

*January 21, 2010*

**Infrastructure Ontario**  
**St. Joseph's Health Care, London**  
**Alternative Financing and**  
**Procurement Redevelopment Project**  
**REQUEST FOR PROPOSALS**  
**RFP No. OIPC-09-32-I004**  
**(RFP Version 1.0)**



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## 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**”), in conjunction with the client or clients (referred to collectively as the “**Client**”) named in the RFP Data Sheet. Infrastructure Ontario and the Client are collectively referred to as the “**Sponsors**” for the 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, as may be revised by Sections 5.3 and 5.5, if applicable, 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. Except as provided in RFP Section 3.8.3 and except for the Sponsors’ obligation to pay a Break Fee or a Design and Bid Fee, as applicable, all rights and obligations arising out of the RFP (the bidding contract or “**Contract A**”) terminate, either on the cancellation of this RFP Process by the Sponsors, if such cancellation occurs, or,

- (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 Infrastructure Ontario shall be the single 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 Energy and Infrastructure’s (“**MEI**”) “**Building a Better Tomorrow: An Infrastructure Planning, Financing and Procurement Framework for Ontario’s Public Sector**” (the “**IPFP Framework**”) are available on the MEI website at [www.pir.gov.on.ca](http://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. A detailed description of the Project is contained in the documentation in the Data Room.

(7) While the Sponsors will manage the procurement process in respect of the Project, the Preferred Proponent, subject to the requirements and conditions of the RFP Documents, would actually enter into the Project Agreement with the party or parties named as the signing party or parties in the RFP Data Sheet (the “**Signing Parties**”). Unless listed as Signing Parties to the Project Agreement in the RFP Data Sheet, neither Infrastructure Ontario nor the Government of Ontario will be parties to the Project Agreement.

## **1.2 Prequalified Parties 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.

## **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 Signing Parties 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

(1) 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) this RFP;
  - (b) Schedule 1 – RFP Data Sheet;
  - (c) Schedule 2 – Design Consultation Process;
  - (d) Schedule 3 – Submission Requirements and Evaluation Criteria consisting of:
    - (i) Part 1 of Schedule 3 – Technical Submission Requirements;
    - (ii) Part 2 of Schedule 3 – Financial Submission Requirements;
    - (iii) Part 3 of Schedule 3 – Innovation Submission Requirements;
    - (iv) Part 4 of Schedule 3 – Proposal Format and Evaluation;
  - (e) Schedule 4 – Proposal Submission Form;
  - (f) Schedule 5 – Proponent Team Member Declaration;
  - (g) Schedule 6 – Price Submission Form;
  - (h) Schedule 7 – Administrative Checklist;



- (i) Schedule 8 – Standby Letter of Credit;
- (j) Schedule 9 – Summary of Proposal Cost Form
- (k) Schedule 10 – Form of Project Agreement (including all related Schedules, appendices and attachments) as listed in the RFP Data Sheet; and
- (l) Addenda to the RFP Documents, if any.

(2) Subject to RFP Section 2.2(1), 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, this RFP shall prevail over the Schedules to this RFP during the RFP Process;
- (b) in respect of all matters of interpretation of the Project and the Project Agreement during the RFP Process, the Project Agreement shall prevail over this RFP and all other Schedules to this RFP; and
- (c) for the purpose of resolving conflicts or inconsistencies among 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 other term or condition in the RFP Documents, 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 the 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 contained 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 or version number shall prevail over the same RFP Document of an earlier date or version number. Unless otherwise indicated, for the purposes of this RFP Section 2.2(5), the date of each RFP Document shall be determined by the date and time when that document was placed in the Data Room by Infrastructure Ontario.

### **2.3 Distribution of Documents to Proponents**

(1) The Sponsors 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) The Sponsors may circulate some RFP Documents in paper copy. If the Sponsors circulate any RFP Documents in paper copy, 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);
- (b) the provision of various types of background information for the Proponents' review ("**Background Information**"); and
- (c) the receipt of RFIs from Proponents and the posting of responses to the RFIs.

(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, Background Information and responses to RFIs from the Data Room; and
- (c) checks the Data Room frequently for the addition, deletion or amendment of RFP Documents, Background Information and the posting of responses to RFIs and, at all times, during the RFP Process keeps itself informed of and takes into account the most current RFP Documents, Background Information and responses to RFIs.

## **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 or in responses to RFIs. 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 in responses to RFIs 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 the Sponsors or the Government of Ontario.

## **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) 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 Documents, the RFP Process and their Proposals to the contact person or contact persons named in the RFP Data Sheet (the “**Contact Person**” or “**Contact Persons**”, as applicable) electronically at the coordinates listed in the RFP Data Sheet and the questions shall be submitted in accordance with RFP Section 3.2.2 and shall be submitted in the form provided in the Data Room.

### 3.2.2 Clarification/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 the 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 Sponsors’ sole discretion, 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 to the Contact Person electronically 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 Timetable for the submission of RFIs. Neither Infrastructure Ontario, the Client nor the Government of Ontario is responsible in any way whatsoever for any misunderstanding by the Proponent or any of its Proponent Team Members 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 Infrastructure Ontario, the Client or the Government of Ontario.

### 3.2.3 RFP Documents Comments

(1) 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) Subject to the restrictions in RFP Section 3.3.2 and 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 governmental 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) Neither Infrastructure Ontario, the Client nor the Government of Ontario is, 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) MEI or any other Ministry, agency or entity listed in the RFP Data Sheet; or
  - (iii) 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 Sections 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 Sections 3.3.2(1) or (2), the Sponsors may, in their sole discretion:

- (a) take any action in accordance with RFP Section 7.1.2; 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 RFP Sections 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.

(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 Sponsors' prior written consent, which consent may be withheld in the Sponsors' sole discretion. Notwithstanding this RFP Section 3.3.3(2), 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 such disclosure is permitted only to the extent necessary 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 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(s)

(1) The Sponsors may, in their sole discretion, convene general Proponents meetings (each, a “**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 a 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 a Proponents Meeting. Notwithstanding that the Sponsors may give oral answers at a Proponents Meeting, those answers shall not be considered final unless issued in writing. Therefore, Proponents are

strongly encouraged to submit these questions in accordance with RFP Section 3.2.2 for response in accordance with RFP Section 3.2.2.

(3) No statement, consent, waiver, acceptance, approval or anything else said or done in any Proponents Meetings by the Sponsors 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 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.

### 3.4.2 Commercially Confidential Proponent Meetings

(1) The Sponsors may, in their sole discretion, convene commercially confidential meetings with 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 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 either or both of,
  - (i) Project design issues (including Proponents’ proposed designs); or
  - (ii) other matters or Innovation Submissions being considered by the Proponents for inclusion in their Proposals, as applicable.

(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. While attendance at Commercially Confidential Meetings is not mandatory, Proponents are strongly encouraged to attend. A Proponent’s failure to attend a Commercially Confidential Meeting is at the Proponent’s sole risk and responsibility.

(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 or the Client or any of their respective Advisors, employees or representatives shall amend or waive any provision of the RFP Documents, or be binding on Infrastructure Ontario or the Client or be relied upon in any way by Proponents, Proponent Team Members or their 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.



(5) The Proponent, its Proponent Team Members and their respective Advisors and representatives and any of their attendees at Commercially Confidential Meetings acknowledge and agree that:

- (a) any statement made at a Commercially Confidential Meeting by Infrastructure Ontario or the Client or any of their respective Advisors or representatives is not and shall not be deemed or considered to be an indication of a preference by Infrastructure Ontario or the Client or the Government of Ontario or a rejection by Infrastructure Ontario, the Client or the Government of Ontario of anything said or done by the Proponent, Proponent Team Member or any of their respective Advisors or representatives;
- (b) any statement made at a Commercially Confidential Meeting by Infrastructure Ontario or the Client or any of their respective Advisors or representatives shall not and will not be relied upon in any way by the Proponent, Proponent Team Member or any of their respective Advisors or representatives for any purpose, including any purpose in connection with the RFP, the Project Agreement, the Project or otherwise, except and only to the extent expressly confirmed by Addendum in accordance with RFP Section 3.7, provided that neither Infrastructure Ontario nor the Client shall be under any obligation to confirm any information by Addendum;
- (c) the Sponsors may share process-related information, including clarifying information, with all Proponents if the need arises; and
- (d) the Proponent, its Proponent Team Members and their respective Advisors and representatives:
  - (i) shall participate in the Commercially Confidential Meetings in accordance with the guidelines, procedures and processes set out in the RFP;
  - (ii) waive any and all rights to contest and/or protest the RFP and the processes and guidelines set out herein, including the Commercially Confidential Meetings, based on the fact that such Commercially Confidential Meetings occurred or on the basis that information may have been received during a Commercially Confidential Meeting by another Proponent, Proponent Team Member or their respective Advisors or representatives that was not received by the Proponent, Proponent Team Member or any of their respective Advisors or representatives; and
  - (iii) agree that the Proponent, its Proponent Team Members and their respective Advisors and representatives must treat information received at a Commercially Confidential Meeting as Confidential Information.

