



Métis Nation-Saskatchewan (MN-S)

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Saskatoon, SK S7K 0A7
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metisnationsk.com



// RFP //

**2025-
101**



306 20th Street East, SASKATOON, SK

Métis Nation- Saskatchewan // MN-S

March // 03 // 2025

RFP No. // MNS-2025-101



Request for Proposals

For

306 20th Street East - Saskatoon

Métis Nation-Saskatchewan (MN-S)

Ministry of Housing and Infrastructure

310-20th Street East

Saskatoon, SK S7K 0A7

306.343.8391

www.metisnationsk.com

Request for Proposals No.: **MNS-2025-101**

Issued: March 3rd, 2025

**Submission Deadline: Proposals must be received before 2:00 P.M. (CST)
on Monday, March 24th, 2025 ("RFP Closing Time")**

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PART 1 – INVITATION AND SUBMISSION INSTRUCTIONS

1.1 Invitation to Proponents

This Request for Proposals (the “RFP”) is an invitation by Métis Nation–Saskatchewan (“MN-S”) to prospective Proponents to submit proposals for the interior renovation of a portion of the former K.W. Nasser Centre, as further described in the RFP Particulars (Appendix A) (the “Deliverables”).

Métis Nation–Saskatchewan (MN-S) represents the province’s Métis citizens. The Métis Nation Legislative Assembly is the governing authority of the Métis Nation–Saskatchewan (MN-S) and has the authority to enact legislation, regulation, rules, and resolutions governing the affairs and conduct of the Métis in Saskatchewan. The Métis are recognized in the 1982 Canadian Constitution “Section 35 (1) the existing Treaty and aboriginal rights of the aboriginal peoples of Canada are hereby recognized and affirmed;” (2) In this Act, “aboriginal peoples of Canada” includes Indian, Inuit and Métis peoples.

Métis Nation–Saskatchewan(MN-S) currently requires interior renovation services and related work to the development of 306 20th Street East located in downtown Saskatoon. The intent of this RFP is to obtain an offer to perform work to complete the above listed work, under a single **CCDC 5B Construction Management Contract – for Services and Construction** (the “Agreement”) through a public request for proposals. MN-S intends for this one (1) centre to be provided through site-built construction practices. The building contains approximately 19,740 sq.ft. of building area on two levels (**9,564 sq.ft. Main Level and 10,176 sq.ft. Lower Level**). The work is to be initiated immediately after execution of the Agreement takes place. Work is to be performed within the timeline that is negotiated between MN-S and the Proponent prior to execution of the Agreement, based on the successful Proponent’s RFP submission. All submissions shall be prepared and submitted, and the RFP process administered, in accordance with the following requirements.

RFP documents, Addenda or further information will be available electronically through MN-S website at www.metisnationsk.ca. It is the sole responsibility of the Proponent to monitor these websites regularly to check for updates. It is recommended that if you intend to submit a proposal you email Procurement@mns.work and indicate your interest. Addenda will be directly emailed those who are registered with procurement as well as posted online.

1.2 Owner

The Owner is hereby identified as:

Métis Nation–Saskatchewan (MN-S)

310 – 20th street

Saskatoon, SK S7K 0A7

306.343.8391

MNS-2025-101**1.3 RFP Contact**

For the purposes of this procurement process, the “**RFP Contact**” will be:

Ashton Strong, Infrastructure Project Manager

Email: Procurement@mns.work

Proponents and their representatives are not permitted to contact any employees, officers, agents, elected or appointed officials or other representatives of MN-S, other than the RFP Contact, concerning matters regarding this RFP. Failure to adhere to this rule may result in the disqualification of the Proponent and the rejection of the Proponent’s proposal. Questions regarding this RFP are to be sent in writing via email to the RFP contact. Questions asked via phone or other means beyond email will not be answered and will not form any part of the contract documents.

1.4 Type of Contract for Deliverables

The selected Proponent will be requested to enter into direct contract negotiations to finalize an agreement with MN-S for the provision of the Deliverables. MN-S expects the terms and conditions of the final negotiated agreement with the selected Proponent to be in the form of a **CCDC 5B Construction Management Contract – for Services and Construction**, as further described in Appendix B. MN-S will elect to onboard Situated On Land Office (SOLO) Architecture under this contract as a consultant to work as an advocate architect ensuring both their technical and cultural goals are met. Proponents choosing to participate in this RFP process should be prepared to accept those terms and conditions, subject only to minor changes that may be mutually agreed upon in the negotiation process. It is MN-S’s intention to enter into an agreement with a single Proponent for this project. The terms of the agreement are to be negotiated between MN-S and the Proponent based on their proposed construction schedule.

