



THE CORPORATION OF THE CITY OF WINDSOR
OFFICE OF THE CITY SOLICITOR

ALEX VUCINIC
Manager of Purchasing

Elaine Castellan
Purchasing Supervisor

(519) 255-6272
TELEPHONE NUMBER

ADDENDUM NO. 1
PELISSIER STREET PARKING GARAGE – GROUND FLOOR COMMERCIAL SPACE
EOI NO. 146-15

December 11, 2015

This addendum amends and forms part of the Expression of Interest Documents. The Proponent shall insert the addendum behind the cover page of the Expression of Interest Documents.

Question #1:

How many stalls in this facility?

Answer #1:

There are eight (8) commercial rental units, they vary in size from 1,087 sq ft to 3,761 sq ft. The configuration of the units can be altered, if needed. The units are split into two sides of the garage entry ramp. There is approximately 6,660 sq ft on the north side and 7,650 sq ft on the south side.

Question #2:

What are the 2014-2015 revenues?

Answer #2:

Financial statements are not available. However, the Corporation is currently only leasing three of the eight units and these tenants are month-to-month. Because of the improvements required, the Corporation has not attempted to lease out space at this site.

Question #3:

There is mold now, so the entire main floor membrane will need to be replaced. Please clarify what is expected of the Proponent in regards to repairs and revenue sharing.

Answer #3:

There is some visible mould in one unit.

The Corporation maintains the floor membrane of the parking deck (above the commercial ground level units), however because the parking deck is built with connecting concrete slabs, there is occasional slight shifting of the slabs creating the potential for water to enter the commercial units below. The operator of the commercial units would be responsible to waterproof the underside of the parking deck to prevent possible water penetration.

The EOI asks proponents to ‘Describe any opportunity for revenue sharing with the City’...each Business Plan will determine if there is the opportunity to share revenues with the City and if so, how much.

Question #4:

What is the rental rate for each suite in the commercial front for 2010-2015.

Answer #4:

The current gross rental rate for this space is \$11 per sq ft.

Except for the contents of this addendum, all other terms and conditions of this Expression of Interest remain the same.

END OF ADDENDUM NO. 1

Yours truly,

THE CORPORATION OF THE CITY OF WINDSOR

Elaine Castellan

Elaine Castellan
Purchasing Supervisor

EC/jm

Attach.

**ADDENDUM NO. 1
PELISSIER STREET PARKING GARAGE – GROUND FLOOR COMMERCIAL SPACE
EOI NO. 146-15**

December 11, 2015

I hereby acknowledge receipt of Addendum No. 1 to the EOI No. 146-15 (3 pages).

The information contained therein is hereby noted and account of same will be taken in our Expression of Interest cost.

This information was received on the _____ day of _____, 20_____.

Signature

Name (Printed)

Company Name

***NOTE: You are required to acknowledge this addendum with your submission.**

**PLEASE FAX BACK TO (519) 255-9891 OR E-MAIL @ purchasing@citywindsor.ca
SIGNED ACKNOWLEDGEMENT SHEET ASAP**

Attn: Purchasing Department