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

#### **3.5.1 Scheduled Visits**

(1) 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.

(2) The provisions of RFP Section 3.5.2(3) will apply to Scheduled Visits to the Site and the provisions of RFP Section 3.5.3(3) will apply to Scheduled Visits to the Existing Facilities.

#### **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 are 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 two Business Days 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 an Infrastructure Ontario or Client representative be present to monitor the Proponent’s activities during the Site visit. The Contact Person will confirm whether an Infrastructure Ontario or Client 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 two Business Days prior (or such other time as is set out in the RFP Data Sheet) 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 Infrastructure Ontario or Client 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 Members or their representatives.

### **3.6 Changes to Proponents and Proponent Team Members**

(1) Proponents shall not change their 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 Submissions (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) In response to a request in accordance with RFP Section 3.6(3), the Sponsors may, in their sole discretion, provide the Proponent with instructions as to the type of information required by the Sponsors to consider the proposed change to the Identified Proponent Party (or Parties) as well as the deadlines for submission of information that the Proponent must meet in order to have its request considered by the Sponsors.

(5) The Proponent shall provide any further documentation as may be reasonably requested by the Sponsors 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.

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

(7) 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 the Sponsors' 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 this 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 [Intentionally Deleted]**

#### **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 Client 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 Client, Government of Ontario or Infrastructure Ontario, as applicable, and the Proponent shall treat it as confidential;
- (b) shall not be used by the Proponent for any 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 Signing Parties;
- (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 Signing Parties, without prior written consent of Infrastructure Ontario, the Client or the Government of Ontario, as applicable;
- (d) shall not be used in any way detrimental to Infrastructure Ontario, the Client or the Government of Ontario; and
- (e) if requested by the Sponsors, all Confidential Information 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 Client, the Government of Ontario and each of their 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 Infrastructure Ontario and the Client 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 Infrastructure Ontario, the Client 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 Infrastructure Ontario, the Client 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 Infrastructure Ontario, the Client, the Government of Ontario and their related entities to suffer loss that could not be adequately compensated by damages, and that Infrastructure Ontario, the Client, 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 Infrastructure Ontario, the Client, 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 10.3.2:
  - (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 and a Break Fee is offered in accordance with RFP Section 10.3.3, 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 the Proposal.

(2) Proponents shall not use or incorporate into their Proposals any concepts, products or processes which are subject to copyright, patents, trade-marks 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) The Proponent shall grant to the Client 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 (the “**Proposal Information Licence**”). Without limiting the foregoing, the Proposal Information Licence 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 (as defined in the Project Agreement) 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 the use of the Proposal Information pursuant to the Proposal Information Licence.

(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 any Project Agreement; and
- (b) any and all ideas, concepts, products, alternatives, processes, recommendations and 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 Sponsors 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 Sponsors 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 this RFP Section 3.8.4 shall take precedence and govern.



### **3.9 Conflict of Interest and Ineligible Persons**

#### **3.9.1 Conflict of Interest**

(1) Proponents and Proponent Team Members and each of their Advisors, shall disclose, in their Proposal Submission Forms, all perceived, potential and actual Conflicts of Interest.

(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, 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) At the request of 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 Advisor on the grounds of Conflict of Interest.

(5) Without limiting the generality of RFP Sections 3.9.1(4) or (6), the Sponsors may, in their sole discretion, require the Proponent or Proponent Team Member to substitute a new person or entity for the person or entity giving rise to the 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 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 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 Advisors' 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 their 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 Persons

(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 Person’s Affiliate**”) are not eligible to participate as a Proponent Team Member, Advisor to the Proponent, Financial Services Provider or 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 Person’s Affiliate may be eligible to participate as a Proponent Team Member, Advisor to the Proponent, Financial Services Provider or 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, Advisor to the Proponent, Financial Services Provider or Advisor to a Financial Services Provider. To obtain consent for an Ineligible Person’s Affiliate to participate as a Proponent Team Member, Advisor to the Proponent, Financial Services Provider or 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 Person’s Affiliate that the Proponent wishes to include on its team or as a Proponent Team Member, Advisor to the Proponent, Financial Services Provider or Advisor to a Financial Services Provider;
- (b) information regarding the Ineligible Person’s 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.

(4) Upon the Contact Person’s receipt of a Proponent’s properly completed request for consent in accordance with 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 perceived, potential or actual Conflict of Interest and whether the impact of such perceived, potential or actual 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 Person’s Affiliate is considered to have a Conflict of Interest, the impact of which cannot be properly managed, mitigated or minimized, the Sponsors shall add the Ineligible Person’s Affiliate to the Ineligible Persons list by Addendum.

### **3.10 Proponent Costs**

(1) The Proponent 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 Proponent's involvement in:

- (a) the preparation, presentation and submission of its Proposal;
- (b) attendance at any Proponents Meeting, Commercially Confidential Meeting or any other 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 10.3.2, 10.3.3 and 10.4(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 to cause all Proponent Team Members and other persons listed below to obtain, and at all times keep and maintain in force the insurance as set out in RFP Sections 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 the Sponsors for any purpose whatsoever:

- (a) Commercial/Comprehensive General Liability insurance, having an inclusive limit of not less than \$5,000,000 for each occurrence or accident and covering all sums which the Proponent, a Proponent Team Member or any other persons listed above 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 or activities carried out in connection with this RFP or RFP Process. The policy or policies shall include as insureds or additional insureds each of the Sponsors (and each

of their respective directors, officers, employees, legislators, members, officials, 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) Motor Vehicle Liability insurance, in the amount of \$2,000,000 per accident, 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 owned or leased by the Sponsors.

(2) As a condition of allowing access to the Site, Existing Facilities or to the facilities or premises of the Sponsors, the Sponsors reserve the right to require Proponents to provide evidence acceptable to the Sponsors that the insurance required by RFP Sections 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 and expense, 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 30 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 the Sponsors, each of the Sponsors may, in its sole discretion, require Proponents to provide evidence acceptable to the Sponsors that the Proponent and its Proponent Team Members are registered with the Workplace Safety Insurance Board of Ontario, if such registration is required under Applicable Law, or, if such registration is not required under 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.

### 3.11.3 Infrastructure Ontario Construction Insurance Program

(1) Infrastructure Ontario may determine that certain construction insurance to be provided during the Works phase under the Project Agreement will be obtained under the Infrastructure Ontario Construction Insurance Program (“**IOCIP**”). If a Project has been designated by Infrastructure Ontario to proceed under IOCIP, a “User Guide” will be posted as Background Information. The User Guide includes the form of Confidentiality Agreement that must be entered into between a Proponent and the IOCIP Broker of Record and the forms of applications to be completed by a Proponent and submitted to the IOCIP Broker of Record for certain of the Works phase construction insurance.

## **SECTION 4 - PROPOSAL FORM AND CONTENT REQUIREMENTS**

### **4.1 Format and Content of the Proposal**

(1) Proponents shall submit Proposals organized in accordance with and in the format set out in Schedules 3 to 6 and 9 to this RFP.

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

(a) Part A – Proposal Submission Form (Schedule 4 to this RFP) and a Proponent Team Member Declaration (Schedule 5 to this RFP) for each Proponent Team Member;

(b) Part B – Technical Submission consisting of:

(i) the Technical Submission Information; and

(ii) the Innovation Submissions (Technical), if any;

(c) Part C – Financial Submission consisting of:

(i) Price Submission Form (Schedule 6 to this RFP);

(ii) Financial Submission Information;

(iii) Summary of Proposal Cost Form (Schedule 9 to this RFP); and

(iv) the Innovation Submissions (Financial), if any;

(3) Proponents shall submit each of Parts A, B and C of their Proposals in accordance with the requirements and instructions set out in Schedules 3 to 6 and 9 to this RFP.

## **SECTION 5 - SUBMISSION, WITHDRAWAL AND MODIFICATION OF THE PROPOSAL AND LENDER REQUIREMENTS**

### **5.1 Submission of Proposal**

(1) Each Proponent shall submit its Proposal before the Submission Deadline. For the purposes of the 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. A Proposal received after the Submission Deadline, in each case as documented by the time and date stamp, shall be returned unopened to the sender.

