

Request for Expression of Interest (REOI)

Grand View Manor Continuing Care Community – 110A Commercial Street, Berwick, Nova Scotia

Introduction

The Vendor is pleased to invite expressions of interest for the potential purchase, lease, or innovative use of the property known as Grand View Manor Continuing Care Community, located at 110A Commercial Street, Berwick, Nova Scotia. This Request for Expression of Interest (REOI) seeks to identify qualified parties interested in contributing to the future of this prominent property in alignment with community needs and regulatory requirements. The REOI process is designed to ensure transparency, fairness, and the highest standards of accountability.

Background

Grand View Manor has served as a cornerstone of continuing care in Berwick, Nova Scotia. As the Vendor explores options for the property's future, we seek creative, responsible, and community-oriented solutions that will maximize its value and benefit to the region.

Property Description

- Location: 110A Commercial Street, Berwick, Nova Scotia
- Property Size: The property is currently proceeding through the subdivision process. Interested parties are asked to contact Robert Green (information provided below) to arrange for the provision of specific land data once it comes available. For contextual purposes, the total area of the PID being subdivided equates to 47,811.3 m² (11.8 acres).
- Zoning: I1 Institutional
- Current Use: Long-term care facility
- Additional Information: Available upon request through the Contact Person identified herein.

Objectives

The Vendor's objectives for this REOI are:

- To identify parties interested in purchasing, leasing, or utilizing the property for innovative purposes.
- To ensure future uses are aligned with community interests, health and safety standards, and provincial regulations.
- To encourage proposals that contribute positively to Berwick and area's social, economic, and environmental well-being.
- To maintain a transparent, fair, and competitive process for all proponents.

Submission Requirements

Interested parties are invited to submit an expression of interest that includes the following information:

1. Proponent Details: Name, contact information, and organizational profile.
2. Intended Use: Summary of proposed use(s) for the property, including alignment with community needs.
3. Relevant Experience: Description of experience in property management, development, or related fields.
4. Preliminary Financial Approach: Outline of anticipated financial structure, funding sources, and investment capacity.
5. Community Engagement: Commitment to engaging with local stakeholders and incorporating community feedback.
6. Regulatory Compliance: Demonstration of understanding of applicable Nova Scotia regulations and standards.

Evaluation Process

All expressions of interest will be reviewed by the Vendor and will be evaluated based on:

- Proponent qualifications and experience
- Alignment of proposed use with Vendor's objectives and community needs
- Financial viability and sustainability
- Commitment to regulatory compliance and transparency

Shortlisted proponents may be invited to participate in further discussions or submit formal proposals, at the Vendor's discretion.

Submission Instructions

- Deadline: All expressions of interest must be received by 2025-12-24, 4:00 p.m. Atlantic Time.
- Method: Submissions should be sent via email to robert.green@greycardinal.ca.
- Contact: For questions regarding the REOI or submission process, please contact Robert Green, Project Manager, at robert.green@greycardinal.ca.

Terms and Conditions

1. The Vendor reserves the right to accept or reject any and all expressions of interest at its sole discretion.
2. This REOI does not constitute an offer or commitment to sell, lease, or otherwise dispose of the property.

3. All information provided by proponents will be treated confidentially and in accordance with Nova Scotia privacy laws.
4. The Vendor may request additional information or clarification from proponents as needed.
5. Participating in the REOI does not create any legal obligation or liability on the part of the Vendor.

Inquiries and Site Visits

Proponents wishing to obtain further information or arrange a site visit may contact Robert Green at robert.green@greycardinal.ca. Site visits will be scheduled by appointment to ensure fairness and equal access for all interested parties.

Closing Statement

The Vendor thanks all interested parties for their consideration and commitment to the future of Grand View Manor Continuing Care Community. We look forward to receiving your expressions of interest and working together to achieve a solution that benefits Berwick and the wider Nova Scotia community.

For further information, please refer to the contact details above.