

**Infrastructure Ontario and
Woodstock General Hospital Trust**

**Alternative Financing and
Procurement Project**

REQUEST FOR PROPOSALS

RFP No. OIPC – 07-21-I025

WOODSTOCK GENERAL HOSPITAL PROJECT

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For information purposes only

REQUEST FOR PROPOSALS

Section 1 INTRODUCTION

1.1 General

(1) This Request for Proposals (“**RFP**”) is issued by the Ontario Infrastructure Projects Corporation (“**Infrastructure Ontario**”, also known as “**OIPC**” and “**IO**”), in conjunction with Woodstock General Hospital Trust (“**Hospital**”). Infrastructure Ontario and the Hospital are collectively referred to as the “**Sponsors**” for purposes of this RFP.

(2) In this RFP, Prequalified Parties that submit documents in response to this RFP are referred to as “**Proponents**” and their submissions are referred to as “**Proposals**”. The entity that is selected by the Sponsors to enter into the Project Agreement is referred to as the “**Preferred Proponent**”. For the purposes of convenience, in this RFP the expression “**Proponents**” also includes Prequalified Parties prior to the submission of their Proposals.

(3) Except as provided in RFP Section 1.1(3)(a), the procurement process to select a Preferred Proponent shall commence with the issuance of this RFP and shall terminate on Financial Close or on the expiration of the Proposal Validity Period (or extended Proposal Validity Period, if applicable) whichever is first (the “**RFP Process**”). Except as provided in RFP Section 10.3.3, only Proponents that submit a Proposal in accordance with this RFP will acquire any rights under the RFP. All rights and obligations arising out of the RFP (the bidding contract or “**Contract A**”) terminate,

- (a) for the Preferred Proponent on Financial Close (providing Commercial Close is reached prior to the expiration of the Proposal Validity Period, or extended Proposal Validity Period, if applicable); and
- (b) for the Proponents that are not the Preferred Proponent, on the expiration of the Proposal Validity Period (or extended Proposal Validity Period, if applicable) or Financial Close, whichever occurs first.

(4) Infrastructure Ontario will manage the RFP Process on behalf of the Sponsors and shall be the sole point of contact for Proponents on behalf of the Sponsors. During the RFP Process, Proponents shall contact Infrastructure Ontario only through the Contact Person as set out in RFP Section 3.2.1.

(5) The Project to which this RFP applies is a ReNew Ontario initiative and has been approved to proceed as an alternative financing and procurement project. Details relating to the Ministry of Public Infrastructure Renewal’s (“**PIR**”) “Building a Better Tomorrow: An Infrastructure Planning, Financing and Procurement Framework for Ontario’s Public Sector” (the “**IPFP Framework**”) are available on the PIR website at www.pir.gov.on.ca. The IPFP Framework sets out five fundamental principles for the procurement of public infrastructure, including the Project, as follows:

- (a) The public interest is paramount;
- (b) Value for the investment of public money must be demonstrated;
- (c) Appropriate public control and ownership must be maintained;
- (d) Accountability must be maintained; and

(e) Fair, transparent and efficient processes must be used.

(6) A brief description of the project that is the subject of this RFP (the “**Project**”) is set out in the RFP Data Sheet.

(7) While Infrastructure Ontario will manage the procurement process in respect of the Project, the Preferred Proponent, subject to the requirements and conditions of the RFP Documents, will enter into the Project Agreement with the Hospital. Neither Infrastructure Ontario nor the Government of Ontario will be parties to the Project Agreement.

1.2 Prequalified Parties, Prequalified Subcontractors and Proponent Representatives

(1) Only those parties that were prequalified through the Project’s Request for Qualifications (“**RFQ**”) process that preceded this RFP are eligible to participate in the RFP Process. The prequalified parties are listed in the RFP Data Sheet (“**Prequalified Parties**”). The prequalification documents submitted by each of the Prequalified Parties in the RFQ process that preceded and was with respect to this RFP Process are referred to as a Prequalified Party’s “**Prequalification Submission**”.

(2) All correspondence from the Sponsors to a Proponent will be sent to the person identified in the Proponent’s Prequalification Submission to receive information and notices on behalf of the Proponent (the “**Proponent Representative**”). Each Proponent is solely responsible to ensure that all contact information of the Proponent Representative is accurate and updated at all times during the RFP Process. Proponents may update or revise their Proponent Representatives’ information by notifying the Contact Person, in writing.

(3) If the Sponsors have prequalified subcontractors (“**Prequalified Subcontractors**”) those Prequalified Subcontractors are listed in the RFP Data Sheet. If Prequalified Subcontractors are listed in the RFP Data Sheet, Proponents may choose any of the Prequalified Subcontractors to carry out the applicable work. For those areas of work in which the Sponsors have identified Prequalified Subcontractors, only the Prequalified Subcontractors are eligible to participate in a Proponent’s Proposal.

1.3 Overview of the Stages of Project Procurement and Implementation

(1) The Sponsors will carry out the procurement and implementation of the Project in accordance with the following stages:

(a) Stage 1 – Prequalification Stage

The prequalification stage (“**Prequalification Stage**”) preceded the RFP Process and identified the Prequalified Parties. The Prequalification Stage is a stand alone independent stage and is complete once the Prequalified Parties are identified by the Sponsors (whether identified initially as Prequalified Parties or added subsequently in accordance with the RFQ documents) and have received notification by the Sponsors that they are prequalified for the RFP Process.

(b) Stage 2 – RFP Procurement Process

The RFP procurement process is the competitive procurement process described in detail in this RFP.

(c) Stage 3 – Implementation of the Project Agreement

Once the Preferred Proponent and the Hospital have executed the Project Agreement, the terms and conditions of the Project Agreement shall determine how the Project is to proceed.

1.4 Fairness Monitor

The Sponsors have retained the Fairness Monitor named in the RFP Data Sheet to monitor the RFP Process.

Section 2 THE RFP DOCUMENTS AND THE DATA ROOM

2.1 RFP Documents

(1) The RFP Documents (the “RFP Documents”) are:

- (a) the RFP;
- (b) Schedule 1 – RFP Data Sheet;
- (c) Schedule 2 – Submission Requirements and Evaluation Criteria, including all Appendices thereto;
- (d) Schedule 3 – Proposal Submission Form;
- (e) Schedule 4 – Price Submission Form;
- (f) Schedule 5 – Project Agreement (including all related Schedules, Appendices and Attachments) as listed in the RFP Data Sheet;
- (g) the Existing Design; and
- (h) Addenda to the RFP Documents, if any.

(2) The RFP Documents shall be read as a whole. The Schedules and Addenda, if any, constitute an integral part of this RFP and are incorporated by reference. For greater clarity, Background Information documents are not RFP Documents.

2.2 Conflicts or Inconsistencies in Documents

(1) For the purpose of the RFP Process, if there are any conflicts or inconsistencies among the terms and conditions of the documents comprising RFP Documents the following shall apply:

- (a) In respect of matters of interpretation related to the RFP Process and all competitive procurement process matters, the RFP shall prevail over the Schedules to the RFP during the RFP Process;
- (b) In respect of all matters of interpretation of the Project and the Project Agreement itself during the RFP Process, the Project Agreement shall prevail over the RFP and all other Schedules to the RFP; and

- (c) For the purpose of resolving conflicts or inconsistencies among the Existing Design and the documents that constitute the Project Agreement, the provisions of the Project Agreement dealing with conflicts or inconsistencies shall govern.

- (2) Despite RFP Section 2.2(1), if the Proponent believes that there is any term or condition in any RFP Document that is ambiguous, or that conflicts or is inconsistent with any term or condition in another RFP Document, the Proponent shall notify the Sponsors of that ambiguity, conflict or inconsistency in accordance with RFP Section 3.2.2. and, for greater clarity, by the deadline set out in RFP Data Sheet for the submission of RFIs.

- (3) If there is a conflict or inconsistency between,
 - (a) the Sponsors' electronic version of an RFP Document as placed in the Data Room; and
 - (b) any other version of the same RFP Document (whether in electronic or hard copy);

the Sponsors' electronic version as contained in the Data Room shall govern.

- (4) If there is any conflict or inconsistency between documents, including RFP Documents, contained in the Data Room and documents that are downloaded by the Proponent, the documents contained in the Data Room shall govern.

- (5) If there is any conflict or inconsistency between two versions of the same RFP Document contained in the Data Room, the RFP Document of the later date shall prevail over the same RFP Document of an earlier date. For the purposes of this RFP Section 2.2(5), the date of the RFP Document shall be determined by the date and time when the document was placed in the Data Room by the Sponsors.

2.3 Distribution of Documents to Proponents

- (1) Infrastructure Ontario will circulate this RFP directly to each Proponent's Representative by e-mail. Except as provided in RFP Section 2.3(2), Infrastructure Ontario will circulate all other RFP Documents, including Addenda, by placing them in the Data Room and notifying the Proponent Representatives by e-mail that RFP Documents or Addenda, as applicable, have been added to the Data Room. Notification to Proponents by Infrastructure Ontario that documents have been added to the Data Room is a courtesy only and Proponents are solely responsible to ensure that they reviewed all documents in the Data Room in accordance with RFP Section 2.4(3) and, in particular, have reviewed all documents in the Data Room immediately prior to submitting Proposals.

- (2) Infrastructure Ontario may circulate some RFP Documents in paper copy. If Infrastructure Ontario intends to circulate any RFP Documents in paper copy a statement to that effect will be in the RFP Data Sheet and Proponents will be notified of a paper copy circulation by way of a notice in the Data Room.

2.4 Data Room

- (1) The Sponsors have established an electronic data room (the “**Data Room**”) at a secure website address for,

- (a) the distribution of RFP Documents and Addenda (including “black-lined” RFP Documents revised by Addenda); and
 - (b) the provision of various types of background information for the Proponents’ review (“**Background Information**”).
- (2) The Data Room will be accessible on approximately the date set out in the Timetable. The Sponsors may add, delete or amend documents in the Data Room at any time.
- (3) Each Proponent is solely responsible to ensure that it,
- (a) contacts the Contact Person at the coordinates set out in the RFP Data Sheet to arrange access to the Data Room and receipt of a Data Room password;
 - (b) has the appropriate software which allows the Proponent to access and download RFP Documents and Background Information from the Data Room; and
 - (c) checks the Data Room frequently for the addition, deletion or amendment of RFP Documents and Background Information and, at all times, bases its actions or submissions during the RFP Process on only the most current RFP Documents or Background Information.

2.5 Proponent Investigations

(1) Each Proponent and each of its Proponent Team Members is solely responsible, at its own cost and expense, to carry out its own independent research, due diligence or to perform any other investigations, including seeking independent advice, considered necessary by the Proponent to satisfy itself as to all existing conditions affecting the Project or the Project Agreement. The Proponents’ and Proponent Team Members’ obligations set out in this RFP Section 2.5 apply irrespective of any Background Information in the Data Room or information contained in the RFP Documents. The Proponents’ and Proponent Team Members’ obligation to carry out independent research, investigations, due diligence or to seek independent advice or, if applicable, their ability to rely on information provided by the Sponsors is more particularly set out in the Project Agreement.