(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. The Sponsors will not accept Proposals delivered by electronic mail.

(3) Proponents shall provide such number and type of hard and electronic copies of Proposals as specified in Part 4 of Schedule 3 to this RFP.

(4) If there is any difference whatsoever between the electronic copy of a Proposal and the original hard copy of the Proposal, the original hard copy of the Proposal shall govern.

## **5.2 Withdrawal of Proposals**

(1) 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**

(1) Except as provided in RFP Section 5.5, 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 Sections 5.6(1) and 5.6(3) and subject to RFP Section 5.5 and the Proponent's right to withdraw a Proposal before the Submission Deadline, the Proposals shall be irrevocable and shall remain in effect and open for acceptance for 165 days after the Submission Deadline (the "**Proposal Validity Period**") or until Financial Close, whichever occurs first.

## **5.5 Financial Submission Revisions**

(1) Each Proponent may, on the date set out in the Timetable or if that day is not a Business Day then the next Business Day (the "**Financial Submission Revision Date**"), revise only the financing related entries in the Financial Model (e.g. Credit Spreads, commitment fees, DSCR, gearing ratio, debt structure, Indicative Credit Spread Benchmarks (if applicable), etc.) contained in the Proponent's Financial Submission. For greater clarity, base costs such as construction costs, lifecycle costs and operating costs shall not change.

(2) In order to revise its Financial Submission in accordance with RFP Section 5.5(1) the Proponent shall submit (in the same format and the same number of copies required of the Financial Submission under Part 4 of Schedule 3 to this RFP):

- (a) a revised Financial Model, revised pursuant to RFP Section 5.5(1);
- (b) a revised Price Submission Form;

- (c) a revised Summary of Proposal Cost Form;
- (d) a revised Innovation Submission (Financial), if any;
- (e) an audit letter as described in Section 3.1 of Part F of Part 2 of Schedule 3 to this RFP;
- (f) a revised financing plan as described in Section 1.0 of Part F of Part 2 of Schedule 3 to this RFP; and
- (g) revised Indicative Credit Spread Benchmarks (if applicable),

in each case to reflect all revisions that the Proponent made to its Financial Submission (collectively the “**Revised Financial Submission**”).

(3)

- (a) The Revised Financial Submission shall either be blacklined (where practical) to show the revisions or be accompanied by explanatory text outlining the revisions, or both. If a Proponent fails to submit a Revised Financial Submission on or before the Financial Submission Revision Date, the Proponent shall be deemed to have made no changes to its Financial Submission. As of the Financial Submission Revision Date, but subject to RFP Sections 5.5(4), 5.5(5), and 5.6(2), the Revised Financial Submission or the Financial Submission, as applicable, shall apply until the expiry of the Proposal Validity Period.
- (b) For greater clarity, after the Submission Deadline or the Financial Submission Revision Date, as applicable, the Indicative Credit Spread Benchmarks (if applicable) and, subject to RFP Section 5.5(4)(e), the election pursuant to RFP Section 5.5(3)(c) shall not change.
- (c) On the Financial Submission Revision Date, each Proponent shall identify in writing to the Sponsors by way of an election:
  - (i) which form(s) of lending facility, if any, in respect of which it shall participate in the First Credit Spread Lock-in Date (the “**Credit Spread Election Facilities**”); and
  - (ii) which form(s) of lending facility, if any, it shall hold Credit Spreads for from the Financial Submission Revision Date to Financial Close,

and such information shall be reflected in the revised Financial Model submitted pursuant to RFP Section 5.5(2)(a).

- (d) In respect of the Credit Spread Election Facilities, a Proponent, shall, no later than 10 Business Days prior to the Financial Submission Revision Date and using the process set out in Section 3.2.2 of the RFP, provide to

the Sponsors for their review and acceptance, in their sole discretion, a formula in writing describing how its Credit Spread shall move upwards or downwards consistent with the movement in the Indicative Credit Spread Benchmark and the Sponsors shall confirm in writing to such Proponent whether the Sponsors will accept such formula for the purposes of this RFP Section 5.5. The Sponsors shall confirm whether or not they accept the formula submitted by the Proponent no later than 5 Business Days prior to the Financial Submission Revision Date. Any formula that is accepted by the Sponsors may be used by the Proponent and the Proponent's Lenders to explain (A) why the movement, if any, in the Indicative Credit Spread Benchmarks is or is not sufficient to require a change to the Credit Spreads, and (B) how the change, or lack thereof, to the Credit Spreads is consistent with the movement, if any, of the Indicative Credit Spread Benchmarks. Where the formula is not accepted, the provisions of this RFP Section 5.5 shall apply as if any such formula had not been provided to the Sponsors by the Proponent.

(4) Each Proponent that has provided notification pursuant to RFP Section 5.5(3)(c) shall, prior to identification of the Preferred Proponent under RFP Section 8.1 and no later than the "**First Credit Spread Lock-in Date**" established by the Sponsors, confirm or change, in respect of the Credit Spread Election Facilities, the Credit Spreads set out in the Proponent's Financial Submission or Revised Financial Submission, as applicable, in accordance with the following process:

- (a) the Sponsors shall provide at least 7 calendar days prior written notice to the Proponents of the Sponsors' establishment of the First Credit Spread Lock-in Date;
- (b) the Proponent shall, no later than the First Credit Spread Lock-in Date, advise the Sponsors of either a confirmation or change to its Credit Spreads in accordance with the following:
  - (i) if there has been upward or downward movement in the Indicative Credit Spread Benchmarks sufficient to require a change to its Credit Spreads on or before the First Credit Spread Lock-in Date, the Proponent shall change its Credit Spreads by submitting to the Sponsors:
    - (A) an updated Financial Model that has been,
      - i) revised only to reflect the Proponent's changes to its Credit Spreads; and
      - ii) optimized in accordance with the procedure outlined in the Financial Submission Requirements found in Section 6 of Section B of Part 2 of Schedule 3 to this RFP.



For greater clarity, no changes shall be made to the Financial Model other than to change the Credit Spreads and any resulting changes from the re-optimization of the Financial Model to reflect the revised Credit Spreads;

- (B) an amended Price Submission Form and Summary of Proposal Cost Form revised only to reflect the Proponent's changes to its Credit Spreads;
- (C) a written explanation and, where applicable, calculations from the Proponent demonstrating:
  - i) why the upward or downward movement in the Indicative Credit Spread Benchmarks from the Financial Submission Revision Date to the First Credit Spread Lock-in Date is sufficient to require a change to the Credit Spreads; and
  - ii) that the change to the Credit Spreads is consistent with the movement of the Indicative Credit Spread Benchmarks of the Proponent from the Financial Submission Revision Date to the First Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable;

- (D) a written explanation and, where applicable, calculations prepared and executed by the Proponent's Lenders demonstrating:
  - i) why the upward or downward movement in the Indicative Credit Spread Benchmarks from the Financial Submission Revision Date to the First Credit Spread Lock-in Date is sufficient to require a change to the Credit Spreads; and
  - ii) that the change to the Credit Spreads is consistent with the movement of the Indicative Credit Spread Benchmarks of the Proponent from the Financial Submission Revision Date to the First Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap

spreads, and/or other publicly verifiable spread indices as applicable; and

- (E) written confirmation that the Proponent has not changed any variables in the Financial Model or made any revisions to the Financial Submission or the Revised Financial Submission, as applicable, except for the Credit Spreads and any resulting changes from the re-optimization of the Financial Model to reflect the revised Credit Spreads; and
  - (F) if applicable and exclusively as a result of a change of Credit Spreads, any revision in NPV calculation, total nominal project cost and a schedule of Annual Service Payments reflecting the financial effect of the Innovation Submission(s);
- (ii) if there has not been upward or downward movement in the Indicative Credit Spread Benchmarks sufficient to require a change to its Credit Spreads, on or before the First Credit Spread Lock-in Date, the Proponent shall not change its Credit Spreads and shall submit to the Sponsors:
- (A) a written explanation and, where applicable, calculations from the Proponent demonstrating:
    - i) why the movement, if any, in the Indicative Credit Spread Benchmarks from the Financial Submission Revision Date to the First Credit Spread Lock-in Date is not sufficient to require a change to the Credit Spreads; and
    - ii) that maintaining the Credit Spreads as submitted on the Financial Submission Revision Date is consistent with the movement, if any, in the Indicative Credit Spread Benchmarks of the Proponent from the Financial Submission Revision Date to the First Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable;