1.5 RFP Timetable

Issue Date of RFP	March 3rd, 2025
In-person Site Visit/Review of Project Site	2:00PM CST March 11th, 2025
Deadline for Questions	March 17th, 2025
Deadline for Issuing Addenda	March 19th, 2025
Submission Deadline	2:00 PM CST March 24th, 2025
Anticipated Initial Ranking and Commencement of Concurrent Negotiations	March 26th, 2025
Anticipated Execution of Agreement	March 31st, 2025

The RFP timetable is tentative only and may be changed by MN-S at any time. Work is to commence immediately after the Execution of the Agreement. **Interested parties are required to register by emailing Procurement@mns.work to confirm attendance at the In-person Site Vist/Review of Project site by March 10th, 2025.**

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1.6 Submission of Proposals

1.6.1 Proposals to be Submitted at the Prescribed Location

Proposals must be submitted online via email:

- a) Proponents shall be solely responsible for the delivery of their RFP submissions in the manner and time prescribed. Submissions received not on time may be deemed, in the sole discretion of MN-S to be non-compliant and not considered further.
- b) Submit one copy of the required RFP submission forms, signed and with corporate seal together with all other requirements set forth (Reference Checklist) in the RFP via email.

1.6.2 Proposals to be Received on Time

Proposals must be received at the location set out above on or before the Submission Deadline. Proposals received after the Submission Deadline may be deemed non-compliant by MN-S and not evaluated further. The onus and responsibility rest solely with the Proponent to deliver its proposal to the correct email indicated in this RFP on or before the Submission Deadline. MN-S does not accept any responsibility for submissions delivered to any other location by the Proponent or its delivery agents. Proponents are advised to make submissions well before the deadline. Proponents making submissions near the deadline do so at their own risk.

1.6.3 Proposals to be Submitted in Prescribed Format

Proponents should submit one (1), PDF package of their proposal. No hardcopy submission is required for this RFP. Proposals should be prominently marked with the RFP title and number (see RFP cover), with the full legal name and return email of the Proponent.

The proposal is to be submitted to:

Ashton Strong, Infrastructure Project Manager

Email: Procurement@mns.work

1.6.4 Proponent Ineligibility

- a) Submissions that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of MN-S, be declared non-compliant and not evaluated further.
- b) Submissions with forms and enclosures which are improperly prepared may, at the discretion of MN-S, be declared non-compliant and not evaluated further.
- c) Submissions that fail to include required bonding or insurance requirements may, at the discretion of MN-S, be declared non-compliant and not evaluated further.

1.6.5 Submission Withdrawal

- a) Proponents may withdraw their submission at any time up to RFP Closing time on request in writing, addressed to, and received by the RFP Contact at the email address provided above.
- b) Withdrawn submissions may be resubmitted in accordance with this RFP providing the resubmitted submission is received at the location indicated, prior to RFP Closing time.

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c) MN-S is under no obligation to return withdrawn proposals.

1.6.6 Modifications

- a) Modifications may be made at any time prior to RFP Closing time.
- b) Modifications shall be made only in writing, addressed to the RFP Contract at the email address above and indicating the name of the Project in the email subject line.
- c) MN-S will not accept responsibility for the content of modifications or modifications that are, for any reason, delayed, illegible, or otherwise improperly received.
- d) Late or improperly received proposal modifications may not be considered by MN-S.

1.6.7 Consent of Surety

- a) Each Proponent must be able to obtain consent of surety, stating that the surety is willing to supply performance and labour and material payment bonds specified prior to contract finalization.
- b) The Proponent shall include the cost of bonds in the Proposal Price if needed. Failure to obtain proper bonding may result in MN-S disqualifying the proponent.

1.6.9 Submission Signing

The Proponent's submission shall be signed by the Proponent in a form reasonably satisfactory to MN-S, with MN-S's expectation being the following:

- i) Sole Proprietorship: Signature of the sole proprietor in presence of witnesses who will also sign. Insert the words "Sole Proprietor" under the signature. Affix seal.
- ii) Partnership: Signature of all partners in presence of witnesses who will also sign. Insert the word "Partner" under each signature. Affix seal to each signature.
- iii) Corporation: Signature of duly authorized signing officer(s) in normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix corporate seal. If the submission is signed by officials other than the President and Secretary of the company, or President-Secretary-Treasurer of the company, a copy of the by-law resolution of the Board of Directors authorizing them to do so must also be submitted with the submission.
- iv) Joint Venture: Each party of a joint venture must execute the submission under respective seals in a manner appropriate to such party as described above, similar to the above requirements pertaining to a Partnership.

