



**REQUEST FOR EXPRESSION OF INTEREST IN
REDEVELOPMENT OF THE FORMER CITY HALL BUILDING
(L.G. LORRIMAN SCHOOL/CENTRAL SCHOOL)
8 CARLETON STREET SOUTH**

ISSUED BY: THE CORPORATION OF THE CITY OF THOROLD

ISSUE DATE: May 20, 2010

**SUBMISSION
DEADLINE: JUNE 4, 2010**

Expressions of Interest should be enclosed in a sealed envelope addressed to :

**City of Thorold
P.O. Box 1044
3540 Schmon Parkway
Thorold, Ontario L2V 4A7
Attention: Susan M. Daniels, City Clerk**

Submission Name (8 Carleton Street South) and Proponent's Name and Return Address should be shown on the face of the Envelope.

May 2010

TABLE OF CONTENTS

1.0	INTRODUCTION	
	Objective	4
	Subject Property	4
	Purpose and Scope	4-5
	Background	5
	Definitions	5
	The Site and Surrounding Area	6
	Municipal Planning Documents	
	Official Plan	6
	Community Improvement Plan	6-7
	Zoning By-law 2140(97)	7
	Redevelopment Concept	8
	Compatibility with Surrounding Uses	8
	Impact of the Proposed Development	8
	Provincial and Municipal Policy	8
	Financial Assistance	8
	Bid Price	8
2.0	THE PROPOSAL PROCESS	
2.1	Proposal Submission Requirements	
	1) Submission Address and Deadline	9
	2) Expression Inquiries	9-10
	3) Optional Site Meeting	10
	4) Expression Format	10
	5) Expression Content	
	A. Letter of Introduction	10
	B. Corporate Profile	11
	C. Basic Proposal	11
	D. Bid Price	11
	E. Relevant Experience	11
	F. Approach and Concept	11
	G. Financial Capability	11
	H. Other Information	11
2.2	Expression Conditions	
	1) Disqualification	12
	2) Right of Rejection	12
	3) Right to Re-issue REOI	12
	4) Cost of Expression	12
	5) Period of Validity	12
	6) Decisions of Evaluation Committee	12
	7) Amendment or Withdrawl of Expression	13
	8) Right to Cancel	13
3.0	EXPRESSION EVALUATION AND SELECTION	
3.1	Evaluation Details	
	1) Evaluation Committee	13
	2) Evaluation Process	13-14
	3) Evaluation Review	
	Project Plan	14
	Proponent Qualifications	14
	4) Acceptance of Expression	14
	5) Public Consultation	15
4.0	OTHER TERMS AND CONDITIONS APPLICABLE TO REOI PROPOSALS	15-16

/cont'd

TABLE OF CONTENTS (cont'd)

- APPENDIX "A"** **By-law No. 72-99 to Designate Former City Hall (L.G. Lorriman School/Central School) as being of Historic Value or Interest.**
- APPENDIX "B"** **By-law No. 1081(87) to Authorize a Lease Agreement between the City of Thorold and Thorold Community Activities Group.**
- By-law No. 50-2008 to Authorize the Entry into a Licence Agreement between the City of Thorold and Thorold Community Day Care and Nursery School for the use of the Garbage Enclosure at 8 Carleton Street South.**
- By-law No. 14-2009 to Authorize the Entry into a Licence Agreement between the City of Thorold and St. John's Anglican Church for the use of a portion of the parking lot at 8 Carleton Street South.**
- APPENDIX "C"** **Site Location Map and Aerial Photographs.**
- APPENDIX "D"** **Survey Plan 59R-13614.**
- APPENDIX "E"** **C.I.P. Funding Programs.**
- APPENDIX "F"** **Building Evaluation Report (2006)**

1.0 INTRODUCTION

The Corporation of the City of Thorold (the “City”) is seeking Request for Expression of Interest (REOI) from individuals or corporations (the Proponent) interested in the redevelopment of the former City Hall building.

Each Request for Expression of Interest submitted by the Proponent shall include all of the information required and be in the form as outlined in this REOI. Each proposal should be responsive to the information and formal requirements described in Parts 2, 3 and 4 of the REOI.