(2) Except as explicitly provided in the Project Agreement, the Sponsors do not represent or warrant the accuracy or completeness of any information set out in the RFP Documents or made available to Proponents or Proponent Team Members in the Data Room as Background Information or of any other background or reference information or documents prepared by the Government of Ontario or by third parties and which may be made available to Proponents or Proponent Team Members by or through the Sponsors. Proponents and Proponent Team Members shall make such independent assessments as they consider necessary to verify and confirm the accuracy and completeness of all such information as any use of or reliance by Proponents or Proponent Team Members on any and all such information shall be at the Proponents’ and Proponent Team Members’ sole risk and without recourse against Infrastructure Ontario, the Hospital or the Government of Ontario.

2.6 Design

(1) As set out in the RFQ, the Hospital has completed the Existing Design. Project Co will be responsible for reviewing and implementing the Existing Design and such changes to

the Existing Design as may be approved by the Sponsors in their sole discretion. The Sponsors intend to allocate the risk associated with the Existing Design as set out in Section 18 of the Project Agreement. Proponents are required to submit their Proposals in accordance with the Existing Design. The Proponent will be solely responsible to identify and bear the cost and risk of any and all modifications with regard to the coordination with other elements of the Existing Design associated with any proposed modifications.

Section 3 THE RFP PROCESS

3.1 RFP Process Timetable

(1) The deadline for the submission of Proposals (the “**Submission Deadline**”) and the general timetable for the RFP Process (the “**Timetable**”) are set out in the RFP Data Sheet.

(2) Except as provided in RFP Section 5.4, the Sponsors may amend the Timetable in their sole discretion,

- (a) at any time prior to the Submission Deadline for events that are to occur prior to or on the Submission Deadline, including the Submission Deadline itself; and
- (b) at any time in the RFP Process for events that are to occur after the Submission Deadline.

3.2 Questions and RFP Documents Comments

3.2.1 Contact Person

(1) Except as set out in RFP Section 3.4.2, the Proponents shall submit all questions and other communications regarding the RFP, the RFP Process, the Project Agreement, the Existing Design and their Proposals to the Contact Person electronically at the coordinates listed in the RFP Data Sheet and in accordance with RFP Section 3.2.2.

3.2.2 Clarification/Question/RFI Submission Process

(1) In addition to the requirement set out in RFP Section 3.2.1, the following rules shall apply to Proponents when submitting questions or requests for information (“**RFIs**”) to the Sponsors during the RFP Process:

- (a) Proponents are permitted to submit RFIs categorized as follows:
 - (i) RFIs that are of general application and that would apply to other Proponents (“**General RFIs**”); and
 - (ii) RFIs that the Proponent considers to be commercially sensitive or confidential to that particular Proponent (“**Commercially Confidential RFIs**”);
- (b) If the Sponsors disagree with a Proponent’s categorization of an RFI as a Commercially Confidential RFI, the Sponsors will give the Proponent an opportunity to either categorize the RFI as a General RFI or to withdraw the RFI;

- (c) If the Sponsors determine, in their sole discretion, that a Commercially Confidential RFI, even if it is withdrawn by a Proponent, is of general application or would provide a significant clarification of the RFP Documents or RFP Process to Proponents, the Sponsors may issue a clarification to Proponents that deals with the same subject matter as the withdrawn Commercially Confidential RFI; and
- (d) If the Sponsors agree with the Proponent's categorization of a Commercially Confidential RFI, then the Sponsors will provide a response to that RFI to only the Proponent that submitted the RFI.

(2) Responses to RFIs prepared and circulated by the Sponsors are not RFP Documents and do not amend the RFP Documents. If, in the sole discretion of the Sponsors, RFIs require an amendment to the RFP Documents, such amendment will be prepared and circulated by Addendum in accordance with RFP Section 3.7. Only a response to an RFI that has been incorporated into or issued as an Addendum will modify or amend the RFP Documents and, otherwise, RFIs will have no force or effect whatsoever and shall not be relied upon by any Proponent.

(3) Proponents shall submit RFIs in accordance with the deadlines set out in the Timetable.

(4) Proponents shall submit all RFIs electronically to the Contact Person in accordance with the instructions set out in the RFP Data Sheet.

(5) The Sponsors will respond to RFIs in written responses circulated to Proponents in accordance with the schedule set out in the Timetable. The Sponsors may, in their sole discretion, distribute responses to RFIs of a minor or administrative nature to only the Proponent who submitted the minor or administrative RFI.

(6) It is the Proponent's obligation to seek clarification from the Sponsors of any matter it considers to be unclear in accordance with RFP Section 3.2.2 and, for greater clarity, by the deadline set out in the RFP Data Sheet for the submission of RFIs. The Sponsors are not responsible in any way whatsoever for any misunderstanding by any Proponent or Proponent Team Member of the RFP Documents, Background Information, Responses to RFIs, any documents placed in the Data Room or any other type of information provided by or communication made by the Sponsors.

3.2.3 RFP Documents Comments

The Sponsors may, in their sole discretion, request Proponents to submit comments on the RFP Documents and, in particular, comments on the Project Agreement. Whether the Sponsors intend to permit or require the submission of such comments and the schedule and format for the submission of those comments is set out in the RFP Data Sheet. The Sponsors are not obliged to respond to each comment made by Proponents under this RFP Section 3.2.3. If the Sponsors accept a comment, or part of a comment, and that acceptance requires a change to the RFP Documents, the Sponsors shall implement that change by Addendum.

3.3 Communications Restrictions

3.3.1 Communications with Municipalities, Other Government Authorities and Utilities

(1) Except as set out in RFP Section 3.3.2 and subject to any special rules set out in the RFP Data Sheet, Proponents, Proponent Team Members, and their respective Advisors are permitted to communicate directly with any municipality, government authority or utility with respect to municipal, utility or other types of government requirements related to the Project. Under no circumstances will any special rules set out in the RFP Data Sheet in accordance with this RFP Section 3.3.1(1) override the provisions of RFP Section 3.3.2.

(2) The Sponsors are not in any way whatsoever, responsible for any representations, statements, assurances, commitments or agreements which Proponents, Proponent Team Members, or their respective Advisors receive or believe they may have received from a municipality, a government authority, or a utility. Proponents, Proponent Team Members, and their respective Advisors rely on any such representations, assurances, commitments or agreements at their sole risk without recourse against the Sponsors or the Government of Ontario.

3.3.2 Prohibited Contacts and Lobbying Prohibition

(1) Proponents and Proponent Team Members and all of their respective Advisors, employees and representatives are prohibited from engaging in any form of political or other lobbying, of any kind whatsoever, to influence the outcome of the RFP Process.

(2) Without limiting the generality of RFP Section 3.3.2(1), neither Proponents or Proponent Team Members or any of their respective Advisors, employees or representatives shall contact or attempt to contact, either directly or indirectly, at any time during the RFP Process, any of the following persons or organizations on matters related to the RFP Process, the RFP Documents, or the Proposals:

- (a) any member of the Evaluation Committee;
- (b) any Advisor to the Sponsors or the Evaluation Committee;
- (c) any employee or representative of,
 - (i) the Sponsors;
 - (ii) MOHLTC;
 - (iii) PIR or any other Ministry, agency or entity listed in the RFP Data Sheet; or
 - (iv) the Premier of Ontario's office or the Ontario Cabinet office;
- (d) any Member of the Provincial Parliament (including the Premier) or his or her staff or representatives; or
- (e) any directors, officers or consultants of any entity listed in RFP Section 3.3.2(2)(a) to (d).

(3) If a Proponent or a Proponent Team Member or any of their respective Advisors, employees or representatives, in the opinion of the Sponsors, contravenes RFP Section 3.3.2(1) or (2), the Sponsors may, in their sole discretion,

- (a) take any action in accordance with RFP Section 8.1.2; or
- (b) impose conditions on the Proponent's or Proponent Team Member's continued participation in the RFP Process that the Sponsors consider, in their sole discretion, to be appropriate.

For clarity, the Sponsors are not obliged to take the actions set out in this RFP Section 3.3.2(3)(a) or (b).

3.3.3 Media Releases, Public Disclosures and Public Announcements

(1) A Proponent shall not, and shall ensure that its Advisors, employees, representatives and Proponent Team Members, and their respective Advisors, employees and representatives do not, issue or disseminate any media release, public announcement or public disclosure (whether for publication in the press, on the radio, television, internet or any other medium) that relates to the RFP Process, the RFP Documents or the Project or any matters related thereto, without the prior written consent of the Sponsors, which consent may be withheld in the Sponsors' sole discretion.

(2) Neither the Proponents or the Proponent Team Members or any of their respective Advisors, employees or representatives shall make any public comment, respond to questions in a public forum, or carry out any activities to either criticize another Proponent or Proposal or to publicly promote or advertise their own qualifications, interest in or participation in the RFP Process without the prior written consent of the Sponsors, which consent may be withheld in their sole discretion. Proponents, Proponent Team Members and their respective Advisors, employees and representatives are permitted to state publicly that they are participating in the RFP Process.

(3) For the purpose of greater clarity, RFP Section 3.3.3(2) does not prohibit disclosures necessary to permit the Proponent to discuss the Project with prospective subcontractors but disclosure is permitted only to the extent required to solicit those subcontractors' participation in the Project.

3.3.4 Restrictions on Communications between Proponents – No Collusion

(1) A Proponent shall not discuss or communicate, directly or indirectly, with any other Proponent, any information whatsoever regarding the preparation of its own Proposal or the Proposal of the other Proponent in a fashion that would contravene the Applicable Law. Proponents shall prepare and submit Proposals independently and without any connection, knowledge, comparison of information or arrangement, direct or indirect, with any other Proponent.

(2) For greater clarity, RFP Section 3.3.4(1) applies to Proponents and Proponent Team Members and their respective Advisors, employees and representatives.

3.4 **Meetings with Proponents**

3.4.1 General Proponents Meeting

(1) The Sponsors may, in their sole discretion, convene general Proponents meetings ("**Proponents Meeting**") on the dates and at the times set out in the Timetable and at the location and for the purposes set out in the RFP Data Sheet. While attendance at the Proponents Meeting is not mandatory, Proponents are strongly encouraged to attend. A

Proponent's failure to attend a Proponents Meeting is at the Proponent's sole risk and responsibility.

(2) Proponents may ask questions and seek clarifications at the Proponents Meeting. If the Sponsors give oral answers at the Proponents Meeting, those answers shall not be considered final unless the Proponent also submits those questions in accordance with RFP Section 3.2.2 for response in accordance with RFP Section 3.2.2.

3.4.2 Commercially Confidential Proponent Meetings

(1) The Sponsors may, in their sole discretion, convene commercially confidential meetings with individual Proponents ("**Commercially Confidential Meetings**"). These Commercially Confidential Meetings may be either or both of the following:

- (a) bilateral meetings between the Sponsors and their representatives and Advisors and individual Proponents and their representatives and Advisors to discuss the Project Agreement and the Existing Design and the Proponent's suggested amendments to the Project Agreement; and
- (b) bilateral meetings between the Sponsors and their representatives and Advisors and individual Proponents and their representatives and Advisors to discuss Innovation Submissions being considered by the Proponents for inclusion in their Proposals, if any.

(2) Whether the Sponsors intend to hold Commercially Confidential Meetings and the location of those meetings is set out in the RFP Data Sheet. The approximate date and time of Commercially Confidential Meetings is set out in the Timetable.

(3) If the Sponsors hold Commercially Confidential Meetings, the Fairness Monitor may be present during some or all of those meetings.