1.6.10 Information Submittal Forms

- a) The Proponent is required to fill out Form #8– List of Subcontractors and Suppliers and Price Breakdown for Each. Own forces must be identified on this form.

[End of Part 1]

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PART 2 – EVALUATION AND NEGOTIATION

2.1 Stages of Evaluation and Negotiation

MN-S will evaluate proposals and negotiations in the following stages:

Stage I – Requirements

Stage II – Evaluation

Stage III – Pricing

Stage IV – Contract Negotiations

2.2 Stage I – Requirements

2.2.1 Submission Forms (Appendix B)

Each proposal should include all Submission Forms outlined by the Checklist (Form 1) at the beginning of Appendix B, and where required be completed and signed by an authorized representative of the Proponent.

2.2.2 Submission (Pricing) Form #9

Each proposal shall include a Submission (Pricing) Form #9, or a document containing the information requested by the Pricing Form, completed in accordance with the instructions contained in the form.

2.3 Stage II – Evaluation

MN-S will evaluate each qualified proposal on the basis of the rated criteria as set out in Section C of the RFP Particulars in Appendix A.

2.3.1 Initial Ranking of Proponents

After the completion of Stage I, all scores from previous stages will be added together and the Proponents will be ranked based on their total scores. After the completion of Stage II, each Proponent's score from Stage II will be added together and the Proponents will be ranked based on their total scores.

2.4 Stage III – Pricing

Stage III will consist of scoring the submitted pricing in accordance with the price evaluation method set out in Proposal Form #9. The evaluation of the price will be undertaken after the evaluation of requirements and rated criteria have been completed.

2.6 Stage IV - Contract Finalization

2.6.1 Contract Finalization Process

Any negotiations will not constitute a legally binding offer to enter into a contract on the part of MN-S or the Preferred Proponent and there will be no legally binding relationship created with any Proponent prior to the execution of the Agreement. The terms and conditions contained in Form #4 are intended to

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be included in the final negotiated agreement with the selected Proponent. The finalization process may include requests by MN-S for supplementary information from the Preferred Proponent to verify, clarify or supplement the information provided in its proposal or to confirm the conclusions reached in the evaluation and may include requests by MN-S for improved pricing, performance, or contractual terms from the Preferred Proponent.

2.6.2 Time Period for Negotiations

MN-S intends to conclude negotiations and finalize the agreement within 10 days of providing the written notice to the Preferred Proponent described in section 2.5.3 above. The Preferred Proponent should, therefore, be prepared to provide requested information in a timely fashion and to respond to any matters raised in the contract finalization expeditiously.

2.6.3 Failure to Enter into Agreement

If MN-S and the Preferred Proponent cannot conclude to finalize the agreement for the Deliverables within 10 days, MN-S may, at its sole discretion and consideration of its own best interests may:

- (a) extend the period for finalization of the Agreement with the Preferred Proponent
- (b) discontinue negotiations with the Preferred Proponent and may invite any other Proponent to enter into the finalization process, utilizing the same process described above.
- (c) terminate this RFP process entirely or proceed with some or all of the project in some other manner, including using other contractors.

2.6.4 Notification to Other Proponents

Other Proponents that may become eligible to finalize the Agreement with MN-S will be notified at the commencement of the negotiation process with the top-ranked Proponent. Once an agreement is finalized and executed by MN-S and a Proponent, the other Proponents will be notified in accordance with the Terms and Conditions of the RFP Process (Part 3).

[End of Part 2]

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PART 3 – TERMS AND CONDITIONS OF THE RFP PROCESS

3.1 General Information and Instructions

3.1.1 Proponents to Follow Instructions

Proponents should structure their proposals in accordance with the instructions in this RFP. Where information is requested in this RFP, any response made in a proposal should reference the applicable section numbers of this RFP.

3.1.2 Proposals Language

All proposals are to be in English only.

