

**Third Avenue United Church
304 3rd Avenue North
Saskatoon, SK
S7K 2J1**

REQUEST FOR PROPOSALS (RFP)

**SALE OF CHURCH BUILDING
LOCATED AT 304 3RD AVENUE NORTH
SASKATOON, SASKATCHEWAN**

**July 2, 2013
Issued by Third Avenue United Church**

**Proposals to be submitted by August 15, 2013
And delivered to
Third Avenue United Church
ATTENTION BUILDING COMMITTEE**

or by email to

**Peter Barnacle
TAUC Building Committee
pbarnacle@wlawgroup.com**

Third Avenue United Church, Saskatoon, SK
Request for Proposals for Purchase of Church Building and Property

**NOTICE: TAUC WILL NOT NECESSARILY ACCEPT THE
HIGHEST BIDDER.**

A. Opportunity

Third Avenue United Church (TAUC) is requesting proposals (RFP) from qualified applicants interested in the purchase of its church building and property (together, “the Building”) located at the corner of 3rd Avenue North and 24th Street East in the City of Saskatoon.

Proposals must meet the following criteria to be considered by TAUC:

1. The proposal must commit to the preservation of the Building through seeking Heritage status; advise as to the parameters of the contemplated Heritage status; and state the nature and scope of any contemplated revisions to the building that would otherwise be permissible within the terms of that status once obtained.
2. The proposal must commit as a term and condition of sale to negotiation of a satisfactory long-term lease (“Tenancy Agreement”) with TAUC to permit the congregation to continue its ministry in and from the Building, including reasonable access to the present sanctuary and Casavant Organ, kitchen and dining area and related facilities, other areas of the building and property that is or may be utilized for church services and programs, and also include provision for rental of space by TAUC for its church offices.
3. The proposal must state an intended use of the Building that is consistent with United Church of Canada values, which may include but is not limited to, arts and performing arts, an education purpose or related activities. **TAUC provides notice that preference will be given for a sale to a community-based organization.**
4. The proposal must provide for an outright purchase of the Building no later than a closing date with transfer of funds of September 30, 2013, subject only to unforeseeable delays in the title transfer process. TAUC has no mortgage or other encumbrances on the Building and undertakes to provide clear title within the terms of Municipal or other regulation and/or zoning provisions.

B. Description of Property

Third Avenue United Church was completed in 1913 based on the English Gothic Design and using “Tyndall” Stone from Manitoba. It has two towers fronting 24th Street, the taller being 100’ high. The building is 90’ x 128’ and is approximately 11,520 square feet.

The South End has two main entrances and the “Vestibule”. This leads into the Sanctuary and balconies that seat just over 1000 people. The building has three majestic stained glass windows.

The North End includes a three manual Casavant Organ, Choir Room that is used as a “Green Room” for concerts, a study and cloakrooms. For clarity, the Casavant Organ will be included in the purchase of the building and will be subject to reasonable access and usage pursuant to the Tenancy Agreement with TAUC. An estimate with respect to the cost of presently anticipated repairs to the organ is available to prospective purchasers on request.

The Lower Level includes a business office, Minister’s study, Boardroom, a fully-equipped kitchen and certified by Department of Health, a large hall with stage, and six other rooms, two of which are used for Sunday School and a Nursery. The Lower Level also contains two wheelchair accessible washrooms. In order to become wheelchair accessible to both the Sanctuary and Lower Level, a new addition was built on the NW corner in 1993. It contains low-rise stairs and a front and rear opening elevator. The addition was framed with the same Tyndall Stone used in the rest of the building with liberal inclusion of windows.

The building is heated by a gas fired steam boiler installed in 2001.

The adjacent parking lot was sold by TAUC in the 1980’s. TAUC presently has an agreement with the parking lot owner, TNT Properties to use the parking lot without charge after business hours, on weekends and holidays. TAUC intends to maintain that arrangement for the congregation upon the sale of the building.

Financial statements with respect to the cost of operating and maintaining the building facility are available to prospective purchasers on request. Arrangements to view and inspect the building may be made by prospective purchasers during the period prior to the deadline for submission of proposals.

Prospective purchasers take notice that the main roof of the building and flat roofs over the entrances to the building may be subject to renewal in the near future. TAUC is aware of conflicting views on need and/or timing for replacement, but has not commissioned nor received any engineering or other reports on the integrity or lifespan of the roofs and the building is being sold “as is”.