(4) No statement, consent, waiver, acceptance, approval or anything else said or done in any of these Commercially Confidential Meetings by Infrastructure Ontario, the Hospital or any of their respective Advisors, employees or representatives shall amend or waive any provision of the RFP Documents, or be binding on the Sponsors or be relied upon in any way by Proponents, Proponent Team Members or their respective Advisors except when and only to the extent expressly confirmed in an Addendum to the RFP Documents issued in accordance with RFP Section 3.7.

3.5 **Visiting the Site and the Existing Facilities**

3.5.1 Scheduled Visits

If the Sponsors have established scheduled dates for Site visits or Existing Facilities visits ("**Scheduled Visits**") for all Proponents and their representatives and Advisors, the dates and times of the Scheduled Visits will be set out in the Timetable. For clarity, Scheduled Visits are in addition to any Proponent visits scheduled in accordance with RFP Sections 3.5.2 and 3.5.3.

3.5.2 Additional Site Visits

(1) Except for Scheduled Visits, Proponents are not permitted to access the Site except by prior written arrangement with the Contact Person for each access to the Site. The

Site address and a brief description of the Site are set out in the RFP Data Sheet and the Site is described fully in the Background Information and the Project Agreement.

(2) A Proponent that wishes to arrange a Site visit other than a Scheduled Visit shall submit its request to the Contact Person and shall describe the proposed date(s) and time(s) it would like to carry out the Site visit(s) as well as the purpose for the Site visit(s). The Proponent's request must be submitted at least 48 hours in advance of the proposed time for the Site visit(s).

(3) The Sponsors may, in their sole discretion and through the Contact Person, require that a Sponsor representative be present to monitor the Proponent's activities during the Site visit. The Contact Person will confirm whether a Sponsor representative will be present at the Site visit at the time the Site visit is approved and scheduled. The period(s) during which Site visits will be permitted is set out in the Timetable.

3.5.3 Additional Existing Facilities Visits

(1) Except for Scheduled Visits, Proponents are not permitted to access any Existing Facilities except by prior written arrangement with the Contact Person for each access to the Existing Facilities. The Existing Facilities, if any, are listed in the RFP Data Sheet and may be described more fully in the Project Agreement or the Background Information.

(2) A Proponent that wishes to arrange an Existing Facilities visit, other than a Scheduled Visit, shall, submit a request to the Contact Person at least 48 hours prior to the Proponent's proposed date and time for an Existing Facilities visit. The request shall set out the,

- (a) proposed date and time, and alternate date and time, of the proposed Existing Facilities visit;
- (b) purpose of the Existing Facilities visit;
- (c) areas of Existing Facilities for which access is requested; and
- (d) names, titles and contact information of the Proponent's representatives who will be attending the Existing Facilities visit.

(3) If the Proponent has received approval for and written confirmation of any Existing Facilities visit from the Contact Person, unless otherwise set out in the Contact Person's confirmation the following shall apply to the Existing Facilities visit:

- (a) all Proponent and Proponent Team Member representatives upon arrival at each Existing Facility shall report to the appropriate authority at the Existing Facility, sign in as required by the Existing Facility and receive and wear an identification badge;
- (b) all Proponent and Proponent Team Member representatives shall strictly obey all instructions from the Sponsors' representatives during the visit and shall comply with all site-specific security, safety or other types of requirements;

- (c) all Proponent and Proponent Team Member representatives shall, at all times, make reasonable efforts to avoid disturbing or infringing upon the privacy of any persons occupying or working in the Existing Facility;
- (d) the Proponent and Proponent Team Member representatives shall visit only those specific areas of the Existing Facilities to which the Proponent has been granted access in the Contact Person's confirmation; and
- (e) the Proponent and Proponent Team Member representatives shall not take photographs without the prior written consent of the Contact Person. If photographs are permitted by the Contact Person, they may be taken by the Proponent and Proponent Team Member representatives only in the specific areas of the Existing Facility for which consent to photograph has been given.

(4) The Proponent acknowledges that because the Existing Facilities are in use, unforeseen circumstances can arise at the Existing Facilities and the Sponsors may, in their sole discretion, cancel or reschedule the Existing Facilities visit, change the areas of access of the Existing Facilities visit or otherwise change the Existing Facilities visit on short notice or no notice to the Proponent and Proponent Team Member or their representatives.

3.6 Changes to Proponents and Proponent Team Members

(1) A Proponent shall not change its shareholders (unless the Proponent is a company whose equity securities are listed on a recognized stock exchange), Proponent Team Members, proposed subcontractors, Key Personnel, or other parties identified in the Proponent's Prequalification Submission (the "**Identified Proponent Parties**") without the prior written consent of the Sponsors.

(2) Despite RFP Section 3.6(1), Proponents are permitted to request a change in their Identified Proponent Parties in accordance with this RFP Section 3.6.

(3) If, prior to the Submission Deadline a Proponent wishes to request a change in its Identified Proponent Parties, the Proponent shall notify the Contact Person as soon as possible and, in any event, no later than seven days prior to the Submission Deadline. That notification shall clearly identify the proposed change in the Identified Proponent Party including a proposed substitute and including sufficient documentation to demonstrate that the proposed substitute would have met or exceeded any applicable criteria applied during the RFQ process.

(4) The Proponent shall provide any further documentation as may be reasonably requested by the Sponsors in order to assess any proposed substitute. If the Sponsors, in their sole discretion, consider the proposed substitute to be acceptable, the Sponsors may consent to the substitution. The Sponsors' consent to such substitution, however, may be subject to such terms and conditions as the Sponsors may require. If the proposed substitute is not acceptable to the Sponsors, the Proponent shall propose an alternate substitute for review by the Sponsors in the same manner as the first proposed substitute. The Sponsors may, in their sole discretion, disallow any actual or proposed change.

(5) In the case of an actual change in the Identified Proponent Parties previously made by the Proponent without consent by the Sponsors or a change proposed after the Submission Deadline, the Sponsors may, in their sole discretion, disqualify the Proponent and terminate the Proponent's continued involvement in the RFP Process, or may allow the

Proponent to continue under such terms and conditions as the Sponsors, in their sole discretion, may require.

(6) If, on or after the Submission Deadline and prior to Commercial Close there is an actual or proposed addition, deletion, substitution or other change in the membership or effective control of an Identified Proponent Party, or if there is a change in circumstances that may materially adversely affect an Identified Proponent Party in a way which could impair the Proponent's or the Identified Proponent Party's ability to perform their respective obligations under the Project Agreement, then the Proponent shall promptly notify the Sponsors in writing by delivery or facsimile to the Contact Person. The Sponsors may, in their sole discretion, refuse to accept a change in an Identified Proponent Party that occurs or is requested by the Proponent after the Submission Deadline and may, in their sole discretion, disqualify the Proponent from continuing in the RFP Process.

3.7 Addenda/Changes to the RFP Documents

(1) The Sponsors may, in their sole discretion, amend or supplement the RFP Documents prior to the Submission Deadline. The Sponsors shall issue changes to the RFP Documents by Addenda only. No other statement, whether oral or written, made by the Sponsors or any Infrastructure Ontario or Hospital Advisors, employees or representatives, including, for clarity, the Contact Person, or any other person, shall amend the RFP Documents. The approximate final date that the Sponsors will issue an Addendum in respect of the Project Agreement is set out in the Timetable. The Sponsors may issue other Addenda at any time.

(2) The Proponent is solely responsible to ensure that it has received all Addenda issued by the Sponsors. Proponents may, in writing, seek confirmation of the number of Addenda issued under this RFP from the Contact Person.

(3) The Sponsors shall issue Addenda by placing them in the Data Room and notifying the Proponents' Representatives by e-mail that an Addendum has been placed in the Data Room.

(4) Any reference to any one or all of the RFP Documents in the RFP Documents includes any amendments to the RFP Documents made in accordance with RFP Section 3.7.

3.8 Freedom of Information, Confidentiality and Copyright Matters

3.8.1 Freedom of Information and Protection of Privacy Act

(1) Proponents are advised that the Sponsors may be required to disclose the RFP Documents and a part or parts of any Proposal pursuant to the Freedom of Information and Protection of Privacy Act (Ontario) ("**FIPPA**").

(2) Proponents are also advised that FIPPA does provide protection for confidential and proprietary business information. Proponents are strongly advised to consult their own legal Advisors as to the appropriate way in which confidential or proprietary business information should be marked as such in their Proposals.

(3) Subject to the provisions of FIPPA, the Sponsors will use reasonable commercial efforts to safeguard the confidentiality of any information identified by the Proponent as confidential but shall not be liable in any way whatsoever to any Proponent or Proponent Team Member if such information is disclosed based on an order or decision of the Information and Privacy Commissioner or otherwise as required under Applicable Law.

3.8.2 Confidentiality Agreements

(1) No later than five days after a request by the Sponsors, the Prequalified Parties shall and shall cause each of their employees, representatives, Advisors and Proponent Team Members and each of their employees, representatives and Advisors who are in receipt of Confidential Information, to execute and deliver to the Sponsors a confidentiality agreement in a form prescribed by and with terms and conditions acceptable to the Sponsors, in their sole discretion.

3.8.3 Confidential Information

(1) For the purpose of this RFP Process, “**Confidential Information**” means all material, data, information or any item in any form, whether oral or written, including in electronic or hard-copy format, supplied by, obtained from or otherwise provided by Infrastructure Ontario, the Hospital or the Government of Ontario in connection with the RFP Process, the RFP Documents or the Project, whether supplied, obtained from or provided before or after the RFP Process.

(2) The Proponent agrees that all Confidential Information:

- (a) shall remain the sole property of the Government of Ontario, Infrastructure Ontario or the Hospital, as applicable, and the Proponent shall treat it as confidential;
- (b) shall not be used by the Proponent for any other purpose other than developing and submitting a Proposal in response to this RFP Process or the performance of any subsequent agreement relating to the Project with the Hospital;
- (c) shall not be disclosed by the Proponent to any person who is not involved in the Proponent’s preparation of its Proposal or the performance of any subsequent agreement relating to the Project with the Hospital without prior written consent of Infrastructure Ontario, the Hospital or the Government of Ontario, as applicable;
- (d) shall not be used in any way detrimental to the Sponsors or the Government of Ontario; and
- (e) if requested by the Sponsors, shall be returned by the Proponents to the Sponsors no later than ten calendar days after that request.

(3) Each Proponent shall be responsible for any breach of the provisions of this RFP Section 3.8.3 by any person to whom it discloses the Confidential Information including, for greater clarity, the Proponent’s employees, representatives and Advisors and the Proponent Team Members and their employees, representatives and Advisors. Each Proponent shall indemnify each of Infrastructure Ontario, the Hospital, their related entities, the Government of Ontario and each of its related entities and each of their respective directors, officers, consultants, employees, agents and representatives and save each of them fully harmless from and against any and all loss, cost, damage, expense, fine, suit, claim, penalty, demand, action, obligation and liability of any kind or nature (including, without limitation, professional fees on a full indemnity basis) suffered or incurred by any of them arising as a result of or in connection with any breach of any of the provisions of this RFP Section 3.8.3 by the Proponent or by any person to whom the Proponent has disclosed the Confidential Information. Each Proponent

agrees that the Sponsors act as trustee for each of their related entities and the Government of Ontario and each of their respective directors, officers, consultants, employees, agents and representatives with respect to all rights contemplated hereunder arising in favour of a related entity or the Government of Ontario or any of their respective directors, officers, consultants, employees, agents or representatives and that the Sponsors have agreed to accept such trust and hold and enforce such rights on behalf of each related entity or the Government of Ontario and each of their respective directors, officers, consultants, employees, agents and representatives.