- (B) a written explanation and, where applicable, calculations prepared and executed by the Proponent's Lenders demonstrating:

- i) why the movement, if any, in the Indicative Credit Spread Benchmarks from the Financial Submission Revision Date to the First Credit Spread Lock-in Date is not sufficient to require a change to the Credit Spreads; and
- ii) that maintaining the Credit Spreads as submitted on the Financial Submission Revision Date is consistent with the movement, if any, in the Indicative Credit Spread Benchmarks of the Proponent from the Financial Submission Revision Date to the First Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable;

- (iii) as of the First Credit Spread Lock-in Date, but subject to RFP Sections 5.5(5) and 5.6(2), the revised or unchanged Credit Spreads, as applicable, and, if applicable, any re-optimization of its Financial Model and any revisions to its Financial Submission or Revised Financial Submission provided by the Proponent shall apply until the expiry of the Proposal Validity Period;
- (c) if a Proponent fails to confirm or submit a change to the Credit Spreads in accordance with RFP Section 5.5(4) on or before the First Credit Spread Lock-in Date, the Sponsors may:
- (i) deem that the Proponent has amended its Credit Spreads to be consistent with the movement of the Indicative Credit Spread Benchmarks of the Proponent from the Financial Submission Revision Date to the First Credit Spread Lock-in Date and require the Proponent to submit the information set out in RFP Section 5.5(4)(b)(i), failing which the Sponsors may deem the Proposal materially non-compliant; and/or
  - (ii) deem that the Proponent has made no changes to its Credit Spreads subsequent to the Financial Submission Revision Date and require the Proponent to submit the information set out in RFP Section 5.5(4)(b)(ii), failing which the Sponsors may deem the Proposal materially non-compliant; and/or
  - (iii) deem the Proposal materially non-compliant;
- (d) if, in the sole discretion of the Sponsors, the Proponent's amendment or confirmation of the Credit Spreads under RFP Section 5.5(4) is not

consistent with the Indicative Credit Spread Benchmarks, the Sponsors may:

- (i) require the Proponent to re-submit pursuant to RFP Section 5.5(4)(b); and/or
  - (ii) consider this inconsistency in the evaluation and scoring of the Proponent's Proposal; and/or
  - (iii) decline to select the Proponent as the Preferred Proponent;
- (e) on the First Credit Spread Lock-in Date each Proponent that has confirmed or changed its Credit Spreads in respect of the Credit Spread Election Facilities in accordance with RFP Section 5.5(4) shall identify in writing to the Sponsors by way of an election that, if selected as the Preferred Proponent:
- (i) which, if any, Credit Spread Election Facilities it shall participate in respect of the Final Credit Spread Lock-in Date (the "**Final Credit Spread Election Facilities**"); and
  - (ii) which, if any, Credit Spread Election Facilities it shall hold Credit Spreads for from the First Credit Spread Lock-in Date to Financial Close.

(5) If the Preferred Proponent had provided notification pursuant to RFP Section 5.5(4)(e)(i), the Preferred Proponent shall, prior to Commercial Close and no later than the "**Final Credit Spread Lock-in Date**" established by the Sponsors, further confirm or change, in respect of the Final Credit Spread Election Facilities, the Credit Spreads in its Financial Submission or Revised Financial Submission, as applicable, and as submitted pursuant to RFP Section 5.5(4) in accordance with the following process:

- (a) the Sponsors shall provide at least 1 Business Day prior written notice to the Preferred Proponent of the Sponsors' establishment of the Final Credit Spread Lock-in Date and provided the Sponsors may revoke their notice and issue a replacement notice in their sole discretion;
- (b) the Preferred Proponent shall, no later than the Final Credit Spread Lock-in Date, advise the Sponsors of either a confirmation or change to its Credit Spreads in accordance with the following:
  - (i) if there has been upward or downward movement in the Indicative Credit Spread Benchmarks sufficient to require a change to its Credit Spreads on or before the Final Credit Spread Lock-in Date, the Preferred Proponent shall change its Credit Spreads by submitting to the Sponsors:
    - (A) an updated Financial Model that has been,

- i) revised only to reflect the Preferred Proponent's changes to its Credit Spreads; and
- ii) optimized in accordance with the procedure outlined in the Financial Submission Requirements found in Section 6 of Section B of Part 2 of Schedule 3 to this RFP.

For greater clarity, no changes shall be made to the Financial Model other than to change the Credit Spreads and any resulting changes from the re-optimization of the Financial Model to reflect the revised Credit Spreads;

- (B) an amended Price Submission Form and Summary of Proposal Cost Form revised only to reflect the Preferred Proponent's changes to its Credit Spreads;
- (C) a written explanation and, where applicable, calculations from the Preferred Proponent demonstrating:
  - i) why the upward or downward movement in the Indicative Credit Spread Benchmarks from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date is sufficient to require a change to the Credit Spreads; and
  - ii) that the change to the Credit Spreads is consistent with the movement of the Indicative Credit Spread Benchmarks of the Preferred Proponent from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable;

- (D) a written explanation and, where applicable, calculations prepared and executed by the Preferred Proponent's Lenders demonstrating:
  - i) why the upward or downward movement in the Indicative Credit Spread Benchmarks from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date is sufficient to require a change to the Credit Spreads; and

- ii) that the change to the Credit Spreads is consistent with the movement of the Indicative Credit Spread Benchmarks of the Preferred Proponent from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable;

- (E) written confirmation that the Preferred Proponent has not changed any variables in the Financial Model or made any revisions to the Financial Submission or the Revised Financial Submission, as applicable, except for the Credit Spreads and any resulting changes from the re-optimization of the Financial Model to reflect the revised Credit Spreads; and
  - (F) if applicable and exclusively as a result of a change of Credit Spreads, any revision in NPV calculation, total nominal project cost and a schedule of Annual Service Payments reflecting the financial effect of the Innovation Submission(s) and the Innovation Submission(s)(Sustainable Energy);
- (ii) if there has not been upward or downward movement in the Indicative Credit Spread Benchmarks sufficient to require a change to its Credit Spreads, on or before the Final Credit Spread Lock-in Date, the Preferred Proponent shall not change its Credit Spreads and shall submit to the Sponsors:
    - (A) a written explanation and, where applicable, calculations from the Preferred Proponent demonstrating:
      - i) why the movement, if any, in the Indicative Credit Spread Benchmarks from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date is not sufficient to require a change to the Credit Spreads; and
      - ii) that maintaining the Credit Spreads as submitted on the First Credit Spread Lock-in Date is consistent with the movement, if any, in the Indicative Credit Spread Benchmarks of the Preferred Proponent from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable; and

- (B) a written explanation and, where applicable, calculations prepared and executed by the Preferred Proponent's Lenders demonstrating:
  - i) why the movement, if any, in the Indicative Credit Spread Benchmarks from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date is not sufficient to require a change to the Credit Spreads; and
  - ii) that maintaining the Credit Spreads as submitted on the First Credit Spread Lock-in Date is consistent with the movement, if any, in the Indicative Credit Spread Benchmarks of the Preferred Proponent from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date.

For greater clarity, the written explanation shall be supported by facts, justifications and analysis of relevant factors such as new issue spreads, credit default swap spreads, and/or other publicly verifiable spread indices as applicable; and

- (iii) as of the Final Credit Spread Lock-in Date, but subject to RFP Section 5.6(2), the revised or unchanged Credit Spreads, as applicable, and, if applicable, any re-optimization of its Financial Model and any revisions to its Financial Submission or Revised Financial Submission provided by the Preferred Proponent shall apply until Financial Close; and
- (c) if the Preferred Proponent fails to confirm or submit a change to the Credit Spreads in accordance with RFP Section 5.5(5) on or before the Final Credit Spread Lock-in Date, the Sponsors may:
  - (i) deem that the Preferred Proponent has amended its Credit Spreads consistent with the movement of the Indicative Credit Spread Benchmarks of the Preferred Proponent from the First Credit Spread Lock-in Date to the Final Credit Spread Lock-in Date and require the Proponent to submit the information set out in RFP Section 5.5(5)(b)(i); and/or
  - (ii) deem that the Preferred Proponent has made no changes to its Credit Spreads subsequent to the First Credit Spread Lock-in Date

and require the Preferred Proponent to submit the explanations set out in RFP Section 5.5(5)(b)(ii).

