



ADDENDUM NO. 2 to RFP NO. 507-2003

INVITATION FOR THE PURCHASE AND/OR RE-DEVELOPMENT AND USE OF THE PROPERTY COMMONLY KNOWN AS THE "WINNIPEG ARENA"

ISSUED: February 17, 2004
BUYER: Tony Roziere/t
TELEPHONE NO. (204) 986-4623

URGENT

PLEASE FORWARD THIS DOCUMENT TO WHOEVER IS IN POSSESSION OF THE RFP

THIS ADDENDUM SHALL BE INCORPORATED INTO THE REQUEST FOR PROPOSAL AND SHALL FORM A PART OF THE CONTRACT DOCUMENTS

Please note the following and attached changes, corrections, additions, deletions, information and/or instructions in connection with the Request for Proposal, and be governed accordingly. Failure to acknowledge receipt of this Addendum on the cover page of the Proposal Submission may render your Bid non-responsive.

Revise the Submission Deadline to **4:00 P.M. MARCH 26, 2004.**

Revise the Period Open for Acceptance to one hundred and forty-five (145) days following the Submission Deadline.

At the Open House of January 14, 2004 the following questions were asked followed by the response:

- 1) "Does the roof have a vapour barrier?"

The roof system over the main ice surface and east and west sections are a conventional 4ply (asphalt and felt) built up roof system. Offerers are advised that to determine whether or not this system meets the needs of your intended use, you may wish to obtain a core sample of the roof, thru the services of your roofing consultant.

- 2) "What is the available date that someone could acquire the Arena if purchased as is? And also purchased after demolition?"

Clause 2(1) of the Offer to Purchase document provides that the date of Closing, Possession and Adjustments shall be eighteen (18) months after the opening of the MTS Centre, or as otherwise agreed between the City and the Purchaser.

If the property is to be purchased with the Arena as is:

The MTS Centre is scheduled to open approximately November 15, 2004, however, if there are construction delays the latest opening date for the MTS Centre will be May 31, 2005. The earliest possession date would be March 31, 2005 and the latest possession date would be August 31, 2005.

If the property is to be purchased after demolition:

The earliest possession date would be June 30, 2006 and the latest possession date would be January 31, 2007.

- 3) "Is the Ice Plant included in the sale?"

The Ice Plant is not included in the sale, and the brine pipes beneath the cement floor will not be removed.

- 4) "Do the boilers stay with the building?"

Yes, the boilers do stay with the building, except the one boiler that is owned by CTV (as it currently services their facility), which may or may not be removed by CTV by December 31, 2004.

5) "Does the building have adequate power?"

Yes, for the current usage it does.

6) "Given that it appears that all submissions will ultimately be disclosed to City Council and the public (page 6), a detailed business plan is something we are uncomfortable providing. We have no problem providing the detail required in sections 9.1 and 9.2 including an estimate of the total capital costs, however, we consider the information requested in 9.3d as being something which should be confidential."

Information provided by proponents in item 9.3d will be considered in the evaluation of proposals, however, will not be made public.

Revise Clause 11.3 to read:

- 11.3 The Buyer may, at any time prior to the Submission Deadline, issue addenda correcting errors, discrepancies or omissions in the Request for Proposal, or clarifying the meaning or intent of any provision therein.
- 11.3.1 The Buyer will issue each addendum to all Offerer s by:
- a) mail, courier or facsimile transmission (fax) to the usual business address of the Offerer as shown in the records of the Materials Management Division; and/or
 - b) publication at the Materials Management Division's Bid Opportunities internet website at <http://www.winnipeg.ca/matmgt/bidopp.asp>.
- 11.3.2 The Offerer is responsible for ensuring that he/she has received all addenda and shall acknowledge receipt of each addendum on the Request for Proposal cover page. Failure to acknowledge receipt of an addendum may render a Proposal non-responsive.
- 11.3.3 The Offerer is advised to check the Materials Management Division's Bid Opportunities internet website for addenda shortly before submitting his/her Proposal.