

**Sourcing Event Doc5414678920
Request for Information ("RFI")
No. 935604
for
Rossdale Power Plant Adaptive Reuse**

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1. Invitation

1.1. Sourcing Event Overview

- 1.1.1. As is defined in the River Crossing Business Plan, a City-led community redevelopment plan the City of Edmonton envisions a future for the Rossdale Power Plant through an adaptive reuse project. As such, the City of Edmonton is requesting proposals from interested parties for adaptive reuse of the Rossdale Power Plant.
- The Rossdale Power Plant is on the northern bank of the North Saskatchewan River in central Edmonton, an area called the Ross Flats. It is a place that is historically and culturally significant for many people, and where the history is long, layered, and deep. It is a site that has been at the heart of trade, travel, kinship, spirituality, community, and culture for thousands of years, particularly for Indigenous people.
 - Construction of the Rossdale Power Plant took place in phases between the early 1930s and mid-1950's, the Plant was fully decommissioned by 2012, and it now sits vacant. The City of Edmonton maintains the buildings, which are designated historic structures under the provincial *Historical Resources Act*.
 - In order for the Power Plant to become a destination accessible to the public, significant capital investment is required.
- 1.1.2. This Sourcing Event is intended to gather information that could assist in the development of a future procurement process. The City may, but is not obligated to, initiate a competitive bidding opportunity following this Sourcing Event. For further information about the City's requirements, refer to the Attachments to the Sourcing Event section of the SAP Ariba platform.
- 1.1.3. The participant agrees to submit responses only through the SAP Ariba platform or by email to melanie.tyson@edmonton.ca and not to submit responses via any other mechanism including, but not limited to, post, courier, fax, or orally, unless specifically requested by the City. Responses submitted through means other than the SAP Ariba platform and email will not be accepted by the City.

1.2. Important Dates

- 1.2.1. All times referenced in the Sourcing Event Documents are Alberta time, unless explicitly stated to be otherwise.

- 1.2.2. Responses to this Sourcing Event are due by the Response Deadline.
- 1.2.3. The Close of Questions is 7 days prior to the Response Deadline.
- 1.2.4. Optional pre-bid meeting will be held at the following location, dates, and times:

Location: Rossdale Power Plant, Edmonton Alberta

Date: January 21, 22 or 23 2026; or March 4, 5 or 6th 2026

Time: 10am-12:00pm or 1:00pm-3:00pm

To request a date/time for a pre-bid meeting, please email melanie.tyson@edmonton.ca noting a preferred and secondary date/time. Attendance per session will be limited to ten - twelve participants. The City reserves the right to add or remove sessions.

1.3. No Evaluation

- 1.3.1. Responses to this Sourcing Event are for information only and will not be evaluated by the City.

1.4. No Contract

- 1.4.1. No contract will result directly from this Sourcing Event

1.5. Sourcing Event Documents

- 1.5.1. The Sourcing Event Documents shall be the basis upon which responses are to be submitted.

1.6. Inquiries

- 1.6.1. All inquiries and questions, including technical inquiries and inquiries regarding the procedure of this Sourcing Event, are to be made via SAP Ariba Event Messages prior to the Close of Questions, or by email to melanie.tyson@edmonton.ca. Any verbal or written inquiries directed in any other way, other than in any participants conferences or pre-bid meetings held pursuant to this Sourcing Event, may not be considered. The City is not obligated to provide responses to any inquiries or questions it receives regarding this Sourcing Event.

1.7. Electronic Posting

- 1.7.1. Electronic copies of the Sourcing Event Documents, including any addenda added, may be obtained by participants from SAP Ariba. The electronic version of the Sourcing Event Documents found in SAP Ariba, including any addenda added, is

the only official version of the Sourcing Event Documents and the only version sanctioned by the City.