Each proposal will be subject to the terms and conditions set out in the Request For Expression of Interest.

At the discretion of the City, the substance of any enquiries for additional information and their responses may or may not be communicated to all recipients of this REOI.

Objective

Thorold City Council supports the adaptive re-use of this important historical landmark. It is anticipated that this site redevelopment will blend a new project with the existing heritage of the former City Hall building (L.G. Lorriman School/Central School) to enhance the existing residential, parkland and institutional land uses surrounding the subject lands. On May 18, 2010, Council approved the following resolution:

WHEREAS Thorold City Council unanimously expressed concerns for the property known as 8 Carleton Street South and the current condition of the Seniors Centre located at 1 Ormond Street South;

AND WHEREAS City Council conducted an extensive review of all city owned properties and determined that 8 Carleton Street South is a historical part of the community;

AND WHEREAS at the Business Planning meeting held on May 11, 2010, City Council supported the first floor of 8 Carleton Street South being converted to a new Seniors Centre for the citizens of the City of Thorold;

AND WHEREAS City Council has developed a process to address the concerns at both locations, and deems it expedient to put forth recommendations.

NOW THEREFORE BE IT RESOLVED that The Corporation of the City of Thorold hereby enacts as follows:

1. That the City pursue a parallel process that explores both a public ownership of a new Seniors Centre and a private/public partnership to locate the Seniors Centre to 8 Carleton Street South.
2. That staff be directed to advertise for Pre-Qualification for Professional Services for the development of design and construction drawings for the new Seniors Centre.
3. That staff be directed to identify all other area municipalities that have constructed and managed Seniors Centres to determine funding for the construction, ongoing annual operational costs and services provided.

4. That staff be directed to work with members of the Seniors Centre and Seniors members at large, to create a Focus Group to assist in the development of various options and/or services required in a new Seniors Centre.
5. That staff be directed to develop a survey for completion by all interested members of the public to provide input on what services may be provided in the Seniors Centre and that the survey be accessible both electronically on the City of Thorold website and hard copy at all City public locations.
6. That the REOI be re-issued and advertised in the newspaper and on the City's website and all proposals for the 8 Carleton Street South property be submitted in a sealed envelope by no later than June 4, 2010.
7. That Council's final decision for the future development for the 8 Carleton Street South property to retain public ownership of the Seniors Centre or to enter into a public/private partnership with the successful bidder be made by Council by no later than June 30, 2010.
8. That no further expenditure be incurred to determine the outcome of the 8 Carleton Street South property with the sole exception of staff labour costs without the consent and direction of City Council.

Subject Property

The subject lands are approximately 0.405 hectares (1.0 acre) in size and identified as Part 6 on Plan 59R-13614 (Appendix "D"). The exterior of the former L.G. Lorriman School/Central School had been designated as historically significant in 1999 by By-law 72-99. The subject building was officially opened as Central School in 1914 and the name was later changed to L.G. Lorriman School. As a result of declining enrollment, the school was closed and officially opened as Thorold's City Hall in 1982 and closed at the end of August 2006. The historical designation is attached as Appendix "A". The Ontario Heritage Act permits the alteration of the property as long as the alteration is not to affect the historical designation. In regards to the L.G. Lorriman School/Central School the interior of the building may be altered as long as the exterior historical designation is not affected.

The City on September 1, 2009 declared the subject municipal property, surplus to the City's needs. Thorold City Council is desirous of maintaining the historical designation and further wishes to engage public input regarding the use of the building and property throughout the request for Expression of Interest process. Council has recommended that a minimum of one separate public meeting be held, subsequent to the receipt of proposals, to promote public input into the future use of the former City Hall building and property at 8 Carleton Street South.

Purpose and Scope

The purpose of this Request for Expression of Interest (REOI) is to solicit submissions from qualified Proponents to redevelop and restore the former City Hall building. It is the intent of the City of Thorold to choose a Proponent who's Expression is judged to best serve the interests of the City of Thorold as determined by City Council when evaluated in accordance with the stated evaluation criteria.