(4) Each Proponent acknowledges and agrees that a breach of the provisions of this RFP Section 3.8.3 would cause the Sponsors, the Government of Ontario and their related entities to suffer loss that could not be adequately compensated by damages, and that the Sponsors, the Government of Ontario and any of their related entities may, in addition to any other remedy or relief, enforce any of the provisions of this RFP Section 3.8.3 upon application to a court of competent jurisdiction without proof of actual damage to the Sponsors, the Government of Ontario or any of their related entities.

(5) Notwithstanding anything else to the contrary in this RFP, the provisions of this RFP Section 3.8.3 shall survive any cancellation of this RFP Process and the conclusion of the RFP Process and, for greater clarity, shall be legally binding on all Prequalified Parties, whether or not they submit a Proposal.

(6) The confidentiality obligations of the Proponent shall not apply to any information which falls within the following exceptions:

- (a) information that is lawfully in the public domain at the time of first disclosure to the Proponent, or which, after disclosure to the Proponent, becomes part of the public domain other than by a breach of the Proponent's confidentiality obligations or by any act or fault of the Proponent;
- (b) information which was in the Proponent's possession prior to its disclosure to the Proponent by the Sponsors, and provided that it was not acquired by the Proponent under an obligation of confidence; or
- (c) information which was lawfully obtained by the Proponent from a third party without restriction of disclosure, provided such third party was at the time of disclosure under no obligation of secrecy with respect to such information.

3.8.4 Copyright and Use of Information in Proposals

(1) The Sponsors' rights as set out in this RFP Section 3.8.4 to the Proposal and all Proposal Information submitted by the Proponents during the RFP Process shall be granted to the Sponsors as follows:

- (a) if a Design and Bid Fee is offered in accordance with RFP Section 11.3.2,
 - (i) for unsuccessful Proponents, upon payment of the Design and Bid Fee; and
 - (ii) for the Preferred Proponent, upon Commercial Close;

- (b) if the Project is cancelled after the submission of Proposals and a Break Fee is offered in accordance with RFP Section 11.3.3, upon payment of the Break Fee; or
- (c) if RFP Sections 3.8.4(1)(a) and 3.8.4(1)(b) do not apply, upon the submission of Proposals.

(2) Proponents shall not use or incorporate into their Proposals any concepts, products or processes which are subject to copyright, patents, trademarks or other intellectual property rights of third parties unless Proponents have, or will procure through licensing without cost to the Sponsors, the right to use and employ such concepts, products and processes in and for the Project.

(3) All requirements, designs, documents, plans and information supplied by the Sponsors to the Proponents in connection with this RFP are and shall remain the property of the Sponsors. Upon request of the Sponsors, all such designs, documents, plans and information (and any copies thereof in any format or medium created by or on behalf of the Proponent) must be returned to the Sponsors.

(4) Concurrently with the submission of its Proposal, the Proponent shall be deemed to grant to the Hospital and Her Majesty the Queen in Right of Ontario a non-exclusive, perpetual, irrevocable, world wide, fully paid and royalty free license (fully assignable without the consent of the Proponent and with the right to sub-license without the consent of the Proponent) to use the Proposal Information. Without limiting the foregoing, the Hospital's and Her Majesty the Queen in Right of Ontario's license with respect to any of the Proposal Information shall include the right to modify the Proposal Information, and, where applicable, to use it, or any modified form of it, anywhere in the world. Under no circumstances shall the Proponent, except Project Co in relation to this Project, be liable to the Sponsors, Her Majesty the Queen in Right of Ontario or to any other person or entity for any damages, losses, costs, expenses, claims or actions whatsoever arising directly or indirectly from use of the Proposal Information by the Sponsors.

(5) For the purpose of this RFP Section 3.8.4 **"Proposal Information"** includes,

- (a) all information contained in a Proposal or which is disclosed by or through a Proponent to the Sponsors during the evaluation of Proposals or during the process of executing the Project Agreement; and
- (b) any and all ideas, concepts, products, alternatives, processes, recommendations, suggestions developed by or through a Proponent and revealed to or discovered by the Sponsors, including any and all those which may be connected in any way to the preparation, submission, review or negotiation of any Proposal or the Project Agreement.

(6) Proponents shall ensure that all intellectual property rights associated with any and all of the Proposal Information (including copyright and moral rights but excluding patent rights) provide for and give the Hospital and Her Majesty the Queen in Right of Ontario the rights set out in this RFP Section 3.8.4. It is expressly understood and agreed that any actual or purported restriction in the future on the ability of the Hospital or Her Majesty the Queen in Right of Ontario to use any of the Proposal Information, or anything else obtained by or through Proponents, shall be absolutely null and void and unenforceable as against the Sponsors, Her Majesty the Queen in Right of Ontario and each of their respective Advisors, and that the provisions of Section 3.8.4 of this RFP shall take precedence and govern.

3.9 Conflict of Interest and Ineligible Proponent Team Members and Advisors

3.9.1 Conflict of Interest

(1) Proponents and Proponent Team Members and each of their Advisors, shall disclose, in the Proponent's Proposal Submission Form, all perceived, potential and actual Conflicts of Interest any one of them may have with any one or more of Infrastructure Ontario, any of Infrastructure Ontario's board members, the Hospital, any of the Hospital's board members, PIR, any other Ministry, agency or entity named in the RFP Data Sheet or the Government of Ontario.

(2) If a Proponent, a Proponent Team Member or any of their respective Advisors, prior to or following submission of its Proposal, discovers any perceived, potential or actual Conflicts of Interest that the Proponent, Proponent Team Members or any of their respective Advisors may have with any one or more of Infrastructure Ontario, any of Infrastructure Ontario's board members, the Hospital, any of the Hospital's board members, PIR, any other Ministry, agency or entity named in the RFP Data Sheet, or the Government of Ontario, the Proponent shall promptly disclose the perceived, potential or actual Conflict of Interest to the Sponsors in a written statement to the Contact Person.

(3) On the request by the Sponsors, the Proponent shall provide the Sponsors with the Proponent's proposed means to mitigate and minimize to the greatest extent practicable any perceived, potential or actual Conflict of Interest. The Proponent shall submit any additional information to the Sponsors that the Sponsors consider necessary to properly assess the perceived, potential or actual Conflict of Interest.

(4) The Sponsors may, in their sole discretion, exclude any Proponent Team Member or Proponent's Advisor on the grounds of any perceived, potential or actual Conflict of Interest.

(5) Without limiting the generality of RFP Section 3.9.1(4) or (6), the Sponsors may, in their sole discretion, require the Proponent or Proponent Team Member or Advisor to substitute a new person or entity for the person or entity giving rise to the perceived, potential or actual Conflict of Interest.

(6) The Sponsors may, in their sole discretion, waive any and all perceived, potential or actual Conflicts of Interest of Proponents or Proponent Team Members, or any of their respective Advisors. A waiver may be upon such terms and conditions as the Sponsors, in their sole discretion, require to satisfy themselves that the perceived, potential or actual Conflict of Interest has been appropriately managed, mitigated and minimized, including requiring the Proponent to put into place such policies, procedures, measures and other safeguards as may be required by and be acceptable to the Sponsors, in their sole discretion, to manage, mitigate and minimize the impact of such perceived, potential or actual Conflict of Interest.

(7) For the purposes of this RFP Process "**Conflict of Interest**" includes any situation or circumstance where in relation to the Project, the Proponent's or any Proponent Team Member's or Proponent's Advisor's or Proponent Team Member's Advisor's other commitments, relationships or financial interests,

- (a) could or could be seen to exercise an improper influence over the objective, unbiased and impartial exercise of independent judgment by any personnel of the Sponsors or any of their respective Advisors; or

- (b) could or could be seen to compromise, impair or be incompatible with the effective performance of a Proponent's obligations under the Project Agreement if that Proponent was determined to be the Preferred Proponent under the RFP Process.

3.9.2 Ineligible Proponent Team Members

(1) As a result of their involvement in the Project, the persons named in the RFP Data Sheet as "**Ineligible Persons**", their employees, and any of their subcontractors, advisors, consultants or representatives engaged in respect of this Project and, subject to RFP Sections 3.9.2(3) and 3.9.2(4), any person controlled by, that controls or that is under common control with the Ineligible Persons (each an "**Ineligible Persons Affiliate**") are not eligible to participate as Proponent Team Members, an Advisor to a Proponent, Financial Services Providers or an Advisor to a Financial Services Provider.

(2) The Sponsors may amend the Ineligible Persons list in the RFP Data Sheet from time to time during the RFP Process.

(3) An Ineligible Persons Affiliate may be eligible to participate as a Proponent Team Member, an Advisor to a Proponent, a Financial Services Provider or an Advisor to a Financial Services Provider, only after it has obtained a written consent from the Sponsors permitting it to participate as a Proponent Team Member, an Advisor to a Proponent, a Financial Services Provider or an Advisor to a Financial Services Provider. To obtain consent for an Ineligible Persons Affiliate to participate as a Proponent Team Member, an Advisor to a Proponent, a Financial Services Provider or an Advisor to a Financial Services Provider, the Proponent must submit a request for consent to the Contact Person that includes the following information:

- (a) the full legal name of the Ineligible Persons Affiliate that the Proponent wishes to include on its team or as a Proponent Advisor, Financial Services Provider or an Advisor to a Financial Services Provider;
- (b) information regarding the Ineligible Persons Affiliate's relationship to the Ineligible Person listed in the RFP Data Sheet; and
- (c) a description of the policies and procedures that will be put in place to manage, mitigate or minimize the impact of any potential Conflict of Interest with respect to the Ineligible Persons Affiliate.

(4) Upon the Contact Person's receipt of a Proponent's properly completed request for consent in accordance with this RFP Section 3.9.2(3), the Sponsors shall, in their sole discretion, make a determination as to whether they consider there to be a real, perceived or potential Conflict of Interest and whether the impact of such real perceived or potential Conflict of Interest can be appropriately managed, mitigated or minimized. The Proponent shall be notified of the Sponsors' decision by means of a consent letter setting out the nature of the consent and the management, mitigation or minimization measures required as a condition of consent. If the Ineligible Persons Affiliate is considered to have a Conflict of Interest the impact of which cannot be properly managed, mitigated or minimized, the Ineligible Persons Affiliate shall be added, by the Sponsors, to the Ineligible Persons list, by Addendum.

3.10 Proponent Costs

(1) The Proponents and the Proponent Team Members shall bear all costs and expenses incurred by them relating to any aspect of their participation in this RFP Process, including all costs and expenses related to the Proponents' involvement in,

- (a) the preparation, presentation and submission of its Proposal;
- (b) attendance at the Proponents Meeting or at any meeting with the Sponsors;
- (c) due diligence and information gathering processes;
- (d) Scheduled Visits, Site visits or Existing Facility visits;
- (e) preparation of responses to questions or requests for information from the Sponsors;
- (f) preparation of the Proponent's own RFIs during the clarification process; and
- (g) negotiations.

(2) Except as explicitly provided in RFP Sections 11.3.2, 11.3.3 and 11.4(3), if applicable, the Sponsors are not liable to pay any costs or expenses of any Proponent or to reimburse or compensate a Proponent under any circumstances, regardless of the outcome of the RFP Process.

