

Development of 351 Stephen Street RFP

Addendum 01 April 9th, 2024

Please note the following changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Proposals and to be governed accordingly. This addendum contains RFP revisions as well as a question and answer from the site visit.

Revisions to Request for Proposals

1. Revise article 1.1.2 to read: "The City of Morden will award an ~~12-month~~ option to purchase for 351 Stephen Street to the successful proponent. **The successful proponent will retain the right to hold the option as long as water usage restrictions are in place related to development permits. Once such restrictions are removed, the proponent shall have 12 months to exercise the option and commence development. Commercial development permits can still be issued for projects which do not significantly exceed the historic water usage of the property.**"
2. Revise article 1.1.2 to read: "Development to be initiated within 12 months of ~~award~~ **exercise of option** and substantially complete no later than ~~one year~~ **two years** from the exercise of the option to purchase."
3. Revise article 2.9.3 to read: "~~12-month~~ Option awarded to successful proponent."
1. Revise article 1.2.1 to read in part: "**Submission Deadline**...3 paper copies and 1 digital copy [PDF] to be **received by 4:30 April 23rd, May 7th, 2024** at the Morden Civic Centre [100-195 Stephen Street, Morden MB, R6M 1V3, c/o City Manager]

Question and Answer

Further to the Development of 351 Stephen Street RFP, the following questions have been sent from proponents, with corresponding answers from the City in red:

1. Would a proposal for a restaurant/bar receive a development permit?
 - a. **It is possible that such a development would receive a permit. Specific details are needed before confirmation of permit issuance.**
2. We were unable to attend the site walkthrough, will a second walkthrough be held?
 - a. **Yes, there will be a second site walkthrough on April 18th from 2-4pm, 2024**



3. Would the City consider extending the submission deadline?
 - a. Yes, due to a number of interested proponents being unable to make the previous site visit and a new site visit being scheduled, **the submission deadline will be extended until 4:30pm, May 7th, 2024.**

4. Does the building have heritage status?
 - a. No, the building does not have either provincial or federal heritage status. However, there are significant historical aspects of the building the City wishes to maintain as detailed in the "Building Statement of Significance". Refer to article 2.6.3 and Schedule C.

5. Has all asbestos been remediated?
 - a. All official hazardous material information available has been shared in the RFP. Please refer to Schedule E. Proponents must exercise due diligence to confirm this information and verify work which has occurred since the appended reports were issued.

END OF ADDENDUM