Background

Commissioned by Thorold City Council in 2006, a comprehensive review was undertaken to evaluate architectural, structural, mechanical and electrical components for this building. A report was prepared by Venerino V.P. Panici Architect Inc. and Consultants. It was based upon this assessment, past reports, review of maintenance logs and financial burden that lead to the relocation of City Hall from 8 Carleton Street South.

A copy of the full report is available for the Proponent's review and consideration in the preparation of their Expression of Interest. Generally speaking the building assessment completed identified problems requiring repairs to heating, ventilation, air conditioning, structural and electrical (Attached as Appendix "F").

Upon review of Council's options to relocate City Hall, Council was very specific in the preservation of Memorial Park including the closed road allowance and greenspace from the edge of asphalt parking area easterly. On June 20, 2006 Council resolved to consolidate the above noted greenspace with Memorial Park.

To effect the Memorial Park expansion, Zoning By-law Amendment No. 129-2007 was approved December 5, 2007. Subsequently, the entire park area Parts 1, 2, 3, and 4 of Registered Plan 59R-13614 was designated as a cultural heritage landscape by By-law No. 103-2008.

Definitions

For the purpose of this REOI:

"Administrator"/"Project Manager" means the individual who on behalf of the City of Thorold is responsible for the administration of the REOI process;

"City" means the Corporation of the City of Thorold;

"Council" means the Council of the City;

"REOI" means this Expression of Interest Document and all addenda that may be issued in respect of the REOI prior to the Submission Deadline;

"Expression" means the Proponent's written submission in response to this REOI;

"Proponent" means an individual, partnership corporation or other person who submits an Expression to the City of Thorold in response to this REOI;

"Subject Property" means 8 Carleton Street South, the former L.G. Lorriman School/Central School and associated parking area, Registered Plan 59R-13614, Part 6.

"Submission Deadline" means the date and time set out in Section 2.1 (1) of this REOI;

The Site and Surrounding Area

The subject site fronts onto Carleton Street South between Albert Street East to the north, Memorial Park and Chapel Street to the east and St. John's Anglican Church and Clairmont Street to the south.

The subject property exhibits the former City Hall building and associated asphalted parking area and is owned by the City. The one storey building to the north is occupied by the Thorold Community Activities Group (TCAG). A lease between the City of Thorold and TCAG was entered into by By-law No. 1081(87) on June 23, 1987. The TCAG utilizes the parking lot associated with 8 Carleton Street South. In accordance to Comprehensive Zoning By-law 2140(97), the office use of the TCAG building requires 6 parking spaces. There are also two other Agreements in effect. One is a Licence Agreement between the City and Thorold Community Daycare and Nursery School for the use of the Garbage Enclosure on the subject property (By-law No. 50-2008). The other is a Licence Agreement with St. Johns Anglican Church for the use of a portion of the parking lot on the subject property (By-law No. 14-2009). All copies of the By-laws referenced above can be found in Appendix "B". Proponents are requested that the lease and licence agreements be given consideration and included in submissions.

The site is predominantly surrounded by single detached residential dwellings with St. John's Anglican Church adjacent to the south, Memorial Park adjacent to the east and the Thorold Community Activities Group office adjacent to the north. A site plan of the area and aerial photograph is provided as Appendix "C".

Survey plan 59R-13614 was prepared by P.D. Reitsma Surveying and is appended as Appendix "D". Part 6 identifies the lands subject to the REOI.

Municipal Planning Documents

Official Plan

The subject lands are designated Institutional and surrounded by Residentially designated lands in accordance to the City's Official Plan.

Community Improvement Plan

The site is within a designated Community Improvement Plan (CIP) and are located within the Downtown Thorold Community Improvement Project Area.

The intent of the Downtown Thorold Area is to enhance the role of Downtown Thorold as a commercial, administrative and cultural centre to encourage and promote residential development/intensification in and around the downtown. Increasing the residential population within this Community Improvement Project Area creates the demand for more and better services that will benefit everyone who lives, works, and visits this area.

The intent of the Built-Up Urban Areas is to:

- encourage and support redevelopment proposals for existing serviced sites or the conversion of existing buildings for residential intensification or additional commercial units;
- redevelopment in these areas could involve previously used vacant sites or the conversion of an existing or previously existing building for a more intensive use.
- redevelopment and development in the built-up areas has the effect of encouraging community

renewal and “smart growth” initiatives which promotes intensification and provides a viable alternative to “Greenfield” development.

