



**EXPRESSION OF INTEREST
CARNEGIE LIBRARY REOI- ADDENDUM #1**

ADDENDUM ISSUE DATE: September 3, 2020

RESPONSES TO BIDDER'S QUESTIONS:

#	<u>QUESTION</u>	<u>RESPONSE</u>
1	Given the delay with the REOI as a result of COVID what is the projected occupancy date?	As the City will be undertaking extensive renovations to the building, as well as tenants may require additional lease-hold improvements, the final date will be determined with the successful applicant based on specific needs. It is anticipated occupancy will be possible in 2022.
2.	We have questions regarding the proposed use of the space and what may be permitted in the current zoning.	Please reach out to confirm any proposed use with Frederick VanRooyen at Frederick.VanRooyen@waterloo.ca or 519 514 0224 x78200
3.	Will there be any additional public open houses to view the building?	There are not any open houses currently any planned. Should any applicant be considering a submission and require access to the building, please contact Kristin Sainsbury at Kristin.sainsbury@waterloo.ca to arrange a time to view the property. COVID protocols will be in place.

4.	Will the proposals will be going to council or will they be assessed by staff?	All proposals received will be assessed against predetermined criteria by a staff committee. Staff will take recommendations to Council via in-camera report and successful applicant will be notified following this to consider proceeding to lease negotiations.
5.	Is there any appetite on the City's part to offer free (or close to it) space?	The city will assess all submissions received against a number of criteria outlined in the REOI document on the City's website including the per square foot \$ amount offered: https://www.waterloo.ca/en/government/resources/Documents/Economic-Development/Request-for-Expressions-of-Interest.pdf
6.	What kind of changes to the building would be permitted or limited as a result of the Heritage Designation and could wider staircase required to accommodate a different Building Code Designation be accommodated?	The exterior of the building is designated with the front being the most significant facade. If a building code assessment for another use would identify the need for any alterations to designated features, these would need to be reviewed and considered in discussions with the with City's planning and heritage staff as well as the team managing construction.
7.	Can an A1 Assembly use under the building code be accommodated?	The city has a preliminary assessment that can be shared upon request from the City's Architect outlining considerations to accommodate an A1 use. This is not extensive and applicants may need to conduct a Part 11 building code review for uses such as A1 Assembly to assess the full extent of any changes needed.
8.	We are considering a use that is not contemplated in the plans or the zoning by-law. How can we verify the requirements there may be?	You may consider going through pre-consultation with planning on the zoning and submit conceptual plans (that may include draft plans prepared by the city), attach a letter outlining the details of how you plan to use the space. This will allow planning to identify any issues that they may see with a proposed use of the space.

END OF ADDENDUM # 1