

Wellness Centre – RFP – Posted November 8th, 2017

Questions received as of November 6, 2017:

1. The scope of the RFP is very wide. The time provided is very short, would it be possible to have an extension?

Answer: The tender close has been extended to Thursday November 30, 2017 at 1:00 pm local time. Deadline for questions in writing has been extended to Friday November 20,2017.

2. To Incorporate a middlesex center office, How much square footage would be required? What programs or facilities are contemplated? Any other requirements that we should be aware of?

Answer: Square footage for an office would likely be in the range of 15,000 to 25,000 square feet. We are looking for creative solutions for spaces such as: council chambers, reception area, flexible meeting rooms, kitchenette, restrooms, and storage and office space.

3. How much detail is the municipality anticipating in terms of a “concept plan” for the Proposal submission?

Answer: The Municipality is looking for sufficient information within a proposal to properly evaluate the submission.

4. Is some type of cost-sharing agreement already contemplated for the joint venture?

Answer: The Municipality is looking forward to receiving creative proposals for this development partnership opportunity and as such we have not contemplated any cost-sharing agreement to date.

5. Is the municipality aiming to submit the OPA's and/or other required amendments to policy / zoning, as municipally-led applications?

Answer: The Municipality would be willing to take the lead on any planning applications.

6. Is there an anticipated timeframe for development?

Answer: While we are anxious to see the development of these lands proceed, we understand that planning applications may delay the start date for the construction. Middlesex Centre does not have an anticipated timeframe for this development.

7. Are there any considerations for parking that we should keep in mind? Is there a possibility to share the parking facilities with the Wellness Centre?

Answer: A collaborative parking which may include but not be limited to a mixture of on-site and/or on-street parking could be sought but would have to be considered in conjunction with the proposed built form of the site.

8. Does the municipality have a preferred ratio of: ownership-rental-affordable-commercial units? (NOTE: The SHS Consulting report recommends 15% rental, however we are unsure of the ratio of commercial units or affordable housing)

Answer: Middlesex Centre does not have a preferred ratio.

9. Is the municipality able to share any scalable drawings as background material?

Answer: Any materials dealing with this site have already been made available as an attachment to the RFP and there are no further scalable drawings to provide.

10. What road connections are contemplated into and within the site? Is a street network already established?

Answer: Road connections have not been contemplated for this site. The Municipality is interested in seeing a creative vision for this site.

11. What is the existing land use for the lands west of the Wellness Centre building (we realize that they are designated as a mix of Medium Density Residential, Residential, School and Village Centre)?

Answer: There are two lots that are west of the Wellness centre building – there is one lot that is 10.08 acres that has a residential use and is zoned Existing Use (EU) and a 3.77 acre parcel that has a residential use and is zoned “site-specific Village Commercial (C1-11)

12. We are assuming that the municipality is open to partnership options that will be further negotiated with the selected winner. Is this correct?

Answer: Yes, you are correct.

13. Is there any limitations on the scope/parameters of a proposed partnership?

Answer: It's important to note that the Municipal Act does not allow municipalities to “bonus” so as long as the required legislation is adhered to then the partnership opportunities can be discussed and or negotiated.