The relevant Goals and Objectives of the CIP respecting this type of proposal are as follows:

- to protect and improve the characteristics of the Community Improvement Area that the residents regard as important in the area;
- to increase employment, economic activity and investment;
- to urge and assist owners of commercial and residential property to rehabilitate premises where necessary in order to eliminate deterioration and improve community pride in ownership or occupancy;
- improve the quality of building stock and stimulate pride in ownership and community integrity;
- to strengthen, stabilize and rehabilitate residential, commercial, industrial, heritage, recreational, natural and environmental areas;
- to increase assessment growth and community stability by encouraging, supporting and coordinating both public and private involvement in the rehabilitation of properties and facilities;
- to maximize the utilization of the existing urban infrastructure by intensification of land uses;
- to reconcile existing and minimize future land use conflicts;
- to encourage, support and coordinate both public and private initiatives intended to improve and rehabilitate properties and facilities;
- to improve and maintain the existing building inventory within the downtown core;
- to encourage the revitalization of the downtown core through improvements to facilities and (re)establishment of residential units;
- to encourage residential development/redevelopment;
- to provide for the more efficient utilization of the municipal physical infrastructure by infilling or redeveloping vacant or underutilized land while maintaining the compatibility of land uses;
- to encourage development/redevelopment in keeping with “smart growth” principles and urban design guidelines;
- to enhance the attractiveness of the area;
- to encourage investment in maintaining or improving surrounding properties; and
- to encourage positive change within the Community Improvement Project Areas.

Zoning By-law 2140(97)

Zoning By-law 2140(97) zones the site Institutional with a Special Provision “I-6” to recognize the heritage designation. The Institutional Zone permits the following uses:

- a) institutional
- b) cemetery
- c) place of worship
- d) nursing home
- e) school
- f) assembly hall
- g) club, public or private

Institutional uses is defined in the By-law as building or structures for religious, charitable, educational, health or welfare purposes and without limiting the generality of the foregoing, may include churches, places of worship, public or private schools, public or private hospitals, community centres, government buildings.

NOTE: APPLICATIONS FOR REZONING MAY BE CONSIDERED.

Redevelopment Concept

Thorold City Council will entertain development proposals which:

- take into account the historic designation of the building,
- blend in and maintain the character of the neighbourhood
- does not introduce any adverse impacts
- has the support of the neighbourhood and community
- improves the City's financial position

As part of the review of redevelopment proposals submitted, consideration will be given but not limited to the following planning analysis:

Compatibility With Surrounding Uses

Consideration will be given to the appropriateness and compatibility of a proposed use with the existing uses surrounding the site. This compatibility assessment will include noise, traffic volume to be generated, parking requirements.

Impact of the Proposed Development

Consideration will be given to the impact the proposal may have on the immediate and surrounding area and on the historic features of the building and the site.

Provincial and Municipal Planning Policy

Staff will assess the proposed development in relation to Provincial Policy, Regional Policy Plan, City Official Plan and Zoning By-law 2140(97).

It is anticipated that this site redevelopment will blend a new use with the existing heritage integrity of the former City Hall building to enhance the existing character of the neighbourhood.

Financial Assistance

It is up to the Proponent, based upon their Expression of Interest to determine the availability of financial assistance through the Municipal Community Improvement Plan, Regional incentives and any Provincial programs applicable. Community Improvement Funding Programs are appended as Appendix "E".

Bid Price

Bid price will be a factor in the context of the other considerations listed in this REOI.

2.0 THE PROPOSAL PROCESS

The objective of this Request for Expression of Interest (REOI) is to select a committed, experienced and financially capable proponent who meets the terms and conditions of the REOI and is capable of redeveloping the property as envisioned.

2.1 Proposal Submission Requirements

Expression of Interest
Former City Hall Building
8 Carleton Street South

Proponents are asked to submit the following information in the format indicated below:

1) **Submission Address and Deadline:**

Proponents must submit their Expression, addressed as follows and delivered to:

City of Thorold
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
Attention: Susan M. Daniels, City Clerk

By 4:00pm on June 4, 2010

Expressions submitted by facsimile transmission (fax) or electronic mail (e-mail) will **not** be accepted.