- 1.7.2. In addition to being found in SAP Ariba, a notice regarding the posting of this Sourcing Event may also be found on the Alberta Purchasing Connection website at: <https://purchasing.alberta.ca> and the City of Edmonton website at edmonton.ca/PowerPlantRFI

1.8. Site Meeting or Bidders' Conference

- 1.8.1. Bidders are invited to attend an optional pre-bid site meeting to be held at the location, date, and time set out in the Important Dates Section. Participation in a site visit is optional and will not impact bid acceptance. The City will not be responsible for communicating information discussed at the site meeting to bidders who fail to attend, and will not be obligated to arrange another opportunity for bidders to access the site. Notwithstanding that the City may provide oral answers to questions at the site meeting, those answers shall not be considered final unless added to the Sourcing Event as addenda. No statement, consent, waiver, acceptance, approval, amendment or anything else said or done in the site meeting by the City or any of its advisors, employees or representatives shall be binding on the City and cannot be relied upon in any way by bidders except when and only to the extent expressly confirmed in writing via addenda.

2. Instructions

2.1. Definitions

In this Sourcing Event, the following definitions have the following meanings:

- 2.1.1. **"City"** means the City of Edmonton.
- 2.1.2. **"Claim"** means and includes actions, causes of action, claims, cross-claims, third party claims, subrogated claims, claims to rights of subrogation, rights of indemnification, rights of contribution, demands, rights, damages, losses, set-offs, suits, proceedings, judgments, obligations, liabilities, costs (including court costs and lawyer's fees and disbursements), debts, and expenses, including interest, penalties or fines, of every nature and kind whatsoever, at law, in equity, under statute or otherwise, whether now known or unknown; including, without limitation, in contract, tort, or any other legal theory.
- 2.1.3. **"Close of Questions"** means the date and time specified in the Invitation as such.

- 2.1.4. **"Response Deadline"** means the time when the "Time remaining" countdown clock in SAP Ariba for this Sourcing Event no longer has any time remaining.
- 2.1.5. **"Sourcing Event Documents"** means this document as well as all documents attached to this Sourcing Event.
- 2.1.6. **"Sourcing Event"** means the City's request for responses as outlined in the Invitation, Instructions, and Response Preparation and Submission sections.
- 2.1.7. **"Working Day"** means a day other than Saturday, Sunday or a statutory holiday observed in Alberta.

2.2. Sourcing Event Document Instructions

- 2.2.1. The Sourcing Event may be amended by the City at any time by addenda. The changes made to the Sourcing Event will be listed in a separate section within the Sourcing Event. If the City, for any reason, determines that it is necessary to provide additional information or clarification relating to this Sourcing Event, or that any errors, omissions or discrepancies in the Sourcing Event Documents need to be corrected, such will be added to the Sourcing Event Documents as addenda.
- 2.2.2. Addenda added by the City form an integral part of the Sourcing Event Documents and may contain important information, including significant changes to this Sourcing Event. The participant is deemed to have read and accepted all Sourcing Event Documents, including all addenda added by the City. If it is determined by the City that a participant has not read and accepted the Sourcing Event Documents, including all addenda added by the City, that participant's response may be disqualified. The onus is on participants to make any necessary amendments to their responses based on the addenda. Participants are responsible for ensuring that they have reviewed all addenda added.
- 2.2.3. The participant shall not rely upon any oral information provided to it by the City or its representatives.
- 2.2.4. The Sourcing Event Documents are at all times the City's property. A participant shall not use the Sourcing Event Documents for any other purpose than in preparation for and submitting a response. Unless otherwise explicitly indicated, the City owns the intellectual property in all documents that make up the Sourcing Event Documents.

2.3. City Bylaws and Policies

- 2.3.1. Participants are advised that most City Bylaws and Policies are available through the City's website at <http://www.edmonton.ca>.

2.4. Communication

- 2.4.1. The City is not responsible for any failure of the SAP Ariba or Alberta Purchasing Connection websites, though participants are encouraged to notify the City of any website issues. If a participant experiences any technical difficulties during a live Sourcing Event, the participant should notify SAP Ariba immediately. The participant recognizes and accepts and assumes all risks, responsibility, and liability associated with communicating by electronic communications and submitting responses electronically, including, without limitation:

1. the lack of security;
2. the unreliability of delivery;
3. the possible loss of confidentiality;
4. receipt of a garbled, corrupted or incomplete response;
5. unavailability of or inability of the participant to access or use the SAP Ariba or Alberta Purchasing Connection websites or any part thereof;
6. incompatibility between the sending and receiving equipment;
7. delay in transmission or receipt of the response;
8. illegibility of the response; or
9. inability to upload or download documents or the corruption of documents uploaded or downloaded.

participants are responsible to ensure that information they send is received in its entirety within any relevant time limit specified in this Sourcing Event.

