

Addendum No. 3 to Solicitation # 95192

Questions & Answers as of January 31, 2022

<p>Can closing be conditioned on approvals for the development? If not, is the intent for just a sale with no conditions on entitlements, etc? Just due diligence prior to submitting an offer?</p>	<p>The Agreement of Sale entered into with the successful proposer will not provide for contingencies. It is the responsibility of the proposer to conduct any necessary due diligence within the solicitation for proposals period to both review the condition of the property and contact the local municipalities to assess the likelihood of any approvals to be granted. Attachment G, "Sample Agreement of Sale", contains the standard form language.</p>
<p>At some point in the near future, we'd like to get our "team" to meet with you and any other decision makers to better understand the needs/wants of the City as well as any other helpful information. Is this something we can add to our calendar sometime in the next month or two?</p>	<p>The Issuing Officer of this solicitation (Andrew Lick) is not holding in-person meetings with proposers. We ask that you submit your questions via email to the Issuing Officer (Andrew Lick) and we will respond as promptly as we are able.</p>
<p>Is it possible to meet with you virtually with a few of my folks?</p>	<p>The Issuing Officer (Andrew Lick) is unable to meet in-person or virtually. In an effort to ensure that all proposers have access to the same information we ask that questions be submitted via email. We will then respond to questions as soon as we are able. Question and Answer addendums will periodically be posted to the Solicitation so that all proposers will be able to view answers to questions put forth by other proposers.</p>
<p>The referenced site has been presented by me to a development company. In my continuing efforts with this site, I would like to register the name of the company with GSA including an understanding of a brokerage compensation to my company. Please advise the proper procedure and documentation required. Your attention and assistance with this matter is appreciated.</p>	<p>Please note that the Commonwealth of Pennsylvania, Department of General Services does not pay broker fees or commissions for the sale of surplus property. Brokers who wish to obtain a fee or commission must receive said compensation via a buyer agency agreement from the entity that they represent.</p>

<p>How much time in advance do you need to request a site visit? My team and I would like to walk the property.</p>	<p>Proposers are able to visit the site as they wish. Since the site is vacant land that does not require key access, there will not be a representative of the Commonwealth at the site visits. Please just let the Issuing Officer (Andrew Lick) know the dates and times that you will be on site prior to the site visit.</p>
<p>I am interested in knowing if it would be possible to select several buildings to purchase for development rather than the whole site.</p>	<p>Please note that the former state hospital was demolished and it is now developable land. Also note that Attachment B, Act 71 of 2019, stipulates that the site must be sold in its entirety</p>