C. History and Background

Third Avenue Congregation came into being as a Methodist body in 1901 in a small but rapidly growing city in the Northwest Territories. Saskatchewan was not a province in the new Dominion until 1905. The congregation grew out of the first building and decided to build a new church at 21st Street and Third Avenue. It, too, soon became too small and the Methodists then dreamed of a “Cathedral in the West”. The resulting large limestone building has now stood in its current location for over 100 years. Work began in 1911 and was completed in June 1913. The original capacity was close to 1200 people, although it is now considered to be just over 1000. The building has served the Saskatoon community in many ways over the decades as a centre for performing arts and community events.

Third Avenue congregation grew steadily through the 1920’s and even during the prairie drought of the 1930’s. During the war years (1914-18 and 1939-1945) members of our congregation gave of themselves unstintingly. The Third Avenue Methodist Church Victory Quilt prepared near the end of the First World War with over 900 signatures or initials is displayed to this day in the Imperial War Museum at London, UK.

After the Second World War a large and steady increase in membership began with the return of troops. A very active young adults group formed and by the 1950’s many children’s groups were under way. Our mortgage was paid off and the congregation could easily maintain the building, have an active outreach program, a good investment program, and engage the community as a venue for performing arts. Indeed, our grand Casavant organ has been maintained through the years and is still coveted and used regularly by the University. Our building has been used in past years both by the Royal University and Saskatoon City Hospitals for graduation exercises, and the Saskatoon Symphony Orchestra and the Saskatoon Children’s Choir have held many concerts here because of the building’s excellent acoustics.

In 1925, Presbyterians, Methodists and Congregationalists combined to form The United Church of Canada (UCC) although some Presbyterian congregations declined to join. Since the early 1980’s there has been a steady decline in membership in all UCC congregations and this has hit the larger churches to the point that investments have been eroded. Our congregation is no exception. We have always been an outreach group, We give money to the UCC Mission and Service Fund, and we give clothing and other essentials to the Crisis Nursery, EGADZ, The Food Bank and Learning Centre, and Friendship Inn, and we are a member of the Inner City Council of Churches involved in aiding developments in the City Core such as the Anti-poverty Coalition and Station 20 West. UCC has developed a liberal and ecumenical approach to life in our time, and we have no difficulty in working with multi-faith groups. However, our financial limitations mean we are no longer able to operate and maintain our building.

Our strengths as a congregation have been, and continue to be:

- our outreach, both spiritually and physically, to those in need of care
- our hospitality and social programs

- our long and beneficial association with the music community of Saskatoon
- our enthusiasm for remaining, and searching for ways to live out the Gospel message, in the downtown core.

We are determined to maintain our congregation and ministry into the future following the sale of the Building.

D. Content of Proposal

Proposals submitted in response to this RFP are to follow the format set out below.

1. Prospective Owner Identification
 - (a) Name and full contact information of the person or organization making the proposal (the Applicant).
 - (b) Name and full contact information of the person responsible for submitting the proposal on behalf of the Applicant.
2. Description of Applicant and Activities
 - (a) Describe the Applicant, including organizational history and activities and financial viability.
 - (b) Provide a statement in respect to the interest in purchasing the Building.
 - (c) If the Applicant is an individual, please provide the names and contact information for two professional references.
 - (d) If the Applicant is a corporation, please provide a statement of corporate activities and interests as well as contact information for at least two corporate references.
3. Building Preservation
 - (a) Provide a statement setting out the nature and scope for a Heritage Designation application in respect to the building.
 - (b) Provide a statement as to any contemplated structural changes or renovations of or in the building consistent with the contemplated Heritage Designation.
 - (c) Provide a statement as to any contemplated changes to the property surrounding the building.

4. Proposed Use and Relationship to Ongoing Use by the TAUC Congregation
 - (a) Describe the proposed use for the Building and how that will facilitate continued use of the Building by the TAUC congregation for its ministry.
 - (b) Describe any anticipated general restrictions or limitations contemplated in continued use of the Building by the Congregation.
 - (c) Describe anticipated costs and proposed scope of a lease, including length that would be contemplated in respect to continued use of the Building by the Congregation. Note that completion of a satisfactory lease with TAUC is a condition of sale.

5. Purchase
 - (a) Provide a statement of the purchase price in full and payable on the closing date. A copy of a property assessment prepared by Brunsdon Junor Johnson Appraisals, dated February 12, 2013 is available to prospective purchasers on request. Please again note that TAUC reserves the right to decline to accept the highest purchase bid.
 - (b) Provide a statement accepting a closing date for purchase, subject only to unforeseen delays in processing title for transfer, of September 30, 2013.