- 2.4.2. Participants, their employees, agents, advisors and representatives must not engage in any form of political or other lobbying of any kind whatsoever to attempt to influence the outcome of this Sourcing Event. Without limiting the generality of the foregoing, a participant, its employees, agents and representatives must not contact or attempt to contact, directly or indirectly, at any time during the Sourcing Event, any of the following on matters related to the Sourcing Event, the Sourcing Event Documents, or a participant's response:

1. any City employee, agent, or representative, except using SAP Ariba Event Messages; or
 2. Edmonton's Mayor or City Councillors.
- 2.4.3. For the purposes of the Electronic Transactions Act, SA 2001, c E-5.5, the City hereby consents to accept communication and responses in electronic form through SAP Ariba or by email, in accordance with the Sourcing Event Documents.
- 2.4.4. Participants will not engage in unethical, disrespectful, discriminatory, or criminal behavior and are expected to notify the City using SAP Ariba Event Messages if they witness practices that are counter-productive to the fair operation of the Sourcing Event.

2.5. Privacy and Access to Information

- 2.5.1. All documents submitted to the City will be subject to the protection and disclosure provisions of the *Access to Information Act*, SA 2024, c A-1.4 ("ATIA") and the *Protection of Privacy Act*, SA 2024, c P-28.5. The ATIA allows persons a right of access to records in the City's custody or control.

2.6. No Confidential or Proprietary Information

- 2.6.1. Participants must not include in their responses any information that is confidential, proprietary, or otherwise sensitive.

2.7. Use of Information

- 2.7.1. By submitting a response, the participant irrevocably agrees that the City may use, modify, amend, reproduce, disclose, and publish any ideas, concepts, or other information from the response for any purposes as the City deems fit, without any obligation, liability, or consideration on the part of the City.

2.8. No Evaluation

- 2.8.1. Participants are specifically requested not to submit price proposals other than high-level cost estimates, and explanation of methodology and assumptions informing high level cost estimates.
- 2.8.2. This Sourcing Event is solely for information gathering purposes. There will be no evaluation, ranking, or selection of participants as a result of this Sourcing Event. This Sourcing Event will not be used to pre-qualify or screen participants for any subsequent competitive bidding process which may take place.

2.9. No Obligation to Advise

- 2.9.1. If subsequent related sourcing events are issued, the City will be under no obligation to advise any participants responding to this Sourcing Event. Interested parties are advised to monitor the APC website (<https://purchasing.alberta.ca>) and City of Edmonton website for any such opportunities, which will not be restricted to those suppliers who submitted a response to this Sourcing Event.

2.10. Limitation of Liability

- 2.10.1. By submitting a response, the participant agrees that:
1. neither the City nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any Claim arising out of this Sourcing Event or the City's exercise of any of its rights under this Sourcing Event, including but not limited to costs of preparation of the response, loss of anticipated profits, loss of opportunity or for any other Claim; and
 2. the participant waives any right to or Claim for any compensation of any kind whatsoever from the City or any of its employees, officers, agents, elected or appointed officials, advisors or representatives, including but not limited to Claims for costs of preparation of the response, loss of anticipated profits or loss of opportunity by reason of the City's decision not to accept the response submitted by the participant, to enter into an agreement with any other participant or to cancel this response process, and the participant shall be deemed to have agreed to waive such right or Claim.