(6) In a written notice given to the Preferred Proponent the Sponsors shall prescribe the date (provided the Sponsors may give a further notice of a revised date in their sole discretion) on which the Preferred Proponent shall submit to the Sponsors a letter, the form and substance of which shall be satisfactory to the Sponsors, acting reasonably, on the letterhead of its Lenders and executed by the Lenders (the “**Lenders Commitment Letter**”) addressed to the Preferred Proponent confirming,

- (a) the Lenders unconditional funding commitment to provide the financing described in the Financial Submission or the Revised Financial Submission, as applicable, including as revised under RFP Sections 5.5(4) or 5.5(5), as applicable, and including, for clarity, a confirmation that the funding commitment does not contain material adverse change, market flex or any other similar conditions, or if such conditions were originally applicable that the Lenders have now waived such conditions; and
- (b) that the Lenders accept the Project Agreement without any material change.

Prior to the issuance of the Lenders Commitment Letter, and no later than either the Final Credit Spread Lock-in Date, if applicable, or 5 Business Days prior to the due date of the Lenders Commitment Letter as prescribed by the Sponsors pursuant to this RFP Section 5.5(6), the Preferred Proponent shall submit a draft thereof (the “**Draft Lenders Commitment Letter**”) to the Sponsors for review and comment by the Sponsors.

(7) If (i) in respect of the Final Credit Spread Election Facilities, the amendment or confirmation of the Credit Spreads under RFP Section 5.5(5) are not consistent with the Indicative Credit Spread Benchmarks of the Preferred Proponent, in the sole discretion of the Sponsors, or (ii) in respect of the Final Credit Spread Election Facilities, the written explanations justifying the amendment or confirmation of the Credit Spreads under RFP Section 5.5(5) are not, in the sole discretion of the Sponsors, acceptable to the Sponsors, or (iii) any other of the requirements respecting the amendment or confirmation of the Credit Spreads under RFP Section 5.5(5) have not, in the sole discretion of the Sponsors, been satisfied or complied with, or (iv) the Preferred Proponent’s Lenders have not provided a Lenders Commitment Letter which, in the Sponsors’ sole discretion, satisfies the requirements of RFP Section 5.5(6), then:

- (a) The Sponsors shall, no later than 7 Business Days after the Final Credit Spread Lock-In Date or the date of receipt by the Sponsors of the Lenders Commitment Letter, give written notice to the Preferred Proponent setting out the manner in which any of the foregoing requirements of RFP Sections 5.5(5) or 5.5(6) have not been satisfied or complied with (the “**Rectification Notice**”). The Preferred Proponent shall have 7 Business Days following the date of the Rectification Notice to rectify the failure to satisfy the requirements as set out in the Rectification Notice (for greater certainty, including the resubmission of an updated Financial Model that provides for revised Credit Spreads that are consistent with the changes to



the Indicative Credit Spread Benchmarks of the Preferred Proponent or the resubmission of the Lenders Commitment Letter) by submitting to the Sponsors a response to the Rectification Notice (the “**Rectification Notice Response**”).

- (b) If the Sponsors, in their sole discretion: (A) are not satisfied with the Rectification Notice Response or with the Draft Lenders Commitment Letter; and/or (B) determine that the NPV of the Preferred Proponent’s Financial Submission as revised by RFP Section 5.5(5) exceeds the budget for the Project; and/or (C) determine that the NPV of the Preferred Proponent’s Financial Submission as revised by RFP Section 5.5(5) changes the overall rank of the Preferred Proponent relative to the other Proponents, the Sponsors may, in their sole discretion and without limitation to any other right under this RFP:
  - (i) Request the Second Negotiations Proponent (as referred to in RFP Section 8.1(b)) to confirm or change its Credit Spreads in accordance with RFP Section 5.5(5), and at the same time request the Preferred Proponent to again confirm or change its Credit Spreads in accordance with RFP Section 5.5(5), and based on the results thereof, re-run the evaluation process to determine which of the Preferred Proponent or the Second Negotiations Proponent is then the highest ranked Proponent. If the Second Negotiations Proponent is then the highest ranked Proponent then the Second Negotiations Proponent shall then become the Preferred Proponent in place of the first selected Preferred Proponent for all purposes of this RFP;
  - (ii) Commence negotiations with the Second Negotiations Proponent in accordance with RFP Section 8 including requesting the Second Negotiations Proponent to confirm or change its Credit Spreads in accordance with RFP Section 5.5(5). If the Second Negotiations Proponent is then the highest ranked Proponent then the Second Negotiations Proponent shall then become the Preferred Proponent in place of the first selected Preferred Proponent for all purposes of this RFP;
  - (iii) Direct the Preferred Proponent to terminate its relationship with its Lenders, and the Sponsors shall conduct, in conjunction with the Preferred Proponent, a competition amongst prospective lenders to become Lenders to the Preferred Proponent following which the Preferred Proponent shall resubmit its Financial Submission to incorporate the financial terms and conditions of the Lenders that are successful in the competition. Based thereon, the Sponsors may, in their sole discretion, continue with the Preferred Proponent in accordance with the provisions of this RFP;

- (iv) Commence separate and distinct but contemporaneous negotiations with the Second Negotiations Proponent and the Preferred Proponent. If the Second Negotiations Proponent is then the highest ranked Proponent then the Second Negotiations Proponent shall then become the Preferred Proponent in place of the first selected Preferred Proponent for all purposes of this RFP; or
- (v) Request the Second Negotiations Proponent and the Preferred Proponent to resubmit their respective Proposals for evaluation under and in accordance with this RFP, and for such purpose shall establish a new Submission Deadline.

The Sponsors may, in their sole discretion and for greater clarity, elect to change which of the Section 5.5(7)(b) processes to employ at any time during the application of Section 5.5(7)(b). In the event that the Sponsors have determined to proceed under any of RFP Sections 5.5(7)(b)(i), (ii) or (iv), then the provisions of RFP Sections 8.1(2), (3) and (4) shall apply to such processes. Without limitation to the foregoing, and in their sole discretion, the Sponsors may, if they are not satisfied with the Rectification Notice Response or the Lenders Commitment Letter, at any time notify the Preferred Proponent in a written notice (the “**Termination Notice**”) that the Preferred Proponent is disqualified and is no longer entitled to participate in the RFP Process. In such latter circumstance, the Sponsors may consider the performance of the Preferred Proponent and the Proponent Team Members of the Preferred Proponent and the fact of the giving of the Termination Notice to the Preferred Proponent in any future requests for qualifications issued by the Sponsors.

- (c) The Sponsors may, in their sole discretion, exercise any of their rights under Section 5.5(7)(b)(i) to (v) in the event that the Sponsors determine, in their sole discretion, that the Lenders have made any change to the Draft Lenders Commitment Letter in the Lenders Commitment Letter.
- (d) In the sole discretion of the Sponsors, the Letter of Credit provided by the Preferred Proponent in accordance with RFP Section 9.1(2) may be returned to the Preferred Proponent within 3 days of delivery by the Sponsors of the Termination Notice and/or such Preferred Proponent may be paid the amount, if any, of the Design and Bid Fee or the Break Fee under RFP Sections 10.3.2 and 10.3.3. The return of the Letter of Credit and/or the payment of the Design and Bid Fee or the Break Fee to such Preferred Proponent shall represent full and final satisfaction of any obligation or liability of the Sponsors and the Government of Ontario to the Preferred Proponent and the Proponent Team Members of the Preferred Proponent in connection with this RFP, and the Sponsors’ decision to return the Letter of Credit and/or pay the Design and Bid Fee and the Break Fee shall be contingent on the receipt of a waiver, in form and substance satisfactory to the Sponsors, from such Preferred Proponent

and the Proponent Team Members of the Preferred Proponent to that effect.

(8) The Sponsors reserve the right to request and/or approve a change in the financing plan or debt strategy of the Preferred Proponent (for example, fixed or variable rate, the use of synthetics, bank debt or capital market debt) following identification of the Preferred Proponent under RFP Section 8.1 and prior to Financial Close.

## **5.6 Extension of Proposal Validity Period**

(1) If the Sponsors wish to extend the Proposal Validity Period, the Sponsors shall submit a request to extend to those Proponents whose Proposals, in the Sponsors' sole discretion, are still under consideration in the RFP Process. For the purpose of greater clarity, the Sponsors may issue a request to extend the Proposal Validity Period after the Negotiations Proponents or the Preferred Proponent have already been identified. 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 Proponent's 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 or reach Commercial Close prior to the expiration of the original Proposal Validity Period, the Sponsors may discontinue the evaluation or consideration of a Proponent or may discontinue negotiations with a Negotiations Proponent or finalization of a Project Agreement with a Preferred 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 agreed to an extension of the Proposal Validity Period.

