



Addendum 1-10/22/15

-Am I understanding correctly that for 120 days after the proposal due date, we cannot enter into negotiations with or lease/sell to anyone else during that period, per the language on the first page of the RFP?

All proposals submitted in response to this Request shall be irrevocable for a period of One Hundred Twenty (120) days after the Proposal due date and may not be withdrawn by the Seller during this period. After such time has elapsed, the Seller may withdraw the proposal if it has not been selected prior to the request to withdraw. Such withdrawal shall be requested in writing.

That is correct -- proposals are irrevocable for 120 days. This allows the Township to properly consider all available proposals before making a selection. However, please note that we intend to make a selection much earlier than the expiration of the 120 day window.

-Section 1.4 of the RFP indicates the documents that need to be included and under Contract Documents indicates that the "selected seller" needs to execute the contract. My understanding of that is once you've selected a property, the "selected" seller will execute the contract, but the seller submitting the proposal is not executing a contract upon submitting their proposal, as they wouldn't be the selected seller, just a prospective seller? If I'm understanding this correctly, there is nothing to submit under Section 4 - Contract Documents, unless there are suggested modifications to the contract?

That is correct. The contract will not need to be executed unless you are the selected seller. You do need to submit the Disclosure Affidavit with your proposal, however, along with any required modifications you would request to the City's contract.

-Also under Section 1.4 of the RFP: Section 2 - Acknowledgements. My understanding of this section is that I need to put the questions that I asked you, and your responses in the RFP, is that correct?

That is correct; this is where you will acknowledge the receipt of this and any future Addendums

-I have an office building that meets most of your specs, but is 11,990 SF and just north of (Street deleted) Avenue off (Street deleted) Street, and don't want to waste anyone's time if that's way too big for your needs.

No, we don't have a max size requirement and 12k SF is well within the realm of possibility for us; we have looked at some buildings with that SF.

