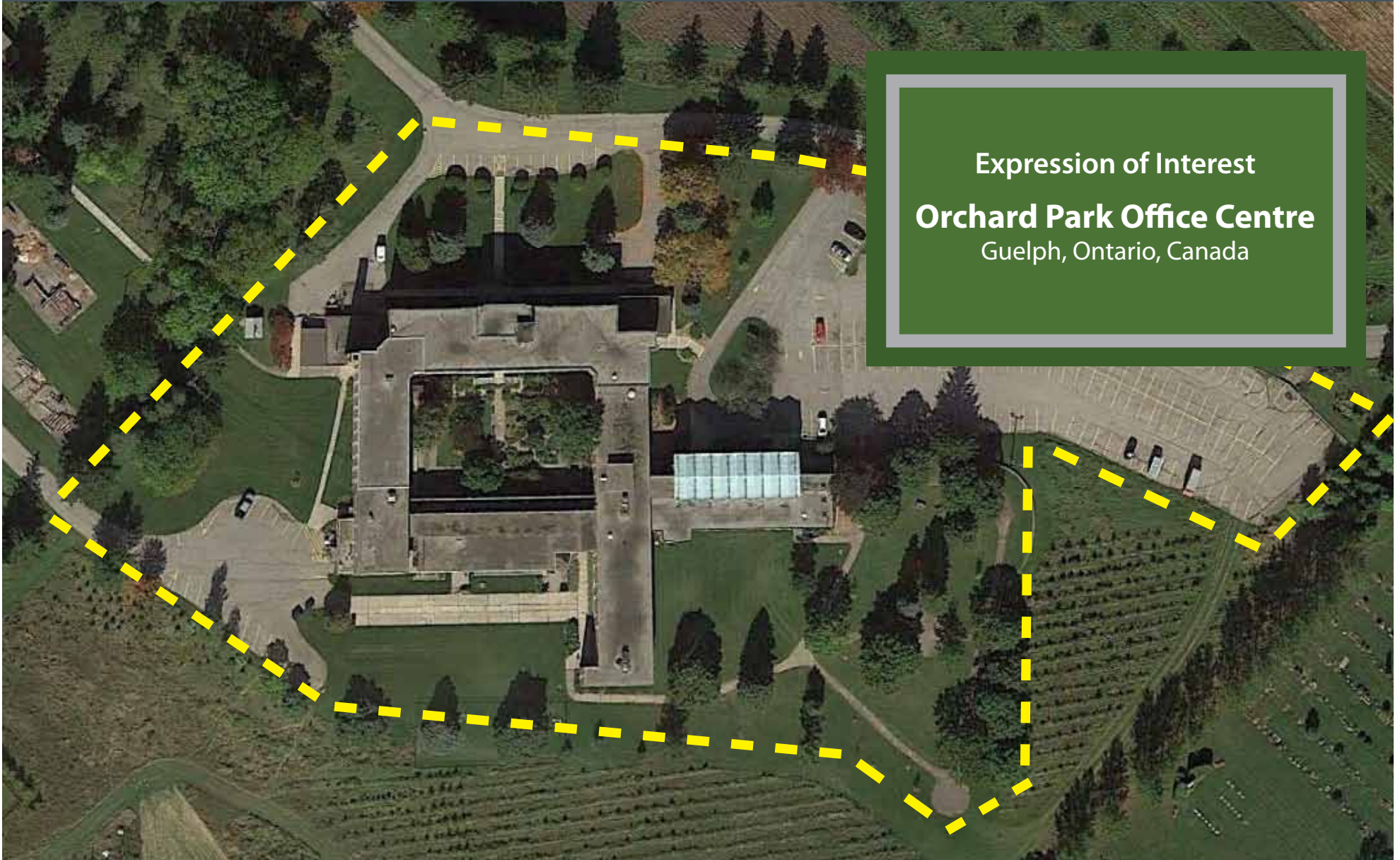




Ignatius Jesuit Centre

A Place of Peace

ignatiusguelph.ca



Expression of Interest
Orchard Park Office Centre
Guelph, Ontario, Canada

Orchard Park Office Centre

IGNATIUS JESUIT CENTRE

Request for Expression of Interest (Non-Binding Process)

Lease or Sale of Existing Office Building and Development of Surrounding Vacant Land

Issue Date: September 23, 2015

Response Receipt Location:

c/o Ignatius Jesuit Centre
5420 Highway 6 North
Guelph, ON N1H 6J2

Response Location Email:

operationsdirector@ignatiusguelph.ca

Response Location Facsimile:

