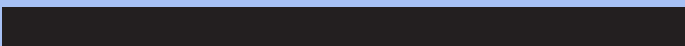


// Addendum//

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**TRANSITIONAL HOUSING RFP**

Métis Nation- Saskatchewan // MN-S

January // 13 // 2025

Project No. // MNS-2024-105

## Addendum #02 //

1. **Q:** *If we can find some efficiencies in space, are we able to shrink some areas to reduce the building's footprint assuming we maintain the 16 suites and meet the general intent of the space program?*

A: Yes, that is allowable. Please note that 3 Units (101,103 and 105) are designed to be Accessible suites, and two units (200 and 202) can be future converted to Accessible Units. Ensure you note square footage of proposed unit sizes.

2. **Q:** *If tenants are accessing the building by being buzzed in, can we assume all other doors are for egress only and not to be used as entrances?*

A: Yes, that is correct.

3. **Q:** *Under Electrical, access control system via keyless entry is noted. Does this just apply to the front entrance? Or suite entries, common entries?*

A: Access Control Systems would be required for the Front Entry, Admin, Counselling, W/R, Pantry, Kitchen, and Janitor Mech Spaces. Keying plan will be finalized during the detailed design phase.

4. **Q:** *Under Electrical, video surveillance is required. Can you advice on the extent of video surveillance required? Exterior all areas? Interior entrances/common areas?*

A: Video surveillance will be the responsibility of MN-S and this requirement in the RFP shall be omitted. MN-S will procure a contract outside of the proposed budget to install a video surveillance system and will work closely with their chosen consultant and the successful proponent to ensure building coordination occurs in both planning and construction phases.

5. **Q:** *It was mentioned that the building has buzzed-in entry. Is this building occupied by employees 24 hours a day?*

A: Yes, that is correct. The Admin area is staffed at the main entry 24/7.

6. **Q:** *Is the proponent expected to supplies appliances and furniture in suites and common areas?*

A: MN-S will supply furniture in suite as well as appliances (Stoves/Refrigerator and W/D). The common kitchen appliances are in scope of the proponent and should be applied as per the RFP.

7. **Q:** *How important is it for MN-S to have this contract completed by an Indigenous Contractor versus being solely focused on price?*

A: It is not solely the intent of MN-S to focus exclusively on price. Please refer to Section C: Rated Criteria for further particulars related to proponent scoring. Please also review and complete Form 3 Indigenous Participation Form.

8. **Q:** *Are we able to change the orientation of the building?*

A: Yes, as long as it fits within the lot parameters, zoning bylaw and does not negatively impact the ELCC site directly north of this project's site access to daylight and views this is possible. Please keep in mind the current site layout puts distance between the ELCC and Transitional Housing Developments for obvious reasons. Proponents who choose to modify the site plan do so at their own risk.

9. **Q:** *Unit 203 has a bedroom with no window in it, was this intentional?*

A: No, this was a drafting error and the bedroom needs a window. Please provide windows in all bedrooms in your plan. It is preferable to have a window in each living room as well.

10. **Q:** *Can the mix of unit styles/types be modified?*

A: The current mix of units is what is preferable. Changing number of bedrooms is not permissible in the Proposal.

11. **Q:** *Is there flexibility in the performance specification? Are there non-negotiables? What can be changed?*

A: MN-S is open to flexibility in the specification through a value engineering process to ensure the project is delivered. MN-S, SOLO and the successful proponent will work closely and collaboratively to ensure the project can remain within budget. The project is funded through a combination of funding from: CMHC, City of Saskatoon (Accelerator Funding), SHC and own sources. We are asking the proponents to come to the table with what they can build that meets the listed particulars and building program within the budget parameters. Further information regarding the funding sources can be found here:  
City of Saskatoon - <https://www.saskatoon.ca/HAF>  
CMHC - <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/shelter-and-transitional-housing-initiative-for-indigenous>

SHC -

<https://www.saskatchewan.ca/business/housing-development-construction-and-property-management/developing-affordable-housing/saskatchewan-co-investment-program>

12. **Q:** *Are washers and dryers required per suite?*

A: It is MN-S preference to have individual Washer and Dryers per suite. However, MN-S is open to having either one common or two common laundry areas.

13. **Q:** *Are tenants paying utilities separately? Should suites be metered separately?*

A: Electricity should be metered per suite, water would be common and covered by MN-S. Gas would be common to the building.

14. **Q:** *Is the site a bare dirt lot? Is there anything else that needs to be demolished to start work?*

A: Currently, PCL's trailer is on-site but will be moved in advance of the groundbreaking ceremony. PCL has been instructed to leave the site in good condition, level and free of debris/ruts. There is a road that is being constructed as part of PCL's ELCC daycare contract on site that is shown on the Civil plan in Addendum 01.

15. **Q:** *Is the parking as drawn already designed? Can the entrance to the parking be moved?*

A: The entrance has to be off of the road that is contained within the site. There is no entrance permissible off of Kensington Blvd, only Kensington Link. The road connecting Kensington Link and Kensington Lane will be completed within the PCL contract. Proponents are encouraged to drive by the site to understand it's current state and the ELCC location.