(2) In respect of the Preferred Proponent, the Sponsors shall be considered to have accepted the Preferred Proponent's Proposal, including its Revised Financial Submission and its revised Credit Spreads pursuant to RFP Section 5.5, prior to the expiration of the Proposal Validity Period if the Signing Parties and the Preferred 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 pursuant to RFP Section 5.5 or during any negotiations process pursuant to RFP Section 5.5(7) or RFP Section 8.1) from Commercial Close until Financial Close, subject only to certain allowable adjustments to the Benchmark Rate on Financial Close as described in Part 2 of Schedule 3 to this RFP.

(3) Notwithstanding RFP Section 5.6(1), if, during the course of negotiations between a Negotiations Proponent and the Sponsors, the Negotiations Proponent resubmits prices to the Sponsors or agrees to revised terms and conditions of the Project Agreement or the Negotiations Proponent's Proposal prior to the expiration of the Proposal Validity Period, that Negotiations Proponent is deemed to have agreed to an extension of the Proposal Validity Period for the

Negotiations Proponent's amended Proposal for a period of 95 calendar days after the date of the Proponent's submission to the Sponsors of the revised prices or revised terms and conditions, as applicable. For clarity, notwithstanding the submission by a Negotiations Proponent or Preferred Proponent of an amended Proposal in accordance with this RFP Section 5.6(3), the Proponent's original Proposal as amended by the application or by RFP Section 5.5, as applicable, continues to exist in accordance with the original Proposal Validity Period.

(4) Notwithstanding RFP Sections 5.5 or 5.6(1), (2) or (3), the adjustments on Financial Close that are set out in Part 2 of Schedule 3 to this RFP shall remain applicable.

## **5.7 Lender Requirements**

(1) At any time in the RFP Process, Proponents shall not enter into exclusivity arrangements with any Lenders, including prospective Lenders. The Proponent or the Proponent's financial advisor will be required to confirm in its letter to be delivered under Section 1.2 of Section F of Part 2 of Schedule 3 to this RFP that the Lenders have not entered into any exclusivity arrangement with the Proponent with respect to the Project. Notwithstanding any other provision of this RFP, but subject to the following proviso, the Lenders may act in the capacity of Lenders for more than one Proponent under this RFP Process provided the Lenders have agreed with each Proponent:

- (a) to establish industry standard confidentiality and conflict of interest screens to ensure that each Proponent is represented by a discrete team of Lender personnel;
- (b) to prohibit any communication regarding this RFP Process between members of different teams of Lender personnel;
- (c) to physically separate all documentation under the control of each team of Lender personnel;
- (d) to keep all computer based information and data discrete and control access to prohibit persons other than on a team of Lender personnel to have access to that Proponent team's information; and
- (e) that any breaches of such confidentiality requirements are appropriately sanctioned including possible dismissal.

## **SECTION 6 - EVALUATION, CLARIFICATION AND VERIFICATION OF PROPOSALS**

### **6.1 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 the Sponsors' Advisors and any

other employees or representatives of the Sponsors in any manner determined necessary or desirable by the Sponsors.

(2) If a member of the Evaluation Committee or, if applicable, an evaluation sub-committee becomes unable to continue serving on the Evaluation Committee or sub-committee before the completion 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. For clarity, if an Evaluation Committee or sub-committee member becomes unable to continue serving on the Evaluation Committee or a sub-committee after the full completion of a step in the evaluation process, the results of the completed steps of the evaluation process are unaffected and remain valid. Whether or not an Evaluation Committee or sub-committee member, in these circumstances, is replaced is in the sole discretion of the Sponsors.

## **6.2 Sponsors' 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 a 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.

## **6.3 Steps in the Evaluation Process**

### **6.3.1 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 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 this RFP.

(4) A requirement in this RFP or in the Schedules to this RFP that a Proponent “must” or “shall” do anything is not intended to supersede this RFP Section 6.3.1 or, for greater clarity, to supersede the concepts of “comply”, “compliance” or “material deviation” set out in this RFP Section 6.3.1.

(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 6.3.1, the Sponsors may, in their sole discretion and without liability, cost or penalty, 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 this RFP Section 6.3.1. For clarity, the Sponsors may also waive a material deviation under RFP Section 10.2(3).

### 6.3.2 Step 2 – Review of the Proposal Submission Form

- (1) 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.

**6.3.3 Step 3 – Review of the Acceptability of Innovation Submissions of the Proposal and the Innovation Submissions (Sustainable Energy)**

(1) The Innovation Submissions and the Innovation Submissions (Sustainable Energy) will be reviewed for their acceptability by the Sponsors.

**6.3.4 Step 4 – Review and Scoring of the Technical Submission and Accepted Innovation Submissions (Technical) and Innovation Submissions (Sustainable Energy) (Technical)**

(1) The Technical Submission and any accepted Innovation Submissions (Technical) and the Innovation Submissions (Sustainable Energy) (Technical) will be evaluated and scored in accordance with Parts 1, 3 and 4 of Schedule 3 to this RFP.

**6.3.5 Step 5 – Review and Scoring of the Financial Submission and Accepted Innovation Submissions (Financial) Innovation Submissions (Sustainable Energy) (Financial)**

(1) The Financial Submission or Revised Financial Submission and any accepted Innovation Submissions (Financial) Innovation Submissions (Sustainable Energy) (Financial), all of the foregoing as revised by RFP Section 5.5(4) as applicable, will be evaluated and scored in accordance with Parts 2, 3 and 4 of Schedule 3 to this RFP to assess which Financial Submission or Revised Financial Submission and accepted Innovation Submissions (Financial) Innovation Submissions (Sustainable Energy) (Financial) present the best value for the Sponsors.

**6.3.6 Step 6 – Establishing a Final Proposal Score**

(1) For the purpose of the evaluation process, the weightings and scoring set out in Part 4 of Schedule 3 to this RFP will apply.

(2) Subject to RFP Section 6.3.6(3), the score established based on RFP Section 6.3.6(1) shall be the Final Proposal Score.

(3) If the Sponsors receive approval to proceed with an Innovation Submission (Sustainable Energy), the Final Proposal Score will be amended to reflect the inclusion of such Innovation Submission (Sustainable Energy).

**6.3.7 Step 7 – Ranking the Proponents**

(1) In Step 7, the Evaluation Committee shall rank only those Proponents that have met all requirements in Steps 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 Proponent with the higher Financial Score.

**SECTION 7 - GENERAL EVALUATION AND DISQUALIFICATION PROVISIONS**

**7.1.1 Sponsors' Discretion in Determining Compliance, Scoring and Ranking**

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

- (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 of a Proposal;
- (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) The Sponsors have the right, at any time and in their sole discretion, to consider in the evaluation of the Proposals or in the exercise of any of the Sponsors' rights under this RFP: (a) any instances of poor performance by a Proponent or a Proponent Team Member that the Sponsors have experienced; and/or (b) any publicly available information about a Proponent or a Proponent Team Member that is, in the Sponsors' sole discretion, credible information.

#### 7.1.2 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 6.3.1;
- (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 Sections 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 its 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 a Sponsor; or
- (i) the Proponent has been convicted of an offence in connection with, or any services rendered to the Sponsors or any Ministry, agency, Board or Commission of the Government of Ontario.

## **SECTION 8 - COMPETITION, NEGOTIATIONS AND THE IDENTIFICATION OF A PREFERRED PROPONENT**

### **8.1 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 accept the Proponent's Proposal as submitted, including or excluding its Innovation Submissions;
  - (b) identify the two highest ranking Proponents as the First Negotiations Proponent (highest ranked) and the Second Negotiations Proponent (second highest ranked) (the "**Negotiations Proponents**") 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 and Second Negotiations Proponents 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 (including any Innovation Submissions) 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 Proponents' 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 5.6(3), notwithstanding any negotiations between the Sponsors and a Negotiations Proponent, 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 Sections 8.1(1)(b) or (c) the Proponent and the Sponsors negotiate revisions to the Project Agreement, the Sponsors and the Preferred Proponent shall develop a revised Project Agreement and, for the purposes of RFP Section 9, the revised Project Agreement shall be the "**Project Agreement**".

(5) The Sponsors may, in their sole discretion, and for greater clarity, elect to change the selection of which of the RFP Section 8.1(1) negotiations processes to employ at any time during the application of RFP Section 8.

## **SECTION 9 - PREFERRED PROPONENT**

### **9.1 Identification of the Preferred Proponent and the Letter of Credit**

(1) Subject to RFP Sections 10.1 and 10.2, the Sponsors intend to identify a Preferred Proponent in accordance with RFP Section 5.5(7) or Section 8.1.

