



CORPORATION of the TOWN of SMITHS FALLS

**RFP: Park Redesign
CONTRACT #22-ED-01**

Sent By: Julia Crowder, Manager of Economic Development and Tourism
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Date of Closing: Friday, May 06, 2022

Date of Addendum: April 22, 2022

Number of Pages: 3

ADDENDUM #1

Extended Closing Date

We have received requests to consider extending the submission time line. To accommodate this request, we have extended the closing date 30 days from the current closing date.

Current Closing Date: May 6, 2022 @ 12:00 p.m.

NEW Closing Date: June 3, 2022 @ 12:00 p.m.

The following Key Dates outlined in **RED** have also been revised:

Task	Date
Issue of RFP	March 14
*Site Visit/Developers Meeting	April 4 1PM – 3PM
Deadline for inquiries	April 15
Release of Final Addendums	April 29
Deadline for Submissions	June 3 at NOON
Evaluation of Proposals	June 6-17
Council Presentations	June 27 (COW)
Selection of Proponent	July 4
Council approval/Award of RFP	COW (July 11) Council (July 18)

Questions and Answers

1. Has the Town completed any remediation actions on the site to date?
 - a. No remedies have been completed.
2. Does the Town offer any grants or incentives related to brownfield redevelopment?
 - a. The Town is currently working with a consultant to develop a new suite of Community Improvement Grants. Grants related to local brownfield remediation is being considered.
3. The site has been designated through a Heritage Bylaw what features should a developer consider keeping as part of the new design?
 - a. A Heritage and Culture Report was completed and attached as Appendix C – Waterworks Buildings: Designation Update.
4. How will the current Confederation Bridge Redevelopment Project, impact this development?
 - a. The Town is currently undertaking an assessment of the bridge to determine structural integrity and costing related to rebuilding the bridge as either a vehicular/pedestrian or pedestrian only bridge. This development, depending on the scope and mix, would inform recommendations of this project.
5. What was the electrical generation capacity prior to the plant closure?
 - a. The plant generated 490 kilowatts of on grid power prior to its closure.
6. Where are the test wells, used as part of the Environmental Assessment located?
 - a. Test wells are located outside at various locations.
7. Who currently owns the lands that connect the property to Beckwith Street, and is this part of the current property for sale?
 - a. The trail easement is currently owned by the Town of Smiths Falls and not currently included, however this parcel can be negotiated and incorporated into the redevelopment to provide pedestrian linkages to the Downtown Core.
8. Is there an option to extend the submission deadline by 60 days if needed?
 - a. The Town is open to extending the submission deadline to accommodate additional time to submit proposals.
9. Has the Town disclosed to all plan takers or proponents that the estimated costs for environmental clean-up?
 - a. Only those proponents who signed the NDA received the information package, which outlined environmental conditions but did not include a figure. The EA report was completed in 2016 and costs for remediation may have changed, and would need to be costed as part of the development proposal by prospective bidders.

10. Could we get a list of all plans takers or proponents for this project as we may be interested in a joint venture on this project?
 - a. The RFP is available online for open download, we are not tracking specifically who has downloaded the RFP package. However, I can confirm 31 downloads of the document to date.

- **Please acknowledge receipt of Addendum.**
- **Copy of Addendum should accompany RFP submission.**