6. Criteria for assessment
 - (a) Please expressly respond to the assessment criteria set out under Section A above and further elaborated in Section D. below.

E. Criteria for Assessment of Proposals

The Congregation of Third Avenue United Church has declined in numbers to the point where we can no longer maintain the Building. We wish to remain in the same location as a congregation. We wish to preserve the building itself and are not interested in any proposal that would intend to buy the property and then tear the building down because of its grand structure, seating capacity, location and fitness for use by the community for music and the arts generally. We therefore issue this RFP on the understanding that the Building is used for such purposes, and that this congregation have full access through a long term lease at nominal cost for use of the building and surrounding property. We prefer to sell to a community-based organization that will not only utilize the Building in a manner consistent with United Church of Canada values, but consistent with our long history as a home for performing arts and community events.

We shall consider proposals that would purchase the Building, including the Casavant Organ, while continuing to allow full access to the organ and to restrict access by other users.

An Applicant shall provide a statement as to how its plans for the Building would be compatible with TAUC values and mission. We also wish to be assured that our use of the building includes special times in the Church Calendar such as Advent/Christmas services and activities, Lenten/Easter services and related events.

There are further criteria in assessing proposals that TAUC will consider to meet the needs of our congregation rather than simply the highest bidder. These considerations include:

- We wish to be able to continue to use such space as Kitchen facilities, office space, lower hall, and storage.
- The congregation would wish access to any upgrades to sound equipment, and lighting or any other improvements.
- We currently have our own renters such as the Saskatoon Children's Choir who are very important to us. We have our own caretaker. We would like them to be able to stay.

F. Supplemental Information for Applicants

- **Stantec** is a corporation founded in 1954 that provides professional consulting services in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics for infrastructure and facilities projects. Stantec has prepared a 3D image of the interior of the building that is available online with CyArk – a worldwide agency that seeks to preserve historical properties. The church building can now be viewed at <http://archive.cyark.org/third-avenue-united-church-intro>
- Estimate for renovation/repair of the Casavant Organ is available from TAUC on request.
- Statements of operating and maintenance costs for previous three years are available from TAUC on request.
- Property Appraisal Report, Brunsdon Junor Johnson Appraisals Ltd., February 12, 2013 is available from TAUC on request.

G. Viewing

Applicants may arrange to view the building by contacting Building Committee member, **Jim Start**:

Email: jstart@sasktel.net

Phone (306) 242 0728 (H) or (306) 717 2867 (C).

H. TAUC Building Committee

The TAUC Building Committee is mandated to act for TAUC in the sale of the Building, subject to TAUC Board supervision and approval; participation in the process by the Finance, Archives, Property and Stewardship Committee (FAPS) of River Bend Presbytery; and approval of any purchase by River Bend Presbytery.

The Building Committee may, at its request or that of an applicant, communicate or meet with the Applicant and its officials during the proposal submission period to clarify any matter under this RFP, or thereafter to clarify any matter under a proposal submitted in response to this RFP.

I. Submission Closing Date and Timeframe for Review and Approval

Proposals must be submitted no later than August 15, 2012 by delivery to:

Third Avenue United Church
ATTENTION: BUILDING COMMITTEE
304 3rd Avenue North
Saskatoon, SK S7K 2J1

Or by email to:

Peter Barnacle
pbarnacle@wlawgroup.com

Proposals will be reviewed by the Building Committee commencing August 16, 2013.

The TAUC Board will meet to consider proposals and any recommendation of the Building Committee on August 21, 2013. The Board will at that time make a decision to approve a proposal and refer the decision to River Bend Presbytery Executive for its approval.

River Bend Presbytery Executive is the final stage in the approval process and will meet on August 22, 2013 to receive and review the TAUC Board decision and determine on that date whether it will approve the sale.

The successful bidder will be required to immediately enter into negotiations for a satisfactory lease with TAUC for access and use of the Building, the execution of such being a condition for the sale of the Building.

J. Questions

Any questions in respect to this RFP should be directed to:

Peter Barnacle

TAUC Building Committee

c/o the W Law Group

110 – 21st Street East

Saskatoon, SK S7K 0B6

Telephone: (306) 665 9504

Email: [**pbarnacle@wlawgroup.com**](mailto:pbarnacle@wlawgroup.com)