3.11 Insurance and Workers Compensation

3.11.1 Insurance Required during the RFP Process

(1) During the RFP Process, the Proponent is required to obtain, and at all times keep and maintain in force the insurance as set out in this RFP Section 3.11.1(1)(a) and (b), whenever the Proponent, a Proponent Team Member, or any of their respective directors, officers, employees, consultants, Advisors, agents or representatives are present at the Site, Existing Facilities or at any facilities or premises of Infrastructure Ontario or the Hospital for any purpose whatsoever:

- (a) Comprehensive General Liability insurance, having an inclusive limit of not less than \$10,000,000 for each occurrence or accident and covering all sums which the Proponent may become legally obligated to pay for damages as a result of bodily injury (including death at any time resulting there from) sustained by any person or persons or because of damage to, destruction of, or loss of use of property caused by an occurrence or accident arising out of any operations carried out in connection with this RFP or RFP Process. The policy shall have added as additional named or unnamed insureds each of Her Majesty the Queen in right of Ontario, PIR, MOHLTC and the Sponsors (and each of their respective directors, officers, employees consultants and agents), and an endorsement specifying that the policy shall be primary and without right of contribution from any insurance otherwise maintained by or on behalf of the Sponsors; and

- (b) Vehicle Public Liability and Property Damage insurance, in the amount of \$2,000,000 per occurrence, for vehicles used by Proponents or Proponent Team Members (or their respective directors, officers, employees, consultants, Advisors and agents) while on or at the Site, Existing Facilities or on or at any facilities or premises of the Sponsors.

(2) As a condition of allowing access to the Site, Existing Facilities or to the facilities or premises of the Hospital or Infrastructure Ontario, the Sponsors reserve the right to require Proponents to provide evidence acceptable to the Sponsors that the insurance required by RFP Section 3.11.1(1)(a) and (b) is in place.

(3) If a Proponent proposes to perform any investigations at the Site or Existing Facilities, the risk related to which may not be fully insured under the above policies, the Sponsors may, in their sole discretion, require the Proponent at its own cost to obtain insurance additional to that specified in RFP Sections 3.11.1(1)(a) and (b).

(4) All insurance policies required to be obtained by Proponents shall provide that the insurance shall not be cancelled, reduced, restricted, modified or changed in any way without the insurer giving at least 60 calendar days prior written notice to the Sponsors.

3.11.2 Workplace Safety during the RFP Process

(1) As a condition of allowing access to the Site, Existing Facilities or any facilities or premises of Infrastructure Ontario or the Hospital, each of Infrastructure Ontario or the Hospital may, in their sole discretion, require Proponents to provide evidence acceptable to Infrastructure Ontario or the Hospital, as applicable, that the Proponent and its Proponent Team Members are registered with the Workplace Safety Insurance Board of Ontario, if such registration is required under the Applicable Law, or, if such registration is not required under the Applicable Law, to provide evidence acceptable to it that the Proponent and its Proponent Team Members have employer's liability insurance in amounts and on terms and conditions acceptable to it.

Section 4 PROPOSAL – FORM AND CONTENT REQUIREMENTS

4.1 General Submission Requirements

4.1.1 Format and Content of the Proposal

(1) Proponents shall submit Proposals organized in accordance with and in the format set out in the Submission Requirements and Evaluation Criteria Schedule which is Schedule 2 to this RFP.

(2) Proponents shall submit Proposals in five parts as follows:

- (a) Part A – Proposal Submission Form (Schedule 3 to this RFP);
- (b) Part B – Technical Submission consisting of the Technical Submission Information;
- (c) Part C – Financial Submission consisting of,
 - (i) Price Submission Form (Schedule 4 to this RFP); and

- (ii) the Financial Submission consisting of the Financial Submission Information;
 - (d) Part D – Alternative Price Bid Form (Appendix 4 of Schedule 2 to this RFP); and
 - (e) Part E – At the option of the Proponent, Innovation Submissions that the Proponent considers will add value to the Hospital, consisting of the technical and financial Submission Requirements specific to those Innovation Submissions.
- (3) Proponents shall submit each of Parts A, B, C, D and E of their Proposals in accordance with the requirements and instructions set out in Schedules 2 (including all appendices thereto), Schedule 3 and Schedule 4 to this RFP.
- (4) If there are page limits set out in Appendices 1, 2 or 3 of Schedule 2 to this RFP, the Proponent shall limit the Proposal, or each component of the Proposal, to the maximum number of pages indicated in Appendices 1, 2 and 3 of Schedule 2 to this RFP, as applicable.

Section 5 SUBMISSION, WITHDRAWAL AND MODIFICATION OF THE PROPOSAL

5.1 Submission of Proposal

- (1) Each Proponent shall submit one original and 15 copies of its Proposal before the Submission Deadline. Each of the original and copies shall be marked as either “Original” or “Copy 1 of 15”. For the purposes of this RFP Process, the determination of whether the Proposal is submitted before the Submission Deadline shall be based on the time and date stamp the Proponent must ensure it receives from Infrastructure Ontario at the address for submission set out in the RFP Data Sheet. Proposals received after the Submission Deadline as documented by the time and date stamp shall be returned unopened to the sender. If there is any difference between the original and the copies of the Proposal, the original shall govern.
- (2) Proponents shall submit their Proposals by sending them by pre-paid courier or hand delivery to Infrastructure Ontario at the address set out in the RFP Data Sheet. It is the sole responsibility of the Proponent to ensure that the Proposal is received by Infrastructure Ontario prior to the Submission Deadline and to ensure it receives a date and time stamp receipt from Infrastructure Ontario confirming the timely delivery of the Proposal.
- (3) Proponents shall provide both hard and electronic copies of Proposals in accordance with Schedule 2 to this RFP. The Sponsors will not accept Proposals delivered by electronic mail.
- (4) If there is any difference whatsoever between the electronic copy of a Proposal and the original, the original of the Proposal, as submitted in hard copy, shall govern.

5.2 Withdrawal of Proposals

A Proponent may withdraw its Proposal only by giving written notice before the Submission Deadline to the Contact Person. The Sponsors will return, unopened, a Proposal that has been withdrawn in accordance with this RFP Section 5.2.

5.3 Amendment of Proposal

Proponents may amend their Proposals after submission but only if the Proposal is resubmitted before the Submission Deadline in accordance with the following:

- (a) the Proponent shall withdraw its original Proposal by notifying the Contact Person in writing before the Submission Deadline; and
- (b) the Proponent shall submit a revised replacement Proposal in accordance with the RFP Documents and before the Submission Deadline in accordance with the requirements of RFP Section 5.1.

5.4 Proposal Irrevocability

(1) Except as provided in RFP Section 5.4(3) and RFP Section 5.4(4) and subject to the Proponent's right to withdraw a Proposal before the Submission Deadline, each Proposal shall be irrevocable and shall remain in effect and open for acceptance for 120 days after the Submission Deadline (the "**Proposal Validity Period**") or until Financial Close, whichever occurs first.

(2) If the Sponsors wish to extend the Proposal Validity Period, the Sponsors shall submit a request to extend to those Proponents that are still being considered in the evaluation process. A Proponent may, in its discretion, refuse to extend the Proposal Validity Period in accordance with the following:

- (a) notwithstanding a Proponent's refusal to extend the Proposal Validity Period, that Proposal shall continue to be valid in accordance with the original Proposal Validity Period; and
- (b) if the Sponsors determine that they will be unable to determine the Preferred Proponent prior to the expiration of the original Proposal Validity Period, the Sponsors may discontinue the evaluation of a Proponent if that Proponent has refused the Sponsors request to extend the Proposal Validity Period and may continue the RFP Process with only those Proponents that have consented to an extension of the Proposal Validity Period.

(3) In respect of the Preferred Proponent, the Sponsors shall be considered to have accepted the Preferred Proponent Proposal's prior to the expiration of the Proposal Validity Period if the Hospital and the Proponent reach Commercial Close prior to the expiration of the Proposal Validity Period (or the extended Proposal Validity Period, if applicable). For greater clarity, the Preferred Proponent shall maintain its prices as set out in its Price Submission Form (as submitted on the Submission Deadline or, if applicable, as amended during any negotiations process pursuant to RFP Section 7.1) from Commercial Close until Financial Close, subject only to the adjustments on Financial Close that are set out in Schedule 2 to this RFP.

(4) Despite RFP Section 5.4(2), if, during the course of negotiations between a Negotiations Proponent and the Sponsors, or between the Highest Ranked Proponent and the Sponsors, the Negotiations Proponent or the Highest Ranked Proponent, as the case may be, resubmits prices to the Sponsors or agrees to revised terms and conditions of the Project Agreement or the Negotiations Proponent's Proposal or the Highest Ranked Proponent's Proposal, as the case may be, prior to the expiration of the Proposal Validity Period, that Negotiations Proponent or Highest Ranked Proponent, as the case may be, is deemed to have

agreed to an extension of the Proposal Validity Period for a period of 120 days after the date of submission of the revised prices or the date of agreement to any revised terms and conditions, as applicable.

Section 6 BASE SUBMISSION

6.1 General

A Proponent must submit a complete Base Submission which conforms to the requirements set out in Appendices 1 and 2 of Schedule 2 to the RFP. As set out in Schedule 2 of the RFP, the Technical Submission and the Financial Submission will be submitted in separate packages such that the technical component may be evaluated independently from the financial component.

6.2 Project Agreement

The Project Agreement shall be used without amendment by all Proponents as the basis for all Proposals (this applies to the Base Submissions and any and all Innovation Submissions), provided, however that the Proponent may include, as one or more Innovation Submissions, proposed variations or deviations which the Proponent would like to propose to the Project Agreement in accordance with Appendix 3 to Schedule 2 to this RFP, in which case acceptance of any such Innovation Submission shall be at the sole and absolute discretion of the Sponsors. Further details of the Innovation Submission Requirements are found in Appendix 3 to Schedule 2 to this RFP.

6.3 Technical Requirements

(1) For the Base Submission:

- (a) There shall be no departures or deviations at all to any provision of the Technical Requirements.
- (b) The scope of all of the facilities management services in the Technical Requirements must be included.

(2) Any provision of a Base Submission which qualifies, varies, amends or otherwise departs from any provision of the Technical Requirements may be deemed for all purposes to be deleted from the Proposal and of no effect whatsoever, and the Proposal may be deemed to be based on and incorporate only the Technical Requirements without such qualification, variation, amendment or other departure from the Technical Requirements and without any change to the prices in the Proposal.

6.4 Submission Requirements

(1) The Submission Requirements described in Schedule 2 of the RFP and Appendices 1, 2, 3 and 4 of Schedule 2 to the RFP apply to all Proposals. Proponents are cautioned to carefully review the whole of the RFP to ensure all requested documentation and information are submitted with their Proposals.

(2) Proposals must conform to and provide all information requested in the Submission Requirements and the RFP. Proponents should also demonstrate that they are intimately familiar with the challenges faced by the Project and will be able to successfully

complete the Project on schedule and in a manner that is mutually beneficial to all parties concerned.

(3) Although irrelevant and marginally relevant material is strongly discouraged, Proposals should be as complete and comprehensive as possible. Proponents should not assume that the Evaluation Committee will refer to or consider the general reputation of Proponents or Proponent Team Members or anything other than what is actually contained within their Proposals, although the Evaluation Committee at its sole and absolute discretion may consider materials and information not included in the Proposal.