2.11. Reservation of Rights

- 2.11.1. In addition to any other express rights or any other rights that may be implied in the circumstances, the City reserves the right, in its sole discretion, to exercise any or all of the following rights, to:
1. make public the names of any or all participants;
 2. request clarification or the submission of supplementary written information in relation to the clarification request from any participant and incorporate that supplementary information into the participant's response;
 3. verify with any participant or with a third party any information set out in a response;

4. make changes, including substantial changes, to this Sourcing Event;
5. cancel or suspend this Sourcing Event, or any portion thereof, at any stage;
6. if this Sourcing Event is cancelled, issue a new Sourcing Event which is the same as or similar to this Sourcing Event; or.
7. do any combination of the foregoing

2.12. General

- 2.12.1. This Sourcing Event shall be construed in accordance with the laws of the Province of Alberta, and the Courts of Alberta shall have the exclusive jurisdiction to entertain any action arising under this Sourcing Event.

3. Requests for Further Information

- 3.1.1. The City may request information from a participant or from third parties in order to verify, clarify or supplement the information provided by the participant without becoming obligated to seek further information from or about other participants.
- 3.1.2. The City may also gather additional information independently, including and without limitation, by reviewing trade journals and consumer reports and references known to the City, regarding a specific response or the subject of this Sourcing Event generally.
- 3.1.3. The City may seek further information from or about some participants without becoming obligated to seek further information from or about all participants.

4. Response Preparation and Submission

4.1. Cost of Response Preparation and Submission

- 4.1.1. The preparation and submission of, and all discussions or other proceedings relating to, a response will be conducted at the sole cost of the participant. The City will not be responsible for any costs incurred by a participant in the preparation or submission of a response, including any costs incurred by the participant to attend meetings or make presentations relating to its response.

4.2. File Format

- 4.2.1. All files included in responses must be submitted in file formats that can be opened by Adobe Acrobat Reader or the Google productivity suite, Google

Workspace, unless otherwise instructed in the Sourcing Event. If files are compressed, only .zip compressed files will be accepted.

5. Background Information and Requirements

5.1. Background

- 5.1.1. This Request for Information (RFI) seeks to gather innovative and sustainable concepts for transforming the historic Rossdale Power Plant. The City of Edmonton is seeking information from qualified individuals, firms and organizations with a high level plan to transform a decommissioned industrial site into a unique public destination in the heart of the North Saskatchewan River Valley.

The Rossdale Power Plant represents a once-in-a-generation opportunity to reflect the history of the Ross Flats while creating vibrant spaces and public amenities on the banks of the North Saskatchewan River. An opportunity like this does not exist anywhere else in the Edmonton Metropolitan Region.

As an initial step in this process, the City invites interested parties to submit a high level vision and concept to advance reuse of the historic Rossdale Power Plant. The City asks that interested parties submit information regarding: what your vision is for the Power Plant, what has informed your vision, how you plan to achieve this vision, the time frame for implementing your vision, how your vision relates to the City's vision for River Crossing, and investments required to accomplish the vision.

5.1.2. Context:

- Context: The Ross Flats
 - The Ross Flats, where the Rossdale Power Plant is located, was a traditional gathering place, travel route, and home to Indigenous peoples including the nêhiyawak (Cree), Niitsitapi (Blackfoot), Ktunaxa, Métis, Nakota Sioux, Iroquois, Dene, Ojibwe, Saulteaux, Anishinaabe, Inuit, and Assiniboine for thousands of years. Rightsholders connections to this land continue today, and are an integral part of the redevelopment of the Ross Flats as defined in the River Crossing Business Plan and guided by the River Crossing Heritage Interpretive Plan.