(2) No later than three (3) Business 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 specified in the RFP Data Sheet and in the form attached as Schedule 8 to this RFP to secure the Preferred Proponent's obligations in accordance with RFP Section 9.1(5).

(3) If the Preferred Proponent does not provide the Letter of Credit to the Sponsors as required by this RFP Section 9.1 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 the Sponsors 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 calendar 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 shall be amended and delivered to the Client 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 9.2 by the Preferred Proponent;
  - (b) a Termination Notice has been given to the Preferred Proponent under RFP Section 5.5(7)(b);
  - (c) Commercial Close has not occurred for reasons other than the failure of the Signing Parties to execute the Project Agreement (in accordance with its terms),
    - (i) on or before the Commercial Close Target Date; or
    - (ii) if the Commercial Close Target Date has passed and the Sponsors have given their consent, on or before the expiration of the Proposal Validity Period (or the extended Proposal Validity Period, if applicable); or
  - (d) 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 their 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 calendar 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.

## **9.2 Preferred Proponent Obligations**

- (1) The Preferred Proponent shall,
  - (a) achieve Commercial Close,

- (i) prior to the Commercial Close Target Date; or
- (ii) if the Commercial Close Target Date has passed and the Sponsors have given their consent, prior to the expiration of the Proposal Validity Period (or the extended Proposal Validity Period, if applicable),

based on the Project Agreement in substantially the same form and content as finalized prior to the Submission Deadline or on the Project Agreement as revised and agreed to by the Proponent and the Sponsors;

- (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 8.1;
  - (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 RFP Documents) 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 9.2(1)(b) are consistent with the principles set out in the Project Agreement and otherwise acceptable to the Sponsors, acting reasonably; and

- (c) maintain its prices in accordance with the terms and conditions of this RFP, subject only to (i) revisions to the Credit Spreads, if any, in accordance with RFP Section 5.5(5); and (ii) revisions to the price explicitly agreed to by the Sponsors.

(2) The Preferred Proponent shall not later than five calendar 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) commencement and completion of financing documentation;
- (b) receipt of final ratings from rating agencies (if applicable); and
- (c) final pricing of the financing,

for review and approval by the Sponsors, acting reasonably (the “**Financing Timetable**”). The Sponsors may elect, in their 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 Advisors, agents and representatives such documentation, 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.

### **9.3 The Sponsors – Authorization and Approvals**

(1) The Preferred Proponent acknowledges and agrees that the entering into of the Project Agreement by the Signing Party or Parties is conditional on and subject to the Signing Party or Parties obtaining any necessary authorizations and approvals required in connection with the Project, including, for certainty, the approval of any relevant government authority.

## **SECTION 10 - GENERAL LEGAL MATTERS AND RIGHT TO ACCEPT OR REJECT**

### **10.1 General Rights of the Sponsors**

- (1) The Sponsors may, in their sole discretion:
  - (a) reject any or all of the Proposals;
  - (b) reject an Innovation Submission or an Innovation Submission (Sustainable Energy) in any Proposal;
  - (c) accept any Proposal;
  - (d) if only one Proposal is received, elect to accept or reject it;

- (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, which, for greater certainty, includes the right to schedule Financial Close on the day after Commercial Close;
- (g) cancel this RFP Process and subsequently advertise or call for new submission(s) for the same or different subject matter of these RFP Documents with the same or different participants; and
- (h) at any time prior to Commercial Close, engage any one or more of the Proponents to perform any part of the Work or other related work as early start works provided, however, that in the event that the Sponsors do so nothing therein shall create any obligations under this RFP or otherwise with respect to any of the Proponents other than as set out in the express agreement with respect to the early start works.

## 10.2 Special Circumstances

(1) If the Sponsors determine that all of the Proposals submitted are non-compliant in accordance with RFP Section 6.3.1, the Sponsors may, in their sole discretion:

- (a) take any action in accordance with RFP Section 10.1;
- (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 10.1(1); or
- (d) cancel this RFP and subsequently enter into negotiations with the Proponent that submitted a compliant Proposal.

(3) The Sponsors, in their sole discretion, may 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.

### **10.3 Sponsors' Liability for Proponent's Costs**

#### **10.3.1 General**

(1) Except as provided in RFP Sections 10.3.2 and 10.3.3, neither the Sponsors nor 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 10.1 or 10.2.

#### **10.3.2 Design and Bid Fee**

(1) If the Sponsors specify in the RFP Data Sheet that they offer a Design and Bid Fee for this Project, such Design and Bid Fee plus GST shall be paid to each Proponent other than the Proponent that achieves Commercial Close under the Project Agreement to this RFP, subject to the following conditions:

- (a) a Proponent must submit a full and proper Proposal for that Proponent to be eligible for the Design and Bid Fee, provided that 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 6.3.1) and whether the Proposal received a Final Proposal Score with respect to its Technical Submission of at least 50%;
- (b) a Proponent must not withdraw from this RFP Process after the Submission Deadline in contravention of this RFP;
- (c) if the Sponsors draw upon a Proponent's Letter of Credit in accordance with the RFP or the Proponent's Standby Letter of Credit in accordance with the Project Agreement, then such Proponent will not be eligible for the Design and Bid Fee;
- (d) Financial Close must be achieved with a Proponent under the Project Agreement to this RFP, provided that in the event that Financial Close is not achieved with a Proponent under the Project Agreement because SJHC, as a result of a Severe Market Disruption:
  - (i) exercises its rights under Section 2.4(b) of the Project Agreement (the "Severe Market Disruption Date"); and
  - (ii) concludes and reaches Financial Close under a new project agreement respecting the Project within 6 months after the Severe Market Disruption Date,

then this condition 10.3.2(1)(d) shall be satisfied.

For greater certainty, a Proponent shall not be eligible to receive both a Design and Bid Fee and the compensation contemplated under Section 2.4(c) of the Project Agreement.

### 10.3.3 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) Infrastructure Ontario 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 or a Break Fee is payable for any other reason, 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 6.3.1) and whether the Proposal received a Final Proposal Score of at least 50%.

(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 the Sponsors, from the Proponent and Proponent Team Members to that effect.

(4) If the Project is cancelled or a Break Fee is payable for any other reason, 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.

## 10.4 **Applicable Law, Attornment and Limit on Liability**

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



- (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 10.4.

(3) Except as provided in RFP Sections 10.3.2 and 10.3.3, the Proponent agrees that if the Sponsors or Sponsors' Advisors commit a material breach of their obligations under or in connection with 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; and
- (b) \$500,000 or the Break Fee, if applicable, or the Design and Bid Fee, if applicable, whichever is greater.

### **10.5 Licenses, Permits, etc.**

(1) If a Proponent is required by 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 Sponsors shall be considered to be approval by the Sponsors of carrying on such activity without the requisite licence, permit, consent or authorization.

### **10.6 Power of Legislative Assembly**

(1) 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 11 - 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 debriefing.

## **SECTION 12 - DEFINITIONS**

### **12.1 General**

(1) Unless otherwise defined in this RFP Section 12, 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.

(2) All references in this RFP to the Sponsors' or Infrastructure Ontario's "discretion" or "sole discretion" means in the sole and absolute discretion of the party exercising the discretion.

### **12.2 RFP Definitions**

Whenever used in this RFP,

(1) "**Addendum**" means a written addendum to the RFP Documents issued by the Sponsors as set out in RFP Section 3.7;

(2) "**Adjusted ASP**" is defined in Part B of Part 2 of Schedule 3 to this RFP;

(3) "**Advisors**" means any person or firm retained to provide professional advice to any one of the Sponsors, a Proponent, a Proponent Team Member or a Financial Services Provider, as applicable;

(4) "**Background Information**" means various types of information provided by the Sponsors and is defined in RFP Section 2.4(1)(b);

(5) "**Base Break Fee**" is defined in RFP Section 10.3.3(2);

(6) "**Benchmark Rate**" is defined in Part B of Part 2 of Schedule 3 to this RFP;

(7) "**Benchmarking Date**" is defined in Part B of Part 2 of Schedule 3 to this RFP;

(8) "**Break Fee**" means an amount to compensate a Proponent for some of the costs the Proponent had incurred in developing and submitting a Proposal in the event that the RFP Process is cancelled, as determined by the Sponsors in accordance with RFP Section 10.3.3;

(9) "**Business Day**" means any day other than a Saturday, a Sunday, a statutory holiday in the province of Ontario or any day on which banks are not open for business in the City of London, Ontario;

(10) “**Client**” means the client or clients listed in the RFP Data Sheet in respect of RFP Section 1.1(1);

