

Clarifications - RFP 2018-001 (CTO)

1. It was brought to our attention that the "Phase II ESA report" denoted as File No 16 in the Data Room was actually the second part of the Amec Phase I ESA - File 15, and that the actual Phase II ESA report was missing. This error has been corrected and the Phase II ESA is now in the Data Room.
2. The billboard signs and the land on which they are situated are not included in the Property. All revenues generated by the billboard signs will be retained by TEDCO. Accordingly, TEDCO will be responsible for any costs associated with the billboard signs. A provision to this effect will be included in the Lease.

Question Log – RFP 2018-001 (CTO)

Response to RFP Questions		
	Question	Answer
1	What are the Property Taxes?	Please see files numbered 7-9 in the Data Room for information related to property taxes.
2	Is it possible to know how many participants there are currently, and after the RFP has closed?	No.
3	During RFP process, without disclosing the identity of the participants, can we have access to all participants' Questions and the Answer	Yes, all questions received by the submission deadline are contained in this chart, along with the answers.
4	Is it possible to host proponent interviews at the proponent's existing Studio?	No. All interviews will be held at CreateTO's office at 200 King Street West, Suite 200, Toronto, ON.
5	Is there a preferred style/format for submission i.e. Charts, lists, paragraphs?	Submissions must comply with the requirements of Sections 2.5 and 5 of the RFP. Otherwise, there is no preferred format, but please ensure that the submission is complete, legible and can be reproduced.
6	Is the City of Toronto opposed to the proponent doing any of the following: Remodeling entire interior; Paving parking lot; Installing sophisticated front signage; Remodeling front entrance; Building new structures that are attached to the existing building.	CreateTO and TEDCO are prepared to consider all proposals for redevelopment. During the initial 5 year term, requests to alter the Property will be dealt with in accordance with the terms of the Lease, including the requirement to obtain Landlord consent and the requirement to comply with laws and obtain all required permits. For the longer term, redevelopment plans will be negotiated as part of the Master Plan.
7	How will the City of Toronto revenue share the profits from the two billboards on the front facing portion of the property?	Revenues related to the signs on the Property will be retained by TEDCO. This will be reflected in the Lease.

8	The roof has been observed to require work. What is the scope of work performed on the roof since construction?	The most current available information is located in the Data Room.
9	Will the proponent be required to issue RFPs for all work completed on the site?	The successful proponent can choose their preferred method of procurement once the Lease is executed.
10	What does the City believe an operator can charge as rent per square foot for the sound stages in the City of Toronto?	Proponents should satisfy themselves with respect to the achievable rent for sound stages by conducting their own due diligence.
11	Is the City looking to merely collect rent or would the City be interested in a profit sharing partnership?	In the initial 5 year term, TEDCO's preference is a straight rental arrangement. In negotiating a Master Plan, TEDCO is prepared to consider alternate arrangements.
12	Are there any product offerings for the studio/television/film/media industry the City would like to see be made available on the site/ Port Lands in general?	TEDCO and CreateTO are looking to Proponents to identify product offerings that are required in the industry.
13	Which sections of the City of Toronto's Official Plans and Central Waterfront Secondary Plans are relevant to the development of this area?	Proponents are encouraged to review the links provided in the Data Room and satisfy themselves with respect to the municipal policy and zoning requirements relevant to development in the area of the Property.
14	Is there access to the Toronto, Film, Television, and Digital Media Board's strategic action plan?	Yes. Links to the "Spotlight on Toronto – A Strategic Action Plan for the Film, Television and Digital Media Industry" report can be found under "Background Information" at http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.FB14.1 .
15	To what extent will the City be responsible for capital repairs, replacements and improvements?	TEDCO is prepared to consider taking on responsibility for capital repairs, replacements and improvements. Proponents should reflect their expectations in this regard in the Capital Plan to be attached to the Letter of Intent as Schedule "B". Please note the requirement in the template Letter of Intent to make it clear what capital work will be done, by whom and at whose cost. As noted in Section 6 of the RFP, TEDCO and CreateTO will consider the capital investment plan in the overall evaluation of the Lease Proposal.

16	<p>Building Heating and Cooling Systems Reference AMEC FOSTER WHEELER building condition report, Table 1.71 page 20 - 4. Is the Heating and Cooling system functional at present? If not functional, what parts of the system do not function</p>	<p>The most current information TEDCO and CreateTO have is included in the Data Room.</p>
17	<p>Plumbing System AMEC FOSTER WHEELER building condition report, page 6 and Table 1.71 page 23. Report is conflicting. Can you confirm if the property has a Backflow preventer installed?</p>	<p>The most current information TEDCO and CreateTO have is included in the Data Room.</p>
18	<p>3. 4. Building Electric Reference ESA report 915 Lakeshore Blvd dated September 20, 2017. Has the application from "Big Brother" been closed?</p>	<p>The most current information TEDCO and CreateTO have is included in the Data Room. TEDCO is pursuing this in the context of its purchase of the Property.</p>
19	<p>Fire Protection and Life Safety Reference AMEC FOSTER WHEELER building condition report, Table 1.8 page 27. Is there a fire safety plan on-site? Are there fire extinguishers on the premises and have they been maintained?</p>	<p>There is a fire safety plan on-site and there are fire extinguishers. TEDCO and CreateTO do not have maintenance records.</p>
20	<p>Currently, is the security system operational including security cameras? If so, what are the approximate monitoring fees?</p>	<p>The security system is operational, although one camera is not working. TEDCO and CreateTO do not have information about the monitoring fees.</p>
21	<p>What kind of key system is in place? Electronic key fobs or regular locked doors?</p>	<p>Regular locked doors.</p>
21	<p>Has the elevator has been inspected and is currently functional.</p>	<p>The elevator is functional but TEDCO and CreateTO do not have inspection records.</p>
22	<p>When tenanted, what are the average monthly municipal water and waste costs? What are the average monthly Hydro and Gas costs, when tenanted and vacant? What is the average monthly cost for landscaping maintenance of 915 Lakeshore Blvd.</p>	<p>Please see files numbered 7-9 in the Data Room for information with respect to property taxes. TEDCO and CreateTO do not have information with respect to utility or landscaping costs.</p>
23	<p>In reference to: p.3, 1. Executive Summary, 1.1 Request for Proposals Basic Terms, bullet 1 Please clarify terms and conditions for term extension?</p>	<p>There is no extension of the Lease term available at this time. An extension of the Lease will be discussed by TEDCO, CreateTO and the successful Proponent as part of the negotiation of a Master Plan.</p>

24	In reference to: p.4, 1.3 Basic Studio Operation Requirements: What success criterion are used in the evaluation process?	The criteria for evaluation is listed in Section 6 of the RFP 2018-001 (CTO).
25	Could you please provide an alternate date time for a site visit as outlined on page 7, item 2.3. We were not to respond sooner nor attend due to ongoing contract negotiations May 7-9.	Unfortunately the dates provided for the site visits are the only available dates for site entry.
26	My environmental consultant made the below observation about missing data, can you please confirm this is the case? "We noted that the "Phase II ESA report" denoted as File No 16 is actually the second part of the Amec Phase I ESA - File 15. The actual Phase II ESA report is missing."	The missing data has been corrected and is accessible in the Data Room.

