



MEMO TO: All Proponents
DATE: June 15, 2023
SUBJECT: Property for Sale – 305 York St.

Addendum No. 1

This Addendum now becomes part of the documents as outlined hereunder.

With respect to questions asked, we offer the following clarifications:

Question 1

Is this property up for sale?

Response 1

The City has declared the property as surplus and is soliciting submissions from proponents who may be interested in the property.

Question 2

If so, would it be able to be turned back into a daycare or another type of child-centered organization?

Response 2

Prospective buyers would need to satisfy themselves as to the suitability of the building for their proposed use by way of viewing the property and/or identifying specific conditions in your submission that you would require to be included in a potential Agreements of Purchase and Sale.

Question 3

Is the submission for the property on 305 York only written? Is there any in person discussions about this property?

Response 3

In order to treat all interested parties fairly, we are only accepting written submissions at this time.

Question 4

And finally, if I chose to describe my uses etc, and would like to attach some photos, can that be done via USB?

Response 4

You are welcome to provide photos on a USB.

Question 5

I understand that the paperwork is to be presented in a sealed envelope by the deadline. Because we're not all located in Cornwall, is there any foreseeable problems with our package containing electronically initialed / signed documents?

Response 5

Unfortunately, electronic submissions will not be accepted as we must follow the submission protocol specified in the information package which reads, "MUST be placed in a sealed envelope and addressed to James Fawthrop, General Manager, Planning, Development, & Recreation. Faxed or electronic bids are not acceptable and will be rejected." If you choose to send your submission by courier, I suggest that you send the documents a few days in advance to ensure that it arrives on time. We are unable to consider any submissions received after the deadline.

Question 6

What I'm asking is if my signature is to be attached it will be signed by Adobe and then emailed to the office in Cornwall where it will be printed and put together in the package. Just wanting to ensure there isn't an issue with that?

Response 6

Digital signatures are acceptable.

Question 7

Does the city have any information pertaining to annual building operating costs?

Response 7

The following are some average annual expenses when the building was operating as a daycare:

- **Electricity – approx. \$14,000 per year**
- **Water – approx. \$500 per year**
- **Natural Gas- approx.. \$3,200 per year**
- **Property Taxes - \$20,000 (municipal and education) per year – based on commercial value of \$500,000**

Question 8

Would these numbers be based off of the last 2 years, vacant or when operational?

Response 8

Those are average numbers from most recent years that the site was operational. (2017, 2018, 2019)

Question 9

Are there any building / property defects that we should be aware of?

Response 9

Unfortunately, I can't make any assertions as to the condition of the property as it is being sold in "as is, where is" condition. Prospective buyers will need to satisfy themselves with the condition of the property. I understand that there may not be the appropriate amount of time to satisfy yourselves with the condition of the property prior to the June 21st, 2023 submission deadline. If that's the case, your submission can specify that an inspection of the property would be a required condition of the proposed agreement of purchase and sale.

Question 10

Was Richelieu Daycare Licensed by the Ministry of Education and does it meet the Ministry's standards for washrooms?

Response 10

Yes, it was licensed by the Ministry, but I can't confirm whether or not that the building as-is complies with the Ministry's standards for washrooms. The purchaser would be required to investigate and satisfy themselves with respect to compliance with Ministry requirements.

Question 11

When was the roof most recently replaced?

Response 11

We have records of work being done to the roof in 2006, but it isn't clear whether the entire roof was redone, or only a portion of the roof. Our asset management plan forecast the roof to be replaced in 2030. Ultimately it would be the purchaser's responsibility to review and assess the condition of the roof.

Question 12

Is there a fire alarm panel?

Response 12

Yes, there is a fire alarm panel.

Question 13

Will we be granted a yearly child care service agreement?

Response 13

I spoke with Kristine Greaves, from Human Services, who advised that she cannot provide any guarantees at this time that you would be successful at securing a service agreement. I suggest that you contact Ms. Greaves directly to discuss the application process for service agreements.

Question 14

Has the sewer lateral been replaced?

Response 14

The portion of the sewer and water services located on the municipal right-of-way (York St.) were replaced as part of the York St. reconstruction project in 2010. We do not have records of the portions of those services located on the Richelieu Daycare property being replaced. It would be the purchaser's responsibility to inspect and assess the condition of the sewer laterals prior to purchase.

Except as and to the extent that they are amended by the foregoing, all terms and conditions for this project remain in full force.

James Fawthrop
General Manager, Planning, Development and Recreation