- During the fur trade this area continued to play an important role, as a location of Fort Edmonton, and later the founding location of the province of Alberta and the city of Edmonton¹².
- Today, as the largest continuous urban parkland system in Canada with more than 180 kilometres of maintained pathways and over 20 named parks with amenities, Edmonton's North Saskatchewan River valley is a gem for our city and province.
- The historical significance of the North Saskatchewan River (kiskâciwani-sîpiy River) to our collective history was further confirmed in 2024 when it was designated a Canadian Heritage River System. The Rosedale Power Plant sits in the centre of this gem.
- History: The Rosedale Power Plant
 - The historic Rosedale Power Plant has been a prominent landmark in Edmonton since the 1930's. While the plant stopped producing electricity in 2008 and was fully decommissioned by 2012, this stunning structure remains an iconic fixture in the Edmonton skyline.
 - The Government of Alberta recognized the Plant (the Turbine and Boiler House components and the No. 1 Pumping Station) as a designated Provincial Historic Resource under the *Historical Resources Act* in 2001, an acknowledgement of the building's contribution to our province's living history and as an excellent example of early 20th century industrial architecture that is unique in Alberta. All of the buildings on the site, including the Turbine and Boiler Houses, the Switch House, and the No. 1 and No. 2 Pumping Stations, are listed on the City's Inventory of Historic Resources.
- Community Redevelopment Project: River Crossing Business Plan
 - In 2019, City Council approved the River Crossing Business Plan³ ("the Plan"), which was developed in alignment with the River Crossing Heritage Interpretive Plan⁴ approved in 2017. The Plan articulates a vision to reimagine the Power Plant as a public facility within a signature district in the heart of the city; the community will include public amenities and public realm enhancements, economic opportunities and approximately

¹ March 22, 2024: Governments of Canada and Alberta officially designate Alberta section of the North Saskatchewan River as a Canadian Heritage River

² While Fort Edmonton was named by the Hudson's Bay Company, the Fort was known by other names to those who came to trade at it: the Cree called it *amiskwacîwâskahikan* (Beaver Hills House); the Nakota Sioux called it *ti oda*, (Many Houses); and the Niitsitapi called it *Amakowsis*, or *omahkoyis* (Big Lodge).

³ [River Crossing Business Plan](#)

⁴ [River Crossing Heritage Interpretive Plan](#)

2,500 residential units. Implementation will drive capital investment, better utilized land in the central core, and create opportunities for living, gathering and spending time in this historic part of our city.

5.1.3. Current Status:

The series of attached buildings that make up the Power Plant, including the Boiler Plant, the Turbine Hall and the Switch House building, and the two separate structures along the top of the bank (Pumphouse #1 and #2) represent a footprint of approximately 42,000 sq ft. The massive vertical scale of both the Turbine Hall and the Boiler Plant buildings present opportunities for the future development of additional floors that could multiply the developable space many times.

In 2019 the City of Edmonton began to develop a broad strategy for rehabilitation of the heritage fabric of the Rossdale Power Plant, and to prepare the site for future adaptive reuse as a public amenity, a project called the Advanced Assessment and Priority Rehabilitation Project (AAPR). The reports developed through this project include the following, which are accessible on the City's website:

- Rossdale Power Plant AAPR Historic Building Record
- Rossdale Power Plant AAPR Archival Photographic Record
- Rossdale Power Plant AAPR Building Condition Assessments
- Rossdale Power Plant AAPR Building and Fire Code Assessment
- Rossdale Power Plant AAPR Conservation Plan
- Rossdale Power Plant AAPR Scope Definition Document
- Rossdale Power Plant Detailed Structural Investigation

5.2. Requirements

The City is seeking to understand what would make this site appealing from an investment perspective; what are possible approaches to redevelopment; and what would enable the advancement of adaptive reuse of the Rossdale Power Plant to unlock the economic opportunity therein.

Through this RFI the City is looking to understand market perspectives on a variety of items, including the following:

1. Vision and Concept: A vision for the future of the Rossdale Power Plant.
2. Identification of proposed use(s) and public access.

3. Identification of a proposed operating model, including identification of all organizations involved, roles they may play in the development and operation of a redefined Rossdale Power Plant, and any historic and/or cultural connections to the Ross Flats.
4. High-level assessment of the project's financial feasibility and potential funding sources.
5. Any further comment on the project and additional information needed to further participate in the development process.
6. Description of proposed approaches for inclusion of Indigenous rightsholders in alignment with the city of Edmonton's Indigenous Involvement Approach.

6. Response Requirements

- 6.1. Participants are requested to provide a concise and focused response to this Sourcing Event. Responses are requested in the following format:
 - a) provide a brief company profile;
 - b) provide the name of a key contact person, including telephone number and email address;
 - c) provide information as requested in 5.2.
- 6.2. Participants are to submit their response in the SAP Ariba platform or by email to melanie.tyson@edmonton.ca.