519.767.0994

Ignatius Jesuit Centre requests that responses be submitted by:

4:00 p.m. Eastern Time
on the 30th day of Nov

*deadline has been extended
to **March 1, 2016***

Ignatius Jesuit Centre Contact Person:

Lisa Calzonetti, Director of Operations
Phone: 519.824.1250 ext 231
Facsimile: 519.767.0994
Email: operationsdirector@ignatiusguelph.ca



Orchard Park Office Centre

BACKGROUND

For a period of 80 years, the Jesuits in English Canada under the auspices of the Ignatius Jesuit Centre (IJC) have used the building (the "Building") shown on the pictures and sketch as well as the nearby surrounding lands (the "Lands") for the training of Jesuits. When the Jesuit novitiate no longer was needed as part of their training in Guelph, that use of the Building ceased and the Building has been rented to a variety of commercial tenants and became known as Orchard Park.

The Building is approximately 120,000 square feet, and at the present time, has approximately 70,000 square feet of rentable space. The Lands are approximately 6.18 acres, or 2.50 hectares of currently vacant land.

Engineering assessments have been conducted on the Building, copies of which will be made available to respondents, however, in summary these assessments outline in some detail that the Building is in need of repair.

Current income before expenses is approximately \$615,000.00. Respondents are made aware that the Building and the Lands and their location are viewed by the IJC board as an asset which has the potential to generate a revenue stream which will be used by the IJC in advancing the work of the Jesuits in Canada.

OVERVIEW OF THE REQUIREMENTS

The purpose of this Request for Expressions of Interest is to solicit solutions from builders, developers, contractors and property owners to identify new uses for the Building, and also for the surrounding Lands. IJC would like the development community to provide it with options for the renovation and/or replacement of the

Building and also for intensifying the use of the Lands, respecting Jesuit principals of faith based activities and ecology.

DESIGN CRITERIA

The proposed use of the Building and Lands should take into consideration that the Building and Lands are located in a larger parcel of lands which are being used by the IJC as a Retreat Centre, an organic Farm & CSA, Community Gardens and the operation of an agricultural farm.

The IJC will consider proposals which offer to enter into a long term lease or sale for the Building and the Lands. Strong preference may be given to a long term lease proposal. In considering all proposals for the Building and Lands, accommodation of the existing commercial tenants in Orchard Park will have to be considered.

Development of the Land will require planning approval from the Township of Guelph/Eramosa and from the Land Division Committee.

It will be an advantage in the review of submissions if the respondents restrict parking to the existing parking areas currently in use to the Building.



Orchard Park Office Centre

REVIEW COMMITTEE - QUALIFICATIONS

A review of responses to this Request for Expressions of Interest will be by a committee formed by the Jesuit Board of Owners and the IJC board from its board of directors, and from other independent individuals chosen by the Jesuit Board of Owners and the IJC board

RESPONDENT EXPENSES

Respondents are solely responsible for their own expenses in preparing a response and for subsequent negotiations with IJC, if any. IJC will not be liable to any respondent for any claims, whether for costs or damages incurred by the respondent in preparing the response, loss of anticipated profit in connection with any final contract, or any other matter whatsoever.

ACCEPTANCE OF RESPONSES

This Request for Expressions of Interest is not an agreement to purchase goods or services. IJC is not bound to enter into a contract with any respondent. IJC will be under no obligation to receive further information, whether written or oral, from any respondent.

MODIFICATION OF TERMS

IJC reserves the right to modify the terms of this Request for Expressions of Interest at any time in its sole discretion. This includes the right to cancel this Request for Expressions of Interest at any time for any reason whatsoever without entering into a contract.

OWNERSHIP OF RESPONSES

All documents, including responses, submitted to IJC become the property of IJC. They will be received and held in confidence by IJC.

CONFIDENTIALITY OF INFORMATION

Information pertaining to IJC received by the respondent as a result of participation in this Request for Expressions of Interest is confidential and must not be disclosed without written authorization from IJC.

ADDITIONAL INFORMATION

Those interested in submitting a response to this Request for Expressions of Interest may obtain, on a confidential basis, additional information about the Building and the Lands by contacting Lisa Calzonetti, the IJC contact as on the first page of this document.

INQUIRIES

All inquiries related to this Request for Expressions of Interest are to be directed to the contact person at the email address on the front cover of this Request for Expressions of Interest.

Inquiries should not be directed to any other individual at IJC.