3.1.3 No Incorporation by Reference

The entire content of the Proponent's proposal should be submitted in a fixed form, and the content of websites or other external documents referred to in the Proponent's proposal but not attached may not be considered to form part of its proposal. If Proponents wish to reference websites or external documents, they should obtain the approval of the RFP Contact prior to the Submission Date. Proponents are responsible for ensuring that all external content that is referenced is accurate, and are to provide notice to MN-S of any changes that may arise after submission. MN-S may, at any time, require a Proponent to provide a hard copy of some or all of the external content referenced.

3.1.4 References and Past Performance

In the evaluation process, MN-S may consider information provided by the Proponent's references and may also consider information independently obtained by MN-S about the Proponent or its proposal in the course of MN-S's own due diligence, including any previous dealings or experience, if any, with a Proponent. MN-S may contact any of the Proponent's customers who MN-S believes may be able to provide information about the Proponent that would be pertinent to this RFP.

3.1.5 Information in RFP Only an Estimate

MN-S and its advisers make no representation, warranty, or guarantee as to the accuracy of the information contained in this RFP or issued by way of addenda. Any quantities shown or data contained in this RFP or provided by way of addenda are estimates only and are for the sole purpose of indicating to Proponents the general scale and scope of the Deliverables. It is the Proponent's responsibility to obtain all the information necessary to prepare a proposal in response to this RFP.

3.1.6 Proponents to Bear Their Own Costs

The Proponent will bear all costs associated with or incurred in the preparation and presentation of its proposal, including, if applicable, costs incurred for interviews or demonstrations.

3.1.7 Proposal to be Retained by MN-S

MN-S will not return the proposal or any accompanying documentation submitted by a Proponent.

MNS-2025-101**3.1.8 No Guarantee of Exclusivity of Contract**

The agreement to be negotiated with the selected Proponent will not be an exclusive contract for the provision of the described Deliverables. MN-S may contract with others for goods and services the same as or similar to the Deliverables or may obtain such goods and services internally.

3.2 Communication after Issuance of RFP**3.2.1 Proponents to Review RFP**

Proponents should promptly examine all of the documents comprising this RFP, and may direct questions or seek additional information, by email to the RFP Contact on or before the Deadline for Questions. No such communications are to be directed to anyone other than the RFP Contact. MN-S is under no obligation to provide additional information, and MN-S is not responsible for any information provided by or obtained from any source other than the RFP Contact. It is the responsibility of the Proponent to seek clarification from the RFP Contact on any matter it considers to be unclear. MN-S is not responsible for any misunderstanding on the part of the Proponent concerning this RFP or its process.

3.2.2 All New Information to Proponents by Way of Addenda

MN-S may, at its discretion through the Contact Person, amend this RFP at any time by issuing a written addendum modifying this RFP (“**Addendum**” or “**Addenda**”). Written Addenda are the only means of amending or clarifying this RFP, and no other form of communication whether written or oral, will be included in, or in any way amend, this RFP. No other employee or agent of MN-S is authorized to amend or clarify this RFP. Written Addenda will be forwarded to all known Proponents and posted on MN-S website.

3.2.3 Post-Deadline Addenda and Extension of Submission Deadline

If MN-S determines that it is necessary to issue an Addendum after the Deadline for Issuing the Addenda, MN-S may extend the Submission Deadline for a reasonable period of time.

3.2.4 Verify, Clarify, and Supplement

When evaluating proposals, MN-S may at its sole discretion request further information from the Proponent or third parties in order to verify, clarify or supplement the information provided in a proposal. The response received by MN-S shall, if accepted by MN-S, form an integral part of the Proponent’s proposal. MN-S may consider information independently obtained by MN-S about the Proponent or its proposal in the course of MN-S’s own due diligence, including any previous dealings or experience by it or others, if any, with a Proponent.

3.2.5 Time Disputes

In the event of a dispute regarding time, MN-S’s time clock will govern.

3.3 Notification to Unsuccessful Proponents**3.3.1 Notification to Other Proponents**

Once an agreement is signed by MN-S and a Proponent, the other Proponents will be notified in writing.

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3.4 Conflict of Interest and Prohibited Conduct

3.4.1 Conflict of Interest

MN-S may disqualify a Proponent, or take any other action it deems appropriate in its sole discretion, for any conduct, situation or circumstances, determined by MN-S, in its sole and absolute discretion, to constitute a Conflict of Interest.