(11) “**Commercial Close**” means the date the Project Agreement is signed by the Preferred Proponent and the Signing Parties;

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

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

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

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

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

(17) “**Contact Person**” is defined in RFP Section 3.2.1(1);

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

(19) “**Credit Spread Election Facilities**” is defined in RFP Section 5.5(3)(c)(i);

(20) “**Credit Spreads**” means the rate of interest applicable to the debt amount as shown in the Financial Model minus the Benchmark Rate as determined on the Benchmarking Date;

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

(22) “**Design and Bid Fee**” means an amount to compensate a Proponent for some of the costs the Proponent had incurred in developing and submitting a Proposal, as determined by the Sponsors in accordance with RFP Section 10.3.2;

(23) “**Design Consultation Process**” is defined in Section 1.0(a) of Schedule 2 to this RFP;

(24) “**Design Consultation Session**” is defined in Section 1.0(b) of Schedule 2 to this RFP;

(25) “**Design Consultation Team**” is defined in Section 1.0(a) of Schedule 2 to this RFP;

(26) “**Design Feedback Meeting**” is defined in Section 1.0(b) of Schedule 2 to this RFP;

(27) “**Design Presentation Meeting**” is defined in Section 1.0(b) of Schedule 2 to this RFP;

(28) “**Design Submission**” means the component of the Proposal submitted in response to the requirements set out in Section C of Part 1 of Schedule 3 to this RFP;

(29) “**Equipment Procurement Fee**” is defined in Part D of Part 2 of Schedule 3 to this RFP;

(30) “**Evaluation Categories**” is defined in Section 2.0 of Part B of Part 4 of Schedule 3 to this RFP and “**Evaluation Category**” shall be construed accordingly;

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

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

(33) “**Facility**” has the meaning given in the Project Agreement;

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

(35) “**Final Credit Spread Election Facilities**” is defined in RFP Section 5.5(4)(e);

(36) “**Final Credit Spread Lock-in Date**” is defined in RFP Section 5.5(5);

(37) “**Final Proposal Score**” is defined in RFP Section 6.3.6;

(38) “**Financial Close**” has the meaning given in the Project Agreement;

(39) “**Financial Model**” means the computer model a Proponent has used and which is proposed to become the Financial Model under the Project Agreement in the format specified in Part 2 of Schedule 3 to this RFP;

(40) “**Financial Services Provider**” means any Lender and any other provider of financial services or products;

(41) “**Financial Submission**” means the component of the Proposal submitted in response to the requirements set out in Part 2 of Schedule 3 to this RFP;

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

(43) “**Financial Submission Revision Date**” is defined in RFP Section 5.5(1);

(44) “**Financing Timetable**” is defined in RFP Section 9.2(2);

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

(46) “**First Credit Spread Lock-in Date**” is defined in RFP Section 5.5(4);

(47) “**First Negotiations Proponent**” is defined in RFP Section 8.1(1)(b);

(48) “**General RFIs**” is defined in RFP Section 3.2.2(1)(a)(i);

(49) “**Identified Proponent Parties**” is defined in RFP Section 3.6(1);

(50) “**includes**” and “**including**” means “includes without limitation” and “including without limitation” respectively;

(51) “**Indicative Credit Spread Benchmarks**” is defined in Section 2.8 of Part F of Part 2 of Schedule 3 to this RFP;

(52) “**Ineligible Person’s Affiliate**” is defined in RFP Section 3.9.2(1);

(53) “**Ineligible Persons**” is defined in RFP Section 3.9.2(1);

(54) “**Infrastructure Ontario**” is defined in RFP Section 1.1(1);

(55) “**Innovation Submission Meeting**” is defined in Section 4.0 of Part A of Part 3 of Schedule 3 to this RFP;

(56) “**Innovation Submissions**” means the components of the Proposal submitted in response to the requirements set out in Parts A, B and D of Part 3 of Schedule 3 to this RFP;

(57) “**Innovation Submissions (Sustainable Energy)**” means the components of the Proposal submitted in response to the requirements set out in Part E of Part 3 of Schedule 3 to this RFP;

(58) “**IOCIP**” is defined in RFP Section 3.11.3;

(59) “**IOCIP Broker of Record**” means Aon Reed Stenhouse Inc.;

(60) “**IPFP Framework**” is defined in RFP Section 1.1(5);

(61) “**Key Personnel**” means those individuals identified in the Proponent's Prequalification Submission as key personnel;

(62) “**Lenders**” means the lenders providing the debt financing described in the Financial Submission;

(63) “**Lenders Commitment Letter**” is defined in RFP Section 5.5(6);

(64) “**Letter of Credit**” is defined in RFP Section 9.1(2);

(65) “**Lifecycle Payment**” is defined in Section 2.15 of Part F of Part 2 of Schedule 3 to this RFP;

(66) “**MEI**” is defined in RFP Section 1.1(5);

(67) “**Ministry**” is defined in the RFP Data Sheet;

(68) “**Negotiations Proponent**” is defined in RFP Section 8.1(1)(b);

(69) “**NPV**” means net present value;

(70) “**OIPC**” is defined in RFP Section 1.1(1);

(71) “**Preferred Innovation Submissions**” means the components of the Proposal submitted in response to the requirements set out in Part D of Part 3 of Schedule 3 to this RFP;

(72) “**Preferred Proponent**” is defined in RFP Section 1.1(2);

(73) “**Prequalification Stage**” is defined in RFP Section 1.3(1)(a);

(74) “**Prequalification Submission**” is defined in RFP Section 1.2(1);

(75) “**Prequalified Parties**” is defined in RFP Section 1.2(1);

(76) “**Project**” is defined in RFP Section 1.1(6);

(77) “**Project Agreement**” are those documents listed as the “Project Agreement” in the RFP Data Sheet;

(78) “**Proponent**” is defined in RFP Section 1.1(2);

(79) “**Proponent Representative**” is defined in RFP Section 1.2(2);

(80) “**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;

(81) “**Proponents Meeting**” is defined in RFP Section 3.4.1(1);

(82) “**Proposal**” is defined in RFP Section 1.1(2);

(83) “**Proposal Information**” is defined in RFP Section 3.8.4(5);

(84) “**Proposal Information Licence**” is defined in RFP Section 3.8.4(4);

(85) “**Proposal Validity Period**” is defined in RFP Section 5.4(1);

(86) “**Rectification Notice**” is described in RFP Section 5.5(7)(a);

(87) “**Rectification Notice Response**” is described in RFP Section 5.5(7)(a);

(88) “**Revised Financial Submission**” is defined in RFP Section 5.5(2);

(89) “**RFI**” is defined in RFP Section 3.2.2(1);

(90) “**RFP Data Sheet**” means Schedule 1 to this RFP;

(91) “**RFP Documents**” is defined in RFP Section 2.1;

(92) “**RFP Process**” is defined in RFP Section 1.1(3);

(93) “**RFQ**” is defined in RFP Section 1.2(1);

(94) “**Scheduled Visits**” is defined in RFP Section 3.5.1(1);

- (95) “**Second Negotiations Proponent**” is defined in RFP Section 8.1(1)(b);
- (96) “**Severe Market Disruption Date**” is defined in RFP Section 10.3.2(4);
- (97) “**Signing Parties**” is defined in RFP Section 1.1(7);
- (98) “**Sponsors**” is defined in RFP Section 1.1(1) and means Infrastructure Ontario and the Client;
- (99) “**Spread Decrease**” is defined in Part C of Part 2 of Schedule 3 to this RFP;
- (100) “**Submission Deadline**” is defined in RFP Section 3.1(1);
- (101) “**Submission Requirements**” means all of the submission requirements set out in this RFP;
- (102) “**Substantial Completion Payment**” is defined in Section 2.18 of Part F of Part 2 of Schedule 3 to this RFP;
- (103) “**Summary of Proposal Cost Form**” means the Summary of Proposal Cost Form attached as Schedule 9 to this RFP;
- (104) “**Technical Submission**” means the component of the Proposal submitted in response to the requirements set out in Part 1 of Schedule 3 to this RFP;
- (105) “**Technical Submission Information**” means the information contained in the Proponent's Technical Submission;
- (106) “**Termination Notice**” is defined in RFP Section 5.5(7)(b);
- (107) “**Timetable**” is defined in RFP Section 3.1(1);
- (108) “**Transition Services Fee**” is defined in Part D of Part 2 of Schedule 3 to this RFP; and
- (109) “**Variances**” is described in Section 3.2.3 of Part 1 of Schedule 3 to this RFP.

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