Appendix One: History of Rossdale Power Plant

Power generation in proximity to the North Saskatchewan River dates to 1891, when Edmonton's first power plant was constructed approximately one kilometer downstream from the current site by the Edmonton Electric Light and Power Company. That plant ran off a coal-fired steam boiler and a simple piston engine to drive the generator. However, a flood in 1899 that saw the river rise 41 feet completely inundated the plant; the Plant was then relocated to the current site.

In 1902, the Town of Edmonton purchased the Edmonton Electric Light and Power Company, becoming the first municipally-owned power company in Canada.

Between 1902 to 1914, energy use in Edmonton quadrupled - necessitating several expansions of the Power Plant, including the installation of additional generators and turbines in 1911. This was the only power plant in the city, and also provided additional power to other communities including Calgary.

Further expansions were made to the original complex until 1931, when the decision was made to begin the construction of a new complex.

The original design for the first new phase of a new coal-fired Rossdale Power Plant was completed by architect Maxwell Dewar; his design was influenced by that of the Ford Plant in Highland Park, Michigan and the Kaufmann Rubber Plant in Waterloo, Ontario.

- Maxwell Dewar later joined the City as an Assistant Architect in 1939, and then became Chief City Architect in 1943.

The first phase was a new Boiler House, completed in 1932; additions were added to the Plant in phases between 1937-1955 to accommodate a total of seven boilers and five turbines. The No. 1 Pumping Station was constructed in 1937. The Switch House was built between 1941 and 1947, which transferred the electricity generated from the turbines through transformers and into the grid. As expansions were advanced, care and attention was made to ensure the design features of both the exterior and interior of the Plant matched that of the earlier phases, which created a consistency of design throughout the Low Pressure Plant that remains today.

The No. 2 Pumping Station was built in 1955, and construction of the High Pressure Plant was started in the late 1950s on the west side of the Boiler Hall. The High Pressure Plant was demolished as part of the initial decommissioning process in the late 1990s and early 2000s.

The Rossdale Power Plant was designed to produce 140 megawatts of electricity, making it one of the largest power plants in Western Canada during its operational years. The stoker-fired boilers were the heart of this facility, transforming water into steam by burning coal, which in turn powered

the turbines to generate electricity; during its peak operation, the Rossdale Power Plant consumed a staggering 800 tonnes of coal per day. This immense amount of coal was transported to the plant by rail from nearby mines, providing the essential fuel for Edmonton's growth and development.

In the 1980s, the power plant underwent a major transition, shifting from coal-fired boilers to natural gas.

The Low Pressure Plant (specifically, the Turbine and Boiler Houses) and the No. 1 Pumping Station were designated Provincial Historic Resources through a Ministerial Order issued by Alberta Culture in 2001⁵. All of the buildings on the site, including the Turbine and Boiler Houses, the Switch House, and the No. 1 and No. 2 Pumping Stations, are listed on the City's Inventory of Historic Resources.

Ownership of the Rossdale Power Plant was transferred from EPCOR to the City of Edmonton in 2022, following Council approval⁶ of a land transfer agreement 2020.

Replacement of the Boiler House roof and initial temporary stabilization work was completed by the City in the Low Pressure Plant in 2015. In 2021-22 the City initiated the Advanced Assessment and Priority Rehabilitation Project (AAPR), which saw the No. 2 Pumping Station roof replaced and installation of a riverside terrace. Replacement of the Turbine House roof was also initiated, however this could not be completed due to structural deficiencies that must first be addressed; the City anticipates completing the Turbine House roof in 2025. Additional capital investments are needed to address Building Code and life safety considerations, and to enable a reimagining of its use as a public facility.

⁵ [DES2102: Order Designating Provincial Historic Resources: Rossdale Power Plant](#)

⁶ October 5, 2020, CR_6957: Rossdale Land Transfer Agreement, [Council approval](#)

Site Map: Rossdale Power Plant



Rendering: Touch the Water Promenade, Preliminary Design Report

Building Identification:

1. Switch House
2. Turbine Hall
3. Boiler Hall
4. Pump House #1
5. Pump House #2