3.4.2 Disqualification for Prohibited Conduct

MN-S may disqualify a Proponent, rescind an invitation to negotiate or terminate a contract subsequently entered into, or take such other action it may deem appropriate if MN-S, in its sole and absolute discretion, determines that the Proponent has engaged in any conduct prohibited by this RFP.

3.4.3 Prohibited Proponent Communications

Proponents should not engage in any communications that could constitute a Conflict of Interest.

3.4.4 Proponent Not to Communicate with Media

Proponents should not at any time directly or indirectly communicate with the media in relation to this RFP or any agreement entered into pursuant to this RFP without first obtaining the written permission of the RFP Contact.

3.4.5 No Lobbying

Proponents should not, in relation to this RFP or the evaluation and selection process, engage directly or indirectly in any form of political or other lobbying whatsoever to influence the selection of the successful Proponent(s).

3.4.6 Illegal or Unethical Conduct

Proponents are not to engage in any illegal business practices, including activities such as bid-rigging, price-fixing, bribery, fraud, coercion or collusion. Proponents are not to engage in any unethical conduct, including lobbying, as described above, or other inappropriate communications; offering gifts to any employees, officers, agents, elected or appointed officials or other representatives of MN-S; deceitfulness; submitting proposals containing misrepresentations or other misleading or inaccurate information; or any other conduct that compromises or may be seen to compromise the competitive process provided for in this RFP.

3.4.7 Past Performance or Past Conduct

MN-S may prohibit a Proponent from participating in this or future procurement processes based on past performance or based on inappropriate conduct in a prior procurement process, including but not limited to the following:

- (a) illegal or unethical conduct as described above;
- (b) the refusal of the Proponent to honour its submitted pricing or other commitments; or
- (c) any conduct, situation or circumstance determined by MN-S, in its sole and absolute discretion, to have constituted an undisclosed Conflict of Interest.

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3.5 Confidential Information

3.5.1 Confidential Information of MN-S

By submitting a proposal under this RFP, a Proponent understands and agrees that all information provided by or obtained from MN-S in any form in connection with this RFP either before or after the issuance of this RFP:

- (a) is the sole property of MN-S and must be treated as confidential;
- (b) is not to be used for any purpose other than replying to this RFP and the performance of any subsequent contract for the Deliverables;
- (c) must not be disclosed without prior written authorization from MN-S; and
- (d) must be returned by the Proponent to MN-S immediately upon the request of MN-S.

3.5.2 Confidential Information of Proponent

Proposals will be accepted in confidence, as they contain financial, commercial, scientific, technical and/or labour relations information, except as may be otherwise provided herein. The confidentiality of such information will be maintained by MN-S, except as otherwise required by law or by order of a court or tribunal.

Proponents are advised that their proposals will, as necessary, be disclosed, on a confidential basis, to advisers retained by MN-S, to advise or assist with the RFP process, including the evaluation of proposals. If a Proponent has any questions about the collection and use of personal information pursuant to this RFP, questions are to be submitted to the RFP Contact.

3.6 Procurement Process Non-Binding

3.6.1 No Contract A and No Claims

This procurement process is not intended to create and will not create a formal, legally binding proposal process and will instead be governed by the law applicable to direct commercial negotiations. For greater certainty and without limitation:

- (a) this RFP will not give rise to any Contract A – based tendering law duties or any other legal obligations arising out of any process contract or collateral contract; and
- (b) neither MN-S nor any of its employees, officers, agents, elected or appointed officials, advisors or representatives will be liable, under any circumstances, for any claim arising out of this proposal process including but not limited to costs of preparation of the proposal, loss of profits, loss of opportunity or for any other claim; and
- (c) the Proponent waives any claim for any compensation of any kind whatsoever, including claims for costs of preparation of the proposal, loss of profit or loss of opportunity by reason of MN-S's decision to not accept the proposal submitted by the Proponent, to enter into an agreement with any other Proponent or to cancel this proposal process, and the Proponent shall be deemed to have agreed to waive such right or claim.

MNS-2025-101**3.6.2 No Contract until Execution of Written Agreement**

This RFP process is intended to identify prospective Proponents for the purposes of negotiating potential agreements. No legal relationship or obligation regarding the procurement of any good or service will be created between a Proponent and MN-S by this RFP process. A legal relationship will not arise until the successful negotiation and execution of a written agreement (CCDC 5B).

3.6.3 Non-Binding Price Estimates

While the pricing information provided in proposals will be non-binding prior to the execution of a written agreement, such information will be assessed during the evaluation of the proposals and the ranking of the Proponents. Any inaccurate, misleading or incomplete information, including withdrawn or altered pricing, could adversely impact any such evaluation or ranking or the decision of MN-S to enter into an agreement for the Deliverables.