All Expressions received by the City of Thorold shall become the property of the municipality upon receipt thereof.

Expressions must be received no later than **Submission Deadline (4:00pm, June 4, 2010)** at the above address). Expressions received after the Submission Deadline will not be accepted and will be returned to the Proponent unopened.

The Director of Planning and Building Services may extend the Submission Deadline by issuing an addendum at any time prior to the time and date specified in the preceding paragraph in this section or prior to the date and time previously specified in any addendum extending the Submission Deadline. If this occurs, all Proponents will be advised.

Expressions should be submitted in a sealed envelope and delivered personally, by mail or by courier to the above noted address. The envelope should be clearly marked on the exterior; the submission name (former City Hall, 8 Carleton Street South) and the Proponent's name and return address.

Expressions must be signed, in ink, by the appropriate individual or signing officer(s) of the Proponent. Expressions, once submitted, become the property of the City of Thorold. With the exception of summary information, to be intended to be used for the public process, all Expressions will be kept in the strictest of confidence subject to such disclosure as may be required under the provisions of *The Freedom of Information and Protection of Privacy Act*.

It is solely the Proponent's responsibility to ensure that the Expression is received at the designated location prior to the Submission Deadline.

2) **Expression Inquiries**

Proponents shall be solely responsible for obtaining all information that may be necessary in order to understand the requirements of this REOI and submit an Expression in accordance with the terms and conditions of this REOI. No allowance shall be made for the failure of a Proponent to obtain such information or to make such investigations.

Proponents shall examine the REOI as soon as possible after receipt. Should a Proponent discover any errors or omissions, the Proponent shall notify the Director of Planning & Building Services as soon as possible so further instructions may be issued to all

Proponents before the Submission Deadline.

All inquiries are to be directed to:

Mr. Jeff Menard, Chief Building Official
City of Thorold
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7

If the City of Thorold, in its sole discretion, determines that any inquiry received will be of interest to all Proponents, it will be communicated in writing to all known Proponents. The source of the inquiry will be kept confidential.

3) **Optional Site Meeting**

Access to the former City Hall building at 8 Carleton Street South will be made available to interested proponents. Proponents interested in viewing the building should contact Mr. J. Menard, Chief Building Official, at 905-227-6613 ext. 244, to confirm a time for a tour of the building.

4) **Expression Format**

Proponents must submit their Expression setting out the information requested in the following Section 5) of this REOI and any relevant comments, according to, and in the order of the various sections, subsections and clauses presented in this REOI. Simplicity and clarity of responses are important. Proponents should avoid including extraneous or irrelevant comments or information. Failure to respond to any section, subsection, or clause will reduce the assessed value of the Expression.

5) **Expression Content**

Proponents shall submit their written comments and information in response to the following:

A. Letter of Introduction

On one page, the Proponent will introduce themselves or their firm and state their intent to submit a proposal as described in their Expression, signed in ink by an appropriate Proponent officer holding authority to legally bind the Proponent organization. The Proponent must be the legal entity who will act as the Developer, who will be entirely responsible for and capable of financing, designing and constructing the project. The proponent may assemble a group of investment partners and/or project teams consisting of members responsible for various aspects of the project. The lead organization and one principal contact person must be clearly specified in the submission, including name, position, address, telephone and fax numbers.

B. Corporate Profile

Each corporate Proponent must provide a Corporate Profile. The Corporate Profile will provide the City with detailed background insight into both the experiences of the key individuals or the firm, as well as the experience of the people who make up the firm, regardless of whether their experience was gained within the Proponent firm or from previous employment with other firms.

C. Basic Proposal

The Proponent shall generally indicate the proposed nature of the proposed use intended at this location and how such proposal meets the redevelopment concept envisioned by Thorold City Council as outlined in the REOI and in accordance to the May 18, 2010 Council resolution.

D. Bid Price

The Proponents bid price pertaining to the monetary amount offered for the purchase of the land and associated building(s) should be provided.

