

EXPRESSION OF INTEREST

EOI #ADM-2019-001



Addendum #1: Questions and Answers

Friday, October 25, 2019

Administrator for the Expression of Interest process is:

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Please note the following questions and answers to the original EOI posting:

Question #	Question	Answer
1	“Page 2 of [the] EOI indicates there is ample opportunity to add architectural improvements to the exterior of the building located at 50 King. Are there any architectural studies to be provided by the County that support this?”	There are architectural renderings in the Document Repository which relate to potential architectural improvements but are not architectural studies. The County does not have in its possession any architectural studies which support that there are opportunities to add architectural improvements to 50 King. All documents in the Document Repository are provided for the convenience of those interested in responding to the EOI and are for information only. The County does not provide any representation or warranty of any kind whatsoever with respect to the Properties.
2	“Page 11 – Document Repository – Documents referenced in the Document Repository reference environmental. There are no environmental reports included in the Repository. Please confirm if the County has any environmental studies or reports in its possession?”	<p>The County does not have any environmental studies or reports in its possession and has not retained a professional to conduct an environmental study of the Properties. There may be comments in some of the reports included in the Document Repository which mention the environment. The County has included in the Document Repository, as defined in the ROI and referenced in section 8 of the ROI, all relevant documents in the County’s possession which may be related to the environmental condition of the Properties.</p> <p>As set out in section 8, the Document Repository documents are provided for the convenience of those interested in responding to the EOI. Those documents provide transparency. The County does not provide any representation or warranty of any kind whatsoever with respect to the Properties. As set out in section 6:b) of the ROI, the County is requesting ROI Submissions which propose a potential purchase of the Properties in as is, where is condition. Section 6b) confirms that it is acceptable for the as is, where is condition to be subject to a due diligence self-satisfaction conditions of a potential purchaser, but such due diligence self-satisfaction conditions which are included in the mandatory responses of respondents under section 6:c) will be rated using the Evaluation Methodology set out in section 7:b:2. of the ROI: “Conditions (8 points): The least onerous number and content of conditions and additional documents required by potential purchasers over and above those in the</p>

		<p>Document Repository, including without limitation, any and all Tests or Testing required, as defined herein, will receive the highest points in the evaluation for this part. Willingness for potential purchasers to purchase the Properties on an unconditional basis and with no additional documents beyond those in the Documentary Repository would receive the most points in the evaluation for this part.</p> <p>Timeframe (2 points): The shortest timeframe in which a Potential Purchaser in its EOI Submission is able to confirm that it will complete their due diligence by and the sooner the Completion (closing) date will receive the most points in the evaluation for this part. Unconditional purchases with a closing date soon would receive the most points for this section.”</p> <p>Those interested in making ROI Submissions will need to determine for themselves if a potential purchase in as is, where is condition impacts what conditions and timing they state would be required to be a part of any potential sale, which will be rated in accordance using the Evaluation Methodology set out in section 7:b:2. of the ROI.</p> <p>Should a Respondent to the EOI/Potential Purchaser choose to indicate that an environmental study would be required to be conducted as a condition of potential purchase, it can include such condition along with the proposed timing required for such study and who would be proposed to be responsible for the cost of such study in the portion of its EOI Submission responding to section 6:b), which will be rated in accordance using the Evaluation Methodology set out in section 7:b:2. of the ROI.</p> <p>As set out in section 9 of the ROI, all Respondents to the EOI/Potential Purchasers are encouraged to inspect the Properties throughout the EOI process to assist them in making determinations for themselves as to what to include in their EOI Submissions. Viewing, inspection, and/or the conducting Tests on the Properties, as defined in the ROI, are available to all EOI Respondents by the Respondent arranging such viewing, inspection and/or Testing with the Administrator of the EOI.</p>
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