3.6.4 Effect of this RFP

This RFP process does not in any way restrict or limit MN-S's pre-existing rights to engage in commercial negotiations with any vendor or to procure the Deliverables from any vendor through any other process. Without limiting the generality of the foregoing, MN-S may:

- (a) choose whether to evaluate any proposal;
- (b) modify this RFP or RFP process, including any technical, commercial or contractual terms;
- (c) re-issue this RFP, either in the same form, or with modifications;
- (d) begin or end negotiations with any Proponent for some or all of the Deliverables;
- (e) reject any proposal;
- (f) abandon its plans to obtain any of the Deliverables;
- (g) invite anyone (including any Proponent) to give it an offer to provide some or all of the Deliverables under any terms;
- (h) require any Proponent to submit further information not requested in this RFP to verify the Proponent's ability to perform the contract, including financial data, references to support assertions of past relevant experience, information about the Deliverables, and proof of the Proponent's legal capacity to perform the contract;
- (i) inspect the Proponent's equipment and facilities that will be used to perform the contract to verify the Proponent's technical or commercial capacity to perform the contract;
- (j) select a Proponent other than the Proponent whose proposal reflects the lowest cost to MN-S;
- (k) waive formalities and accept proposals that substantially comply with the requirements of this RFP;
- (l) verify with any Proponent or with a third party any information set out in a proposal;
- (m) check references other than those provided by any Proponent;
- (n) disqualify any Proponent whose proposal contains misrepresentations or any other inaccurate or misleading information;
- (o) disqualify any Proponent or the proposal of any Proponent who has engaged in conduct prohibited by this RFP;
- (p) cancel the RFP process without liability at any time.

3.7 Governing Law and Interpretation

These Terms and Conditions of the RFP Process (Part 3):

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- (a) are intended to be interpreted broadly and independently (with no particular provision intended to limit the scope of any other provision);
- (b) are non-exhaustive and must not be construed as intending to limit the pre-existing rights of the parties to engage in pre-contractual discussions in accordance with the common law governing direct commercial negotiations; and
- (c) are to be governed by and construed in accordance with the laws of the Province of Saskatchewan and the federal laws of Canada applicable therein.

[End of Part 3]

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APPENDIX A – RFP PARTICULARS

A. The Deliverables

Métis Nation–Saskatchewan(MN-S) currently requires interior renovation services and related work to the development of 306 20th Street East located in downtown Saskatoon. The intent of this RFP is to obtain an offer to perform work to complete the above listed work, under a single **CCDC 5B Construction Management Contract – for Services and Construction** (the “Agreement”) through a public request for proposals. MN-S intends for this one (1) centre to be provided through site-built construction practices. The building contains approximately 19,740 sq.ft. of building area on two levels (**9,564 sq.ft. Main Level and 10,176 sq.ft. Lower Level**). The work is to be initiated immediately after execution of the Agreement takes place. Work is to be performed within the timeline that is negotiated between MN-S and the Proponent prior to execution of the Agreement, based on the successful Proponent’s RFP submission. All submissions shall be prepared and submitted, and the RFP process administered, in accordance with the following requirements.

All submissions shall be prepared and submitted, and the RFP process administered in accordance with the following requirements. **The following deliverables form the basis of the scope of work for this project:**

- + Construction Manager and Construction Services for an interior renovation of the historical Vienna Building Lower and Main Level
- + Required Permit Applications (Costs to be the responsibility of MN-S for Building/Development Permits)
- + Office furniture is out of scope and the responsibility of MN-S
- + Technology (Security, Cameras, Sound/AV equipment is out of scope and the responsibility of MN-S
- + Work is to commence March 2025
- + All other items related to the design, engineering and construction of the above buildings
- + 1-Year warranty on all buildings from date of Substantial Performance
- + The new building is expected to conform to A.2. Building Performance Requirements
- + The new building is expected to conform to A.1. Proposed Building Program
- + SOLO and the Owner will work with the successful proponent to ensure that the project remains within the budget
- + The project may elect to take a phased approach dependent on the project budget. MN-S will work with the proponent to determine final project phasing and timelines. Tentative phases are as follows: Phase 01 - Complete work on both upstairs and downstairs washrooms + complete elected officials space on main level. Phase 02 - Finish out main floor operations space. Phase 03 - Finish out remainder of basement operational office spaces.
- + MN-S’s goal is to complete all 3 phases if possible with the allotted project budget at once

MNS-2025-101**A.1. Proposed Building Program**

The below table outlines the proposed building program. Circulation and Exiting will depend on the final floor plan proposed by the Proponent/Consultant. Full code review will be completed by the consultant prior to permit drawings.