E. Relevant Experience

Information pertaining to the Proponents direct experience with similar projects should be provided and how their past experience is relevant to this redevelopment project.

F. Approach and Concept

A description of the proponent's vision, concept and proposed approach to the project should be provided as well as the public benefit of the proposal. No detailed designs are required, although a proposed time frame for development must be outlined.

G. Financial Capability

The proponent should provide evidence of its financial capability to undertake the project, including the proposed source or sources of funding.

H. Other Information

The Proponent should include other relevant additional information as attachments that, together with the foregoing comments and information, they believe may be necessary to allow for a thorough understanding and evaluation of their Expression.

Proponents are advised to carefully scrutinize the evaluation criteria prior to preparing their Expressions in response to this REOI.

2.2 Expression Conditions

A Proponent should clearly understand, and by submitting an Expression agrees, that its Expression or any part of its Expression is subject to the following conditions:

1) **Disqualification**

No Expression will be considered which is received after the Submission Deadline. No Expression will be considered from a Proponent where the City of Thorold, in their sole discretion, determines that a potential conflict of interest exists. No Expression will be considered that is in any way conditional or that proposes to impose conditions on the City of Thorold that are inconsistent with the requirements of this REOI and the terms and conditions stipulated herein.

2) **Right of Rejection**

The submission of an Expression, the receipt of an Expression by the City of Thorold and the opening of an Expression, or any one of those, does not constitute acceptance, in any way whatsoever, of an Expression.

An Expression is not and shall not be deemed in any way to be a unilateral contract. It is an offer by the Proponent to the City of Thorold to carry out the provisions set out in this REOI. An Expression may be accepted or rejected by the City of Thorold in their entire discretion.

An Expression, or any part of an Expression, is not accepted unless the City of Thorold accepts it in writing and the written acceptance has been delivered to the selected Proponent.

The City of Thorold in their entire discretion, may reject or accept all or any part of an Expression or any of the Expressions submitted in response to this REOI. The City of Thorold is under no obligation whatsoever to accept any Expression.

3) **Right to Re-issue REOI**

The City of Thorold reserves the right to re-issue the REOI where, in their sole opinion, none of the Expressions submitted in response to the REOI warrant acceptance or where it would be in the best interests of the municipality to do so.

4) **Cost of Expression**

Costs incurred in the preparation, presentation and submission of an Expression shall be borne entirely by the Proponent.

5) **Period of Validity**

Expressions shall be irrevocable after the Submission Deadline and open for acceptance for ninety (90) days after the Submission Deadline or as amended with proper notice.

6) **Decisions of Evaluation Committee**

All decisions on the degree to which an Expression meets the stated criteria or the score assigned to a Proponent or part of an Expression will be determined solely by the Evaluation Committee. The Evaluation Committee's determinations in this regard are final (and may not be appealed by a Proponent).

7) **Amendment or Withdrawl of Expression**

Proponents may amend Expressions submitted in response to his REOI prior to the Submission Deadline by submitting an amendment clearly identifying the change or by submitting a new Expression that clearly indicates that it is to replace the Expression previously submitted by the Proponent.

Amendments submitted after the Submission Deadline will not be considered by the City of Thorold.

Proponents may withdraw an Expression submitted in response to this REOI by submitting a request in writing to the City of Thorold at any time prior to, but not after, the Submission Deadline.

All amendments or requests to withdraw a submitted Expression shall be in writing submitted to the City of Thorold. All such amendments or requests shall be submitted on the Proponent's letterhead and shall be signed by the Proponent or an authorized representative of the Proponent.

It will solely be the responsibility of the Proponent to submit an amendment or a request to withdraw an Expression to ensure that the amendment or request is received prior to the Submission Deadline.

8) **Right to Cancel**

The City reserves the right to cancel the REOI at any time.

3.0 EXPRESSION EVALUATION AND SELECTION

3.1 Evaluation Details

Listed below are the evaluation details.

1) **Evaluation Committee**

The Evaluation Committee will be comprised of the Mayor and Members of Council and Senior Management Team from the City of Thorold. The Evaluation Committee will be responsible for reviewing and evaluating Expressions submitted in response to this REOI and making a recommendation.