Section 7 EVALUATION, CLARIFICATION AND VERIFICATION OF PROPOSALS

7.1 Evaluation Committee and Advisors

(1) The Sponsors will establish an evaluation committee (the “**Evaluation Committee**”) for the purpose of evaluating Proposals in accordance with the RFP Documents. The Sponsors, in their sole discretion, will determine the size, structure and composition of the Evaluation Committee and any sub-committees of the Evaluation Committee. The Evaluation Committee may be assisted by and receive advice from any of Infrastructure Ontario’s or Hospital’s Advisors and any other employees or representatives of Infrastructure Ontario or the Hospital in any manner determined necessary or desirable by the Sponsors.

(2) If a member of the Evaluation Committee becomes unable to continue serving on the Evaluation Committee in the middle of a step in the evaluation process, the evaluation comments and scores of that individual, in respect of the uncompleted steps in the evaluation process only, shall be ignored. Whether or not an Evaluation Committee member, in these circumstances, is replaced is in the sole discretion of the Sponsors.

(3) The Alternate Bid Price Form will not be evaluated or scored, and will be considered separately by the Sponsors.

7.2 Sponsor Clarification and Verification of Proposals

(1) The Sponsors may,

- (a) require the Proponent to clarify or verify the contents of its Proposal or any statement made by the Proponent;
- (b) require the Proponent to submit supplementary documentation clarifying or verifying any matters contained in its Proposal; and
- (c) seek a Proponent’s acknowledgement of Sponsors’ interpretation of the Proposal or any part of the Proposal.

(2) The Sponsors are not obliged to seek clarification or verification of any aspect of a Proposal or any statement by a Proponent, including an ambiguity in a Proposal or in a statement made by a Proponent.

(3) Any written information received by the Sponsors from a Proponent pursuant to a request for clarification or verification from the Sponsors as part of the RFP Process may, in the Sponsors’ sole discretion, be considered as an integral part of the applicable Proposal.

7.3 Steps in the Evaluation Process

7.3.1 Step 1 – Compliance of Proposals

(1) In Step 1, the Sponsors will open each Proposal and will review the contents of the Proposal to assess whether it is in compliance with the terms and conditions of the RFP Documents, including whether all documents required to be submitted have been appropriately submitted.

(2) If, in the sole discretion of the Sponsors, a Proposal does not comply with the requirements set out in the RFP Documents, the Sponsors may, in their sole discretion, without liability, cost or penalty, eliminate the Proposal and the Proposal shall not be given any further consideration.

(3) For purposes of this RFP, “comply” and “compliance” mean that the Proposal conforms to the requirements of the RFP Documents without material deviation. A “material deviation” in a Proposal is any failure to comply with an RFP Document requirement that, in the sole discretion of the Sponsors,

- (a) impedes, in any material way, the ability of the Sponsors to evaluate the Proposal;
- (b) affects the Sponsors ability to enforce the Proponent’s obligations pursuant to the RFP Documents; or
- (c) constitutes an attempt by the Proponent to revise the Sponsors’ or the Proponent’s rights or obligations under the RFP Documents in a way not permitted by the RFP.

(4) A requirement in this RFP or in Schedules 2 or 3 that a Proponent “must” or “shall” do anything is not intended to supersede this RFP Section 7.3.1 or, for greater clarity, to supersede the concepts of “comply”, “compliance” or “material deviation” set out in this RFP Section 7.3.1.

(5) A Proponent’s submission of a complete but poor quality Proposal shall not be considered a failure to comply but may affect the Proponent’s evaluated score.

(6) If, during Step 1 of the evaluation process or at any time during the RFP Process, the Sponsors determine that a Proposal is non-compliant pursuant to this RFP Section 7.3.1, the Sponsors may, in their sole discretion, declare the Proposal to be non-compliant and the Proposal shall not be given any further consideration.

(7) For the purpose of clarity, each Proponent acknowledges and agrees that the Sponsors’ evaluation of compliance with the RFP Documents is not an evaluation of absolute compliance and that the Sponsors may waive failures to comply that, in the Sponsors sole discretion, do not constitute a material deviation in accordance with RFP Section 7.3.1. For clarity, the Sponsors may also waive a material deviation under RFP Section 11.2(3).

7.3.2 Step 2 – Review of the Proposal Submission Form

In Step 2, the Sponsors shall review the Proposal Submission Form to,

- (a) ensure that the form has been properly completed and signed;

- (b) ensure that there have been no changes to the Proponent or Proponent Team Members from their Prequalification Submissions, except for changes that have been approved by the Sponsors in accordance with RFP Section 3.6; and
- (c) assess the Conflict of Interest and Confidential Information section of the Proposal Submission Form.

7.3.3 Step 3 – Review of the acceptability of Innovation Submissions of the Proposal

(1) Except as set forth in Appendix 3 of Schedule 2 to the RFP, the Innovation Submissions will be evaluated and scored in accordance with both Schedule 2 to the RFP and Appendix 3 of Schedule 2 to the RFP.

7.3.4 Step 4 – Review and Scoring of the Technical Submission and accepted Innovation Submissions (Technical)

In Step 4, the Evaluation Committee shall review the Technical Submissions and accepted Innovation Submissions (Technical) in accordance with the weightings and indicative evaluation criteria set out in Schedule 2 to the RFP.

7.3.5 Step 5 – Review and Scoring of the Financial Submission and accepted Innovation Submissions (Financial)

In Step 5, the Evaluation Committee shall review the Financial Submissions and accepted Innovation Submissions (Financial) in accordance with the weightings and indicative evaluation criteria set out in Schedule 2 to the RFP to assess which Financial Submission presents the best value for the Hospital.

7.3.6 Step 6 – Establishing a Final Proposal Score

(1) For purposes of the evaluation process, the weightings and scoring set out in Schedule 2 to the RFP will apply.

(2) The score based on RFP Section 7.3.6(1) shall be the Final Proposal Score.

7.3.7 Step 7 – Ranking the Proponents

(1) In Step 7, the Evaluation Committee shall rank only those Proponents who have met all requirements in Step 1 through 6 and shall base the ranking on the Final Proposal Score.

(2) In the event of a tie in the Final Proposal Score between two Proponents the Sponsors may, in their sole discretion, give the higher ranking to the Proponents with the higher Financial Score.

Section 8 GENERAL EVALUATION AND DISQUALIFICATION PROVISIONS

8.1.1 Sponsors' Discretion in Determining Compliance, Scoring and Ranking

(1) The Sponsors shall determine, in their sole discretion,

- (a) the membership of the Evaluation Committee and any sub-committees of the Evaluation Committee;
- (b) whether a Proposal is compliant with the RFP Documents;
- (c) whether a failure to comply constitutes a material deviation;
- (d) whether proposed Innovation Submissions will or will not be accepted by the Sponsors;
- (e) the Final Proposal Score;
- (f) the rankings of the Proposals; and
- (g) whether a Proposal or a Proponent,
 - (i) is disqualified; or
 - (ii) will cease to be considered in the evaluation process.

(2) The Sponsors' discretion in determining compliance, scores, ranking and disqualification of the Proponents and their Proposal is not limited or restricted in any way by the fact that a prequalification process preceded this RFP Process.

(3) If there are page limits set out in Appendices 1, 2 or 3 of Schedule 2 to this RFP, the Sponsors will not review or score pages submitted in excess of the maximum number of pages indicated for such item. For greater certainty, any page limits set out in this RFP (including all Schedules and Appendices to the RFP) shall apply to all materials submitted by the Proponent in response to the item that is the subject of a page limit, whether submitted in the text of the Proposal or included as an appendix, schedule or other attachment to the Proposal.

8.1.2 Disqualification

(1) The Sponsors may, in their sole discretion, disqualify a Proposal or reverse their decision to make an award (even if the award has already been made) to a Preferred Proponent under this RFP, at any time prior to Commercial Close with respect to the Preferred Proponent and at any time prior to Financial Close with respect to the remaining Proponents, if,

- (a) the Proposal is determined to be non-compliant pursuant to RFP Section 7.3.1;
- (b) the Proponent fails to cooperate in any attempt by the Sponsors to verify any information provided by the Proponent in its Proposal or interview;
- (c) the Proponent contravenes RFP Section 3.3.2 or 3.3.3;
- (d) the Proponent fails to comply with Applicable Law;
- (e) the Proposal contains false or misleading information or a misrepresentation;

- (f) the Proposal, in the opinion of the Sponsors, reveals a material Conflict of Interest as described in RFP Section 3.9 and the Proponent,
 - (i) does not receive a waiver from the Sponsors in accordance with RFP Section 3.9.1(6) or does not receive a consent in accordance with RFP Section 3.9.2(4), as applicable; or
 - (ii) fails to substitute the person or entity giving rise to the Conflict of Interest in accordance with RFP Section 3.9.1(5);
- (g) if, in the opinion of the Sponsors, acting reasonably, the Proponent or a Proponent Team Member or any of their respective Advisors, employees or representatives directly or indirectly colluded with one or more other Proponents or other Proponent's Proponent Team Members or any of their respective Advisors, employees or representatives in the preparation or submission of a Proponent's Proposal or otherwise contravened RFP Section 3.3.4;
- (h) the Proponent has committed a material breach of any existing agreement between the Proponent and either of the Sponsors; or
- (i) the Proponent has been convicted of an offence in connection with, or any services rendered to Infrastructure Ontario, the Hospital or any Ministry, agency, Board or Commission of the Government of Ontario.

Section 9 COMPETITION, NEGOTIATIONS AND THE IDENTIFICATION OF A PREFERRED PROPONENT

9.1 Evaluation Results and the Identification of a Preferred Proponent or Negotiations Proponents

- (1) Based on the Final Proposal Scores, the Sponsors may, in their sole discretion,
 - (a) at any time prior to the expiration of the Proposal Validity Period, identify the highest ranked Proponent as the Preferred Proponent and either (i) accept the Proponent's Proposal as submitted, including or excluding its Innovation Submissions; or (ii) enter into negotiations with the highest ranked Proponent (the "**Highest Ranked Proponent**");
 - (b) identify the two highest ranking Proponents as the first negotiations proponent (highest ranked) (the "**First Negotiations Proponent**") and the second negotiations proponent (second highest ranked) (the "**Second Negotiations Proponent**") and enter into negotiations with the First Negotiations Proponent and, failing successful negotiations, enter into negotiations with the Second Negotiations Proponent and identify the Proponent with whom the Sponsors conclude successful negotiations as the Preferred Proponent; or
 - (c) enter into separate and distinct but contemporaneous negotiations with the First Negotiations Proponent and the Second Negotiations Proponent and identify a Preferred Proponent as a result of those negotiations.

(2) The Sponsors may use the negotiations process to negotiate any aspect of a Negotiations Proponent's Proposal or the Project Agreement, or both, including, for greater clarity, any amendments to the Project Agreement that are reasonably required to,

- (a) accommodate a Negotiations Proponent's financing arrangements; or
- (b) revise the scope of the Project in the event that all Proposal prices have exceeded the Sponsors' Project budget.