A.2. Building Performance Requirements

The following section is a guideline specification to illustrate the design intent of the project put forth by the owner. Detailed specifications and material choices will be made as part of the CCDC 5B Process in consultation with SOLO and the Owner. The materials and specifications listed below are subject to revision, value engineering and substitution to ensure the project remains within the set project budget. Should there be questions regarding the following section, proponents are encouraged to ask the owner questions and these will be answered as part of an addendum.

DIVISION 0 – PROCUREMENT AND CONTRACTING REQUIREMENTS**00 31 00 - Available Project Information**

- + Existing Renovation and Original Building Drawings are available and are Appended to this RFP for proponents' review.
- + Current Site Photographs of the building's exterior and interior have been provided via a download link. Additional photographs can be requested to be included in an Addenda.
- + A detailed code review is available which has been completed by Lara DeRosier of D-Code Engineering Ltd.
- + No Subsurface Investigation Report is available or provided as this is an interior renovation.

End of Section**DIVISION 1 – GENERAL REQUIREMENTS**

- + Drawings, specifications, and schedules are complementary each to the other and what is called for by one to be binding as if called for by all. Should a discrepancy appear between documents which leave doubt as to the intent or meaning, abide by Precedence of Documents article of the Contract or obtain direction from the Consultant.
- + Work completed as part of this project shall conform to the National Building Code of Canada 2020 and the National Energy Code of Canada for Buildings 2020, the Occupational Health and Safety Act and Regulations (Saskatchewan), and the Uniform Building and Accessibility Standards Act (Saskatchewan). Work must also align with the City of Saskatoon Bylaw 9958 - Building Bylaw, 2024.
- + Work on this project is to be completed using site-built methods.
- + Where required, drawings must be designed and sealed by Architectural, Structural, Electrical, and Mechanical Engineers who are qualified and licensed to practice in the Province of Saskatchewan. This is the responsibility of the proponent.
- + MN-S has a code consultant engaged on the project as there are some complex coding

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requirements surrounding washroom and exiting requirements. The code consultant will remain retained by MN-S and is available for consultation during the project by the proponent and consultants.

- + It is important to MN-S that where feasible employment and training opportunities for Local Métis people must be considered and provided by the proponent.
- + If required, the building may need to be energy-modeled to conform to the requirements of NECB 2020.
- + The Proponent must work with MN-S/SOLO and their team to ensure the proposed plan meets the needs and wants of MN-S. Cultural design excellence is important and must be taken into consideration during the design and construction of the project.
- + The Proponent is responsible for coordination with Engineering and Architectural Disciplines.
- + SOLO will complete payment certification through a field review process that follows standard CCDC methods and protocols.
- + The Proponent must provide Maintenance and Operation Manuals in both electronic and print format to the client.
- + The Proponent must have experience in renovation projects of a similar scale and nature with a proven track record to be considered as a compliant proposal.
- + Warranty information must be provided to MN-S by the Proponent.
- + The payment schedule will be negotiated during the negotiation phase.
- + The proponent is to obtain the necessary shop drawings from the Owner for Owner supplied items and proceed to coordinate details for installation, receiving, unloading, installation, and testing of products.
- + Work by others is expected once the completion of work is complete which may include: window films, storage shelving, garbage/recycling bins, janitor supplies and furniture.
- + Coordination with Security consultant for keying of doors and alarm rough ins.
- + The successful proponent will be granted unrestricted use of the site until the Substantial Performance of the Contract is completed.
- + The successful proponent is to conform to definitions and their defined meanings found within the Agreement and Definitions portion of the CCDC 5B contract.
- + Division of work among Subcontractors, Suppliers and/or others is the responsibility of the successful proponent.
- + No cash allowances are to be carried as part of this proposal.
- + An option to enter a stipulated price contract at the point of a Class A budget may be provided to the successful proponent.
- + Any changes in contract Price, if a Stipulated Price Contract is entered, will conform to CCDC 2 GC 4.1.
- + The successful proponent is expected to submit a detailed and updated schedule of values, Statutory Declaration, WCB Clearance as part of their request for payment to be certified by SOLO via a field review report. An Indigenous Participation report is also required and forms part of this process. Payment will not be certified if the above requirements are missing.
- + The successful proponent is to schedule and host and record meeting minutes for regular online meetings for all consultants and the owner during the design phases.
- + During construction, monthly on-site construction meetings are to be held by the successful proponent.

