

REQUEST FOR EXPRESSIONS OF INTEREST NO. PS20172464

OPERATOR FOR 2850 WEST 3RD AVENUE

QUESTIONS AND ANSWERS NO. 1

ISSUED ON JUNE 22, 2018

Q1	Could you please clarify the statement in 1.2 Scope of Work: "In order to ensure that house maintains it's standing on the heritage register the capital replacement fund should be no lower than \$25,000 per year." Does this mean that approximately \$2,000 per month has to be added to a specific account for the duration of the lease? Whose account.
A1	The City expects this information to be entered into the spreadsheet in Appendix 9 - Operating Budget and Project Cashflow. The City would require a fund for capital replacement as per the Lease document supplied on the FTP site in Schedule D - Operating Requirements ("Operating Expenses include contribution to the replacement reserve...") which will be audited by the City to ensure it is maintained to the agreed upon level. This fund would have to be maintained for the duration of the lease.
Q2	Could you please clarify the statement that minor maintenance is estimated at \$15,000 per year. How does that work, would you expect us to set up an account and contribute \$1,200 per month and then draw on it for repairs which our tenants will do?
A2	The RFP states that the minor maintenance is estimated at \$15,000 per year and the Proponents should take that into consideration when they enter the information requested into the spreadsheet in Appendix 9 - Operating Budget and Project Cashflow. If the successful Proponent chooses to have volunteers, tenants, or professional service companies perform the work, that is up to them as long as an agreed upon standard of maintenance is met. This standard of maintenance would be enshrined in a contract between the City and the successful Proponent.