**, ICAO

Box 99

Reston, MB R0M 1X0

Email: acao@rmofpipestone.com

Subject Line: “Sale of Lots 11-14, Block 7, Plan 295BLTO Sinclair”

Late submissions will not be accepted.

9. Contact for Inquiries

All inquiries shall be directed in writing to:

Rural Municipality of Pipestone
PO Box 99
Reston, MB R0M 1X0

Email: acao@rmofpipestone.com

Phone: 204. 877. 3327

Questions will be accepted until five (5) business days prior to closing date.

Where a response may affect the preparation of proposals, the Municipality may issue a written addendum to all known interested proponents.

10. Proposal Validity

Proposals must remain valid for a minimum of **60 days** following the closing date.

10. Acceptance of Terms

Submission of a proposal indicates that the Proponent has read and fully understands the terms, conditions, and requirements of this RFP.

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