



CS-RFT-003-2020

Request for Tender

Sale of Land by Public Tender – 545 Lakeshore Road

**Addendum No. 1
(to the Request for Tender Document)**

The Request for Tender (RFT) is modified as set forth in this Addendum. The original RFT Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFT. Respondents shall take this Addendum into consideration when preparing and submitting its Tender.

1. Questions and Answers

The following questions and answers are provided as information to clarify questions raised about the Request for Tender (RFT).

1.1 **Question:**
Could you please provide the hydro costs for the building?

Answer:
The hydro costs to operate 545 Lakeshore Road have been provided over an eighteen-month period, to recognize that the building became vacant in June 2020:

	Month	545 Lakeshore Road
2019	January	\$ 290.61
	February	\$ 301.27
	March	\$ 285.34
	April	\$ 268.00
	May	\$ 291.06
	June	\$ 310.43
	July	\$ 392.74
	August	\$ 312.98
	September	\$ 299.64
	October	\$ 412.02
	November	\$ 320.29
	December	\$ 274.58
Total 2019:		\$ 3,758.96

2020	January	\$	318.41
	February	\$	324.07
	March	\$	268.53
	April	\$	120.08
	May	\$	128.30
	June	\$	62.26
Total 2020:		\$	1,221.65

1.2 **Question:**
What is the City's insurance premium for the property?

Answer:
The City of Temiskaming Shores 2020 insurance premium for 545 Lakeshore Road was \$2,068.00

1.3 **Question:**
What are the property taxes for the property?

Answer:
The City of Temiskaming Shores is exempt from property taxes. Property tax is calculated by multiplying the current year assessed value of a property, by the applicable current municipal and education tax rate(s). Properties or portions of a property are classified according to the property's use, and each category represents a different tax class.

For the example below, the Commercial Occupied classification was used to illustrate the estimated 2020 property taxes:

Assessment (2020)	Tax Rates: Commercial Occupied			2020 Taxes (Municipal and Education)
	Municipal	Education	Total	
\$141,000	0.0233311	0.0098000	0.0331311	\$4,671.49

1.4 **Question:**
Are there any other fees levied (charged) by the City?

Answer:
The City of Temiskaming Shores would apply an annual water and sewer rate and an annual waste diversion levy. For illustrative purposes, the commercial water and sewer rate has been outlined:

Commercial Water & Sewer Rate (2020):	\$928.55/unit
Waste Diversion Levy:	\$36.00/set of bins

1.5 **Question:**
Can I schedule a site visit to view the property?

Answer:

Yes, non-mandatory site visits may be scheduled on Thursday, November 5, 2020, between the hours of 8:30 a.m. until 4:00 p.m., by appointment only. Please register with the Clerk by contacting:

Logan Belanger
Municipal Clerk
705-672-3363 ext. 4136
lblanger@temiskamingshores.ca



Logan Belanger
Municipal Clerk

*Issued: **October 28, 2020***

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