(3) Except as provided in RFP Section 5.4(4), notwithstanding any negotiations between the Sponsors and the Preferred Proponent and any Negotiations Proponents (including First or Second Negotiations Proponents), the Proposals of all Proponents shall remain valid and irrevocable until the expiration of the Proposal Validity Period or until Financial Close, in accordance with RFP Section 5.4(1).

(4) If, in accordance with RFP Section 9.1(1)(b) or (c) the Proponent and the Sponsors negotiate revisions to the Project Agreement, the Sponsors and the Proponent shall develop a revised Project Agreement and, for the purposes of RFP Section 10, the revised Project Agreement shall be the "**Project Agreement**".

Section 10 PREFERRED PROPONENT

10.1 Identification of the Preferred Proponent and the Letter of Credit

(1) Subject to RFP Section 11.1 and 11.2, the Sponsors intend to identify a Preferred Proponent in accordance with RFP Section 9.1.

(2) No later than two days after a Proponent's receipt of a notice from the Contact Person that the Proponent is the Preferred Proponent, the Preferred Proponent shall provide an irrevocable standby letter of credit (the "**Letter of Credit**") in the amount and in the form specified in the RFP Data Sheet to secure the Preferred Proponent's obligations in accordance with RFP Section 10.1(5).

(3) If the Preferred Proponent does not provide the Letter of Credit to the Sponsors as required by this RFP Section 10.1 the Sponsors may, in their sole discretion, by written notice to the Preferred Proponent, cease all discussions with the Preferred Proponent, terminate any obligations of Infrastructure Ontario or the Hospital to the Preferred Proponent under any agreement or understanding relating to the Project, and, for greater certainty, the Preferred Proponent will not be entitled to or receive any payment or compensation of any kind relating to the Project.

(4) Subject to the Sponsors right to retain and apply the Letter of Credit as liquidated damages as provided in this RFP or in the Project Agreement, the Letter of Credit shall be returned to the Preferred Proponent as follows:

- (a) if the Sponsors give notice to the Preferred Proponent that they are cancelling or discontinuing the RFP Process, no later than 10 days after receipt by the Sponsors of a written demand for the Letter of Credit by the Preferred Proponent; or
- (b) unless the Sponsors and the Preferred Proponent agree that the Letter of Credit may be delivered to the Sponsors in satisfaction of Project Co's

obligations in accordance with the Project Agreement, upon Commercial Close.

(5) The Sponsors shall be entitled to draw on the Letter of Credit and retain and apply the proceeds thereof as liquidated damages if,

- (a) there is a breach of the Preferred Proponent obligations set out in RFP Section 10.2 by the Preferred Proponent;
- (b) Commercial Close has not occurred (for reasons other than the failure of the Hospital to execute the Project Agreement) on or before the Commercial Close Target Date, or such earlier or later date as the Sponsors and the Preferred Proponent have agreed in writing; or
- (c) the Preferred Proponent has notified the Sponsors in writing that it wishes to cease all discussions with the Sponsors relating to the Project.

(6) The Sponsors shall not be required to give any prior written notice to the Preferred Proponent of the Sponsors' intention to draw on the Letter of Credit. If the Preferred Proponent notifies the Contact Person in writing that the Preferred Proponent disputes the Sponsors' right to draw on the Letter of Credit and to retain the proceeds as liquidated damages, then the Sponsors shall nonetheless be entitled to draw on the Letter of Credit, but will remain liable to repay all or a portion of the amount drawn, together with interest charges at the rate prescribed on that amount, until such dispute has been finally resolved. If the Preferred Proponent fails to renew or extend the Letter of Credit at least 30 days prior to its expiry date, the Sponsors may, at any time without notice to the Preferred Proponent, draw on the Letter of Credit and hold the proceeds thereof in the same manner and for the same purposes as the Letter of Credit.

10.2 Preferred Proponent Obligations

(1) The Preferred Proponent shall,

- (a) act in good faith and use its best efforts to achieve Commercial Close on or before the Commercial Close Target Date or such other earlier or later date as the Preferred Proponent and the Sponsors may agree in writing;
- (b) execute the Project Agreement subject only to revision in respect of the following:
 - (i) minor changes, additions and modifications necessary to create a legally complete and binding agreement;
 - (ii) changes, additions and modifications to those provisions which require,
 - (A) the insertion or addition of information relating to the Preferred Proponent's corporate and funding structure which are not inconsistent with the principles set out in the Project Agreement;
 - (B) the insertion or addition of information or the modification of provisions of the Project Agreement

required in order to reflect accurately the nature of the Preferred Proponent's relationships with its principal subcontractors; or

- (C) the revision of provisions in the Project Agreement to more accurately reflect the result of negotiations in accordance with RFP Section 9.1;
- (iii) changes, additions and modifications required in order to complete (based on the Proposal) any provision of the Project Agreement (where contemplated in or required under the terms of the Project Agreement) or to complete any Schedules to the Project Agreement; and
- (iv) changes, additions and modifications to those parts of the Project Agreement which are indicated in the Project Agreement as being subject to completion or finalization,

provided, that, in each case the changes, additions or modifications identified in RFP Section 10.2(1)(b)(i), (ii), (iii) and (iv) are consistent with the principles set out in the Project Agreement and otherwise acceptable to the Sponsors, acting reasonably.

(2) The Preferred Proponent shall, not later than five days after receipt of notice from the Sponsors that it is the Preferred Proponent, deliver to the Contact Person a timetable setting out its schedule for achieving the following Financial Close milestone dates:

- (a) delivery of the marketing documents for the financing;
- (b) commencement and completion of financing documentation;
- (c) receipt of final ratings from rating agencies;
- (d) syndication or "road show", as applicable; and
- (e) final pricing of the financing,

for review and approval by the Sponsors, acting reasonably (the "**Financing Timetable**"). The Sponsors may elect, in its sole discretion, to extend one or more of the dates identified in the Financing Timetable.

(3) The Preferred Proponent shall provide access and shall promptly make available to the Sponsors and their respective Advisors, agents and representatives such documentation and financial and technical information as may be reasonably requested by the Sponsors from time to time in connection with the Sponsors' due diligence investigations. The Preferred Proponent shall provide to the Sponsors, in a timely fashion, final draft versions of all documents required to be delivered by the Preferred Proponent in accordance with the Project Agreement, together with such other documentation as the Sponsors may reasonably request from time to time.

(4) The Preferred Proponent acknowledges and agrees that the entering into of the Project Agreement by the Hospital is conditional on and subject to the Sponsors obtaining any

necessary authorizations and approvals required in connection with the Project, including, for certainty, the approval of any relevant government authority.

Section 11 GENERAL LEGAL MATTERS AND RIGHT TO ACCEPT OR REJECT

11.1 General Rights of Infrastructure Ontario

- (1) The Sponsors may, in their sole discretion,
 - (a) reject any or all of the Proposals;
 - (b) reject an Innovation Submission in any Proposal;
 - (c) accept any Proposal;
 - (d) if only one Proposal is received, elect to accept or reject it or enter into negotiations with the Proponent;
 - (e) elect to discontinue the RFP Process at any time before the end of the RFP Process, including after the identification of a Preferred Proponent but before Commercial Close;
 - (f) alter the Timetable, the RFP Process or any other aspect of this RFP; and
 - (g) cancel this RFP Process and subsequently advertise or call for new submission for the same subject matter of these RFP Documents.

11.2 Special Circumstances

- (1) If the Sponsors determine that all of the Proponents' Proposals submitted are non-compliant in accordance with RFP Section 7.3.1, the Sponsors may, in their sole discretion,
 - (a) take any action in accordance with RFP Section 11.1;
 - (b) carry out a process whereby all Proponents are directed to correct the material deviations in their Proposals for re-submission, without a change in their Commercial and Financial Sections; or
 - (c) enter into negotiations with any one of the Proponents to attempt to finalize an agreement.
- (2) If the Sponsors receive
 - (a) one Proposal and that Proposal is compliant; or
 - (b) more than one Proposal, but only one compliant Proposal,

the Sponsors may, in their sole discretion,

- (c) take any action in accordance with RFP Section 11.1(1); or
- (d) cancel this RFP and subsequently enter into negotiations with any Proponent that submitted a compliant Proposal.

(3) The Sponsors may, in their sole discretion, waive a material deviation in a Proposal and, therefore, waive a material failure to comply with the requirements of the RFP Documents. The Sponsors may, in their sole discretion, decline to disqualify a non-compliant Proposal.

11.3 Sponsor Liability for Proponent's Costs

11.3.1 General

Except as provided in RFP Section 11.3.2 and RFP Section 11.3.3, neither Infrastructure Ontario, the Hospital or the Government of Ontario shall be liable for any expense, cost, loss or damage incurred or suffered by any Proponent, any Proponent Team Member, any Proponent Advisor or any person connected with any one of them, as a result of any action taken by the Sponsors in accordance with RFP Sections 11.1 or 11.2.

11.3.2 Design and Bid Fee

(1) If the Sponsors offer a Design and Bid Fee for this Project as set out in the RFP Data Sheet, any such Design and Bid Fee shall be paid to a Proponent that submits a full and proper Proposal but who is not chosen as the Preferred Proponent. The Sponsors shall determine whether a Proposal is full and proper based on factors that include whether the Proposal is compliant with this RFP (as determined in accordance with RFP Section 7.3.1) and whether the Proposal received a Final Proposal Score of at least 50 per cent.

(2) The amount of the Design and Bid Fee that will be paid to each eligible Proponent in accordance with RFP Section 11.3.2(1) is set out in the RFP Data Sheet. Any additional requirements for Proponents to take into consideration in relation to the Design and Bid Fee are set out in the RFP Data Sheet.

(3) Payment of a Design and Bid Fee shall represent full and final satisfaction of any obligation or liability of the Sponsors and the Government of Ontario to the Proponent and Proponent Team Members in connection with this RFP, and the Sponsors' obligation to pay the Design and Bid Fee shall be contingent on the receipt of a waiver, in form and substance satisfactory to the Sponsors, from the Proponent and Proponent Team Members to that effect.

11.3.3 Break Fee

(1) Subject to the Sponsors having obtained all necessary approvals, including approval from the Minister of Finance, if the Sponsors offer a Break Fee for this Project as set out in the RFP Data Sheet, any such Break Fee shall be paid in accordance with the following:

- (a) if the Project is cancelled prior to submission of Proposals:
 - (i) only a Proponent who has demonstrated, to the Sponsors' satisfaction, active participation in the RFP Process will be eligible to receive a Break Fee; and
 - (ii) the Sponsors may require a Proponent to substantiate its active participation in the RFP Process in order to receive a Break Fee; and
- (b) if the Project is cancelled after submission of Proposals, a Break Fee will be paid to a Proponent that has submitted a full and proper Proposal.

The Sponsors shall determine whether a Proposal is full and proper based on factors that include whether the Proposal is compliant with this RFP (as determined in accordance with RFP Section 7.3.1) and whether the Proposal received a Final Proposal Score of at least 50 per cent.

(2) The amount of the Break Fee payable to each eligible Proponent will depend on the point in the RFP Process that cancellation occurs, in accordance with the principles set out in the RFP Data Sheet. The base amount of the Break Fee (the "Base Break Fee") is set out in the RFP Data Sheet.

(3) Payment of a Break Fee shall represent full and final satisfaction of any obligation or liability of the Sponsors and the Government of Ontario to the Proponent and Proponent Team Members in connection with this RFP, and the Sponsors' obligation to pay the Break Fee shall be contingent on the receipt of a waiver, in form and substance satisfactory to them, from the Proponent and Proponent Team Members to that effect.

