

April 30, 2024

(2 pages)

REQUEST FOR PROPOSALS (RFP) – Addendum 2

Project: Call for the Development for Heritage Theatre Block (70-86 Main Street North) and City-owned properties within the Southern Block (30-46 Main Street North and 54-60 Main Street North)

Deadline for Receipt of RFP Submissions: 2:00pm EST on Tuesday May 14, 2024

This Addendum forms part of the RFP Document.

1. Geographic Scope Change

Please note the following changes to all sections of the RFP document, in particular **Sections 1.0, 1.1, 1.3, 2.0, 3.0, 3.3, 3.4, 4.0, and 5.0**, with respect to a revised geographic scope for the North-East Quadrant of Main Street North and Queen Street East, identified as the Heritage Theatre Block and Southern Block.

The geographic scope is revised to include City-owned properties and private properties comprehensively inclusive between 22-28 Main Street North in the south and 82-86 Main Street North in the north.

The private properties in the Southern Block are now in scope of the RFP. The following properties are identified in the Southern Block as part of the RFP:

- 30-46 Main Street North (City-owned)
- 54-60 Main Street North (City-owned)
- 52 Main Street North (Privately-owned)
- 48 Main Street North (Privately-owned)
- 22-28 Main Street North (Privately-owned)

Heritage Theatre Block continues to be in scope, as described in Section 1.3.

Proponents will be required to incorporate the revised geographic scope as part of their submission. Proposal submissions will need to incorporate the revised geographic scope as part of the basis for their vision and development concept, throughout Section 4.0 Parts (A-E) submission requirements:

- Part A: Project Vision and Proponent Declaration
- Part B: Master Plan, Technical Concept & Design
- Part C: Financial Offer & Deal
- Part D: Project Delivery and Implementation Plan
- Part E: Additional Documentation

With the inclusion of private properties in the RFP, the City makes no claims to acquire and/or expropriate privately owned properties (52, 48, 22-28 Main Street North) within the Southern Block. Proponents must account for this factor as part of their development concept, at no cost or obligation to the City.

2. Question Period Deadline

As a result of the geographic scope change, the Submission Schedule is revised to provide additional time for the question period. Addendum 2 is effective April 30, 2024, to be read with Addendum 1 issued on April 19, 2024, and original RFP issued on April 2, 2024.

Please note the following changes to **Sections 3.3 and 3.4** with respect to the RFP Submission Schedule’s question period:

Activity	Date*
Stage 1 – Request for Proposals (RFP)	
Issue Date of the RFP	Tuesday, April 2, 2024
Deadlines for Questions	Tuesday, April 30, 2024, 3:00 pm EST Revised: Friday, May 3, 2024, 3:00 pm EST
Responses to Questions	Friday, May 3, 2024, 3:00 pm EST Revised: Tuesday May 7, 2024, 3:00 pm EST
RFP Submission Deadline	Tuesday May 14, 2024, 2:00 pm EST
Evaluation of Submissions	May 15, 2024 – May 29, 2024
Confidential Proponent Meetings (Optional)	May 23, 2024 – May 27, 2024
Target Council Meeting and Council Decision	July 10, 2024
Stage 2 – Request for Clarification and Negotiation	
Announcement of next steps	To Be Determined (approx. 2 months following Council Decision)
* Schedule and dates are subject to change.	

All other terms & conditions remain unchanged.

If you have any questions, please do not hesitate to contact the undersigned.

Contact Information:

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