2) Evaluation Process

The REOI evaluation process is a selection procedure. It will be finalized through completion of the following steps:

- Proponents to submit Expressions to the City of Thorold in response to this REOI;
- Review and evaluation of Expressions by the Evaluation Committee;
- Expressions must meet the minimum requirements and meet the intent of the May 18, 2010 Council resolution in order to proceed in the evaluation process. Expressions not meeting the minimum requirements will be disqualified and receive no further consideration;
- Expressions meeting the minimum requirements will be evaluated in accordance to criteria identified in Section 3);
- Recommendation by the Evaluation Committee to the Council of the Corporation of the City of Thorold of the selected Expression or part of an Expression;
- Decision by the City of Thorold to accept or not to accept any Expression or part of any Expression;
- The Corporation of the City of Thorold reserves the right to request other parties to review and advise upon the acceptability of the submissions;
- The Corporation of the City of Thorold may enter into discussion with any proponent in order to clarify or refine a proposal;
- The Council of the City of Thorold has the final authority regarding the selection of the developer, negotiation of a business contract and approval of the site plan;
- The Council of the City of Thorold reserves the right not to accept any of the proposals.

3) Evaluation Review

Expressions that meet the minimum requirements of this REOI will be evaluated in accordance to the following criteria and corresponding values:

Project Plan - Understanding of Project, Bid Price, Appreciation of Historical Preservation, Compatibility of Proposed Use within Existing Neighbourhood, Potential Benefits to Neighbourhood and Community at Large, Stated Investment in Building Upgrades, Quality of Work Plan, Operating Plan, Degree to which Project Provides Public Service Elements and Overall Quality of Expression: Creativity and Clarity. 75%

Proponent Qualifications - Experience in Similar Projects, Experience in Leading Projects, Project Manager & Staff Experience, Demonstrated Financial Abilities and Qualifications and capacity. 25%

4) **Acceptance of Expression**

If the City of Thorold decides to accept an Expression, it will accept the Expression that, in their sole opinion, is the best overall Expression when evaluated in accordance with the criteria identified in Section 3) above. Should the City of Thorold decide not to accept any Expression, all Expressions will be given written notice of such decision.

Subject to the City of Thorold accepting an Expression, formal discussions will then commence which may lead to a formal agreement between the City and the successful Proponent whose Expression is judged, in the opinion of Thorold City Council, to be in the best interests of the municipality.

5) **Public Consultation**

Upon receipt of the submissions, the City of Thorold may issue a public announcement indicating the number of submissions received and the nature of proposals. Thorold City Council encourages public input in regards to the potential disposition and redevelopment of the subject property.

A public meeting will be held at City Hall, once requests for proposals have been received, and short list created if warranted, to promote public input into the future use of the former City Hall building and property located at 8 Carleton Street South. The Proponent's name and description of their redevelopment proposal will be publicly released. Notice of a public meeting be given.

4.0 OTHER TERMS AND CONDITIONS APPLICABLE TO REOI PROPOSALS

It should be understood that no commitment has been made to proceed with any Transaction and neither the issuance of this REOI nor the participation by the City or any of its representatives in the evaluation and negotiation process outlined herein (both prior to and following the Submission Closing Time, including negotiations regarding a letter of intent) will create a commitment. The City reserves the right to negotiate separately with one or more Proponents and is not bound to offer the same treatment to all or any Proponents. No binding commitment to enter into a Transaction will be created except pursuant and subject to the terms of a binding letter of intent entered into between the City and a Proponent.

It is the responsibility of each Proponent to satisfy itself that it has all the necessary information and has made such enquiries as it considers prudent before making its Proposal. Any information provided by the City should in no way be considered to be a substitute for the Proponent's own investigations.

The City reserves the right to cancel this REOI for any reason without any obligation or any reimbursement to the Proponents.

The City will have the right to make public summary information from any one or more Proposals as it, in its sole discretion, deems desirable or necessary. Without limitation, such summary information may include the amount or amounts of payments involved, the general nature of the Transaction or Transactions involved, or any other general terms and conditions that the City deems relevant to its interests.