(4) If the Project is cancelled, a Proponent shall only be eligible to receive a Break Fee and the Proponent will not be eligible to receive a Design and Bid Fee as well. For greater certainty, a Proponent shall not be eligible to receive both a Break Fee and a Design and Bid Fee relating to the Proponent's participation in the RFP Process for this Project.

11.4 Applicable Law, Attornment and Limit on Liability

(1) This RFP shall be governed and construed in accordance with the Applicable Law.

(2) The Proponent agrees that,

- (a) any action or proceeding relating to this RFP Process shall be brought in any court of competent jurisdiction in the Province of Ontario and for that purpose the Proponent irrevocably and unconditionally attorns and submits to the jurisdiction of that Ontario court;
- (b) it irrevocably waives any right to and shall not oppose any Ontario action or proceeding relating to this RFP Process on any jurisdictional basis, including forum non conveniens; and
- (c) it shall not oppose the enforcement against it, in any other jurisdiction, of any judgement or order duly obtained from an Ontario court as contemplated by this RFP Section 11.4.

(3) The Proponent agrees that if the Sponsors commit a material breach of this RFP (that is, a material breach of the bidding contract or "Contract A"), the Sponsors' liability to the Proponent and the aggregate amount of damages recoverable against the Sponsors for any matter relating to or arising from that material breach, whether based upon an action or claim in contract, warranty, equity, negligence, intended conduct or otherwise, including any action or claim arising from the acts or omissions, negligent or otherwise, of the Sponsors, shall be the lesser of,

- (a) the Proposal preparation costs that the Proponent seeking damages from the Sponsors can demonstrate; or
- (b) \$500,000, or the Break Fee, if applicable, or the Design and Bid Fee, if applicable, whichever is greater.

11.5 Licenses, Permits, etc.

If a Proponent is required by the Applicable Law to hold or obtain a licence, permit, consent or authorization to carry on an activity contemplated in its Proposal or in the Project Agreement, neither acceptance of the Proposal nor execution of the Project Agreement by the Hospital shall be considered to be approval by the Sponsors of carrying on such activity without the requisite licence, permit, consent or authorization.

11.6 Power of Legislative Assembly

Proponents are advised that no provision of the RFP Documents (including a provision stating the intention of the Sponsors) is intended to operate, nor shall any such provision have the effect of operating, in any way, so as to interfere with or otherwise fetter the discretion of the Legislative Assembly of Ontario in the exercise of its legislative powers.

Section 12 NOTIFICATION AND DEBRIEFING

(1) Any time after the Preferred Proponent has been identified, the Sponsors will formally notify all Proponents who were not successful in the RFP Process that they have not been selected. Notwithstanding such notification, the Proponents' Proposals shall be irrevocable until the expiration of the Proposal Validity Period (or extended Proposal Validity Period, if applicable) or Financial Close in accordance with RFP Section 5.4.

(2) Any time after Financial Close, the Sponsors, and a member or members of the Evaluation Committee will meet with any unsuccessful Proponents, at the request of the unsuccessful Proponent, to provide a de-briefing.

Section 13 DEFINITIONS

13.1 General

(1) Unless otherwise defined in this RFP Section 13, capitalized terms and expressions used in this RFP have the meaning given to them in the Project Agreement. In this RFP, the singular shall include the plural and the plural shall include the singular, except where the context otherwise requires.

13.2 RFP Definitions

Whenever used in this RFP,

(1) **“Addendum”** means a written addendum to the RFP Documents issued by Infrastructure Ontario as set out in RFP Section 3.7;

(2) **“Advisor”** means any person or firm retained to provide professional advice to any one of Infrastructure Ontario, the Hospital, the Evaluation Committee, a Proponent, a Proponent Team Member or a Financial Services Provider, as applicable;

(3) **“Background Information”** means various types of information provided by Infrastructure Ontario and is defined in the RFP Section 2.4(1)(b);

(4) **“Base Submission”** means both of the Technical Submission and the Financial Submission, each in the form provided in Schedule 2 to the RFP;

(5) **“Break Fee”** means an amount, determined by the Sponsors to compensate a Proponent for some of the costs the Proponent has incurred in developing and submitting a Proposal in the event that the RFP Process is cancelled;

(6) **“Commercial Close Target Date”** means the date set out as the Commercial Close Target Date in the Timetable;

(7) **“Commercially Confidential Meetings”** is defined in RFP Section 3.4.2(1);

(8) **“Commercially Confidential RFIs”** is defined in RFP Section 3.2.2(1)(a)(ii);

(9) **“Confidential Information”** is defined in RFP Section 3.8.3(1);

(10) **“Conflict of Interest”** is defined in RFP Section 3.9.1(7);

(11) **“Contact Person”** is defined in RFP Section 3.2.1;

(12) **“Contract A”** is defined in RFP Section 1.1(3);

(13) **“Data Room”** is defined in RFP Section 2.4;

(14) **“Design and Bid Fee”** means an amount, determined by the Sponsors, to compensate a Proponent for some of the costs the Proponent has incurred in developing and submitting Proposals, determined in accordance with RFP Section 11.3.2;

(15) **“Evaluation Committee”** is defined in RFP Section 6.1(1);

(16) **“Existing Facilities”** are those facilities, if any, listed as Existing Facilities in the RFP Data Sheet;

(17) **“Evaluation Category”** is defined in Section 2.3 of Schedule 2 to this RFP;

(18) **“Fairness Monitor”** is defined in the RFP Data Sheet;

(19) **“Final Proposal Score”** is defined in the RFP Section 7.3.6(1);

(20) **“Financial Score”** is defined in RFP Section 7.3.5;

(21) **“Financial Services Provider”** means any Lender (as that term is defined in the Project Agreement) and any other provider of financial services or products;

(22) **“Financial Submission”** means the component of the Proposal submitted in response to the requirement set out in Appendix 2 of Schedule 2 to this RFP;

(23) **“Financial Submission Information”** means the information contained in the Proponent's Financial Submission;

(24) **“Financing Timetable”** is defined in RFP Section 10.2(2);

(25) **“First Negotiations Proponent”** is defined in RFP Section 9.1(1)(b);

(26) **“FIPPA”** is defined in RFP Section 3.8.1(1);

- (27) “**General RFIs**” is defined in RFP Section 3.2.2(1)(a)(i);
- (28) “**Government of Ontario**” means Her Majesty the Queen in Right of Ontario or any ministry, agency, board, commission, department, corporation or other legal entity of (or owned by) the Government of Ontario.
- (29) “**Highest Ranked Proponent**” is defined in RFP Section 9.1(1)(a);
- (30) “**HOOPP**” means the Hospitals of Ontario Pension Plan and includes any successor thereof.
- (31) “**Hospital**” is defined in RFP Section 1.1(1);
- (32) “**Hospital Master Plan**” means the Hospital's Master Site plan dated January 7, 2002.
- (33) “**Identified Proponent Parties**” is defined in RFP Section 3.6(1);
- (34) “**IPFP Framework**” is defined in RFP Section 1.1(5);
- (35) “**includes**” and “**including**” means “includes without limitation” and “including without limitation” respectively;
- (36) “**Ineligible Persons**” is defined in RFP Section 3.9.2(1);
- (37) “**Ineligible Persons Affiliate**” is defined in RFP Section 3.9.2(1);
- (38) “**Infrastructure Ontario**” is defined in RFP Section 1.1(1);
- (39) “**Innovation Submission**” means the component of the Proposal submitted in response to the requirements set out in Appendix 3 of Schedule 2 to this RFP;
- (40) “**Innovation Submission Meeting**” is defined in RFP Section 4.0 of Part A of Appendix 3 of Schedule 2 to this RFP;
- (41) “**Key Personnel**” means those individuals identified in the Proponent's Prequalification Submission as key personnel or key individuals;
- (42) “**Letter of Credit**” is defined in RFP Section 10.1(2);
- (43) “**MOHLTC**” means Her Majesty the Queen in Right of Ontario as represented by the Minister of Health and Long-Term Care, and includes any successors thereto or persons exercising delegated power under the Minister's authority;
- (44) “**Negotiations Proponent**” means one or more of the First Negotiations Proponent and the Second Negotiations Proponent;
- (45) “**OIPC**” is defined in RFP Section 1.1(1);
- (46) “**PIR**” is defined in RFP Section 1.1(5);
- (47) “**Preferred Proponent**” is defined in RFP Section 1.1(2);

- (48) **“Prequalification Stage”** is defined in RFP Section 1.3(1)(a);
- (49) **“Prequalification Submission”** is defined in RFP Section 1.2(1);
- (50) **“Prequalified Parties”** is defined in RFP Section 1.2(1);
- (51) **“Prequalified Subcontractors”** is defined in RFP Section 1.2(3);
- (52) **“Prime Team Member”** means an individual or entity that: (i) has or will have a risk capital interest of at least ten percent (10%) in the Proponent; (ii) will undertake at least twenty-five percent (25%) of the construction work based on total construction costs of the Project; (iii) will have the responsibility for twenty-five percent (25%) or more of the cost of facilities management of the Facility; (iv) is a risk capital funder; or (v) has been put forward by the Proponent to meet the evaluation criteria relating to construction capability, project development capability or facilities management capability as set out in the RFP.
- (53) **“Project”** is defined in RFP Section 1.1(6);
- (54) **“Project Agreement”** are those documents listed as the “Project Agreement” in the RFP Data Sheet;
- (55) **“Proponent”** is defined in RFP Section 1.1(2);
- (56) **“Proponents Meeting”** is defined in RFP Section 3.4.1;
- (57) **“Proponent Representative”** is defined in RFP Section 1.2(2);
- (58) **“Proponent Team Members”** means all members of the Proponent team that were identified in the RFQ process and were prequalified as a Proponent team to submit a Proposal in this RFP Process;
- (59) **“Proposal”** is defined in RFP Section 1.1(2);
- (60) **“Proposal Information”** is defined in RFP Section 3.8.4(5);
- (61) **“Proposal Validity Period”** is defined in RFP Section 5.4(1);
- (62) **“RFI”** is defined in RFP Section 3.2.2(1);
- (63) **“RFP Documents”** is defined in RFP Section 2.1;
- (64) **“RFP Process”** is defined in RFP Section 1.1(3);
- (65) **“RFQ”** is defined in RFP Section 1.2(1);
- (66) **“Scheduled Visits”** is defined in RFP Section 3.5.1;
- (67) **“Second Negotiations Proponent”** is defined in RFP Section 9.1(1)(b);
- (68) **“sole discretion”**, wherever used, means in the sole and absolute discretion of the party exercising the discretion;
- (69) **“Sponsors”** is defined in RFP Section 1.1(1);

- (70) "**Submission Deadline**" is defined in RFP Section 3.1(1);
- (71) "**Submission Requirements**" means all of the submission requirements set out in this RFP;
- (72) "**Team**" means a Proponent, its Prime Team Members and additional team members;
- (73) "**Technical Score**" is defined in RFP Section 7.3.4;
- (74) "**Technical Submission**" means the component of the Proposal submitted in response to the requirements set out in Appendix 1 of Schedule 2 to this RFP;
- (75) "**Technical Submission Information**" means the information contained in the Proponent's Technical Submission; and
- (76) "**Timetable**" is defined in RFP Section 3.1(1).

For information purposes only