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- + It is expected that the proponent will comply to the detailed schedule agreed upon with MN-S.
- + The proponent is to notify the Architect when they are considered to have substantially performed the contract.
- + Safety on site for workers, visitors, and the general public is the responsibility of the successful proponent.

End of Section**ARCHITECTURAL DIVISIONS 2-14 BUILDING SPECIFICS**

- + In general, equivalent products that meet the performance requirements will be considered. Detailed products will be specified as the project moves through schematic/design development and into construction documentation.
- + Workmanship, materials, and products are to be warranted for a minimum period of one (1) year from the date of claimed substantial performance of the contract as determined by the payment certifier/architect.
- + Any changes to the contract price after the Construction Documentation phase must first be reviewed through standard Contract Administration processes (Proposed Change Order, Change Order, Shop Drawing Review) by MN-S and their Advisor.
- + Where available, sustainable building materials should be used in favour of less sustainable options. This includes low VOC products, lower embodied energy products, locally sourced materials.
- + Building materials must all be new and be approved by the Authority Having Jurisdiction (“AHJ”) to be installed in our climate.

Division 02 Existing Site Conditions

- + Locating and protection of any utilities are the responsibility of the proponent.
- + The proponent is to notify utility companies of any work being performed related to utilities.
- + All existing utilities will be deemed to be in working condition unless notified otherwise by the proponent prior to the commencement of construction.

Division 03 Concrete

- + Floor systems must be engineered to withstand live, dead, dynamic, and snow loads for the Saskatoon area if modifications are made to the floor system.
- + Roofs are to be engineered for all live, dead, dynamic, and snow loads.
- + Where concrete is disturbed, primarily in the washroom areas, the proponent is to make their best effort to match new concrete aggregate to the existing concrete aggregate. It may be determined that a floor covering is required due to the sawcutting that will be required.
- + All cutting and repairing of structural concrete must be reviewed and approved by a structural engineer.

Division 04 Masonry

- + If any additional exterior masonry bricks are required due to work, the proponent must match the existing brick and installation methods to the best of their abilities on the exterior of the building.

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- + Any work done to CMU units in the basement must match the look and finish of existing CMU units.
- + All masonry work must be drawn and specified by a structural engineer.

Division 05 Metals

- + Structural building changes are not anticipated as part of this project beyond saw cutting/drilling/hammering concrete to allow for new plumbing rough ins in the washroom locations.
- + It is anticipated that interior partitions will be metal stud framed.
- + Various steel fabricated elements may be present as part of the building scope. This will be determined as the project progresses.

Division 06 Wood, Plastics and Composites

- + It is anticipated that some wall coverings will use wood finishes such as shiplap, wainscoting and finish grade plywood. This wood must have a FSR of 150 or less.
- + Interior window sills are to be varnished Maple/Birch hardwood.
- + Millwork is to be constructed of Maple/Birch wood in shaker style. Soft closing hardware is to be provided. Hardware is to be black finish and commercial grade. The interiors of cabinetry are to be white melamine-coated particle board. Countertops are to be finished with with Corian or Quartz Level 01.
- + Approximately 48 Columns are to be wrapped in handcrafted spruce/pine boxes that are to be drawknifed, surface hewn and stained to appear as historical wood elements.
- + Feature Reception Desk is to be constructed of Stacked Hardwood (Maple/Birch) and finished with Corian or Quartz Level 01 Countertop.
- + Ceilings are to follow the RCP for finishes. WG-1 Woodworks Grille Certainteed Wood Veener Grill Module is to be installed. Pattern, direction and finish TBD.

Division 07 Thermal and Moisture Protection

- + Repair any damaged insulation or insulation with mould present. Notify owner if mould is found. Mould remediation is out of scope and the responsibility of the client should it be needed.
- + Rockwool Safe and Sound is to be installed in all new interior partitions and areas where it is possible on existing partitions during the renovation

Division 08 Openings

- + At this stage of the project, changes to exterior doors and windows is not anticipated. Repair work on superficial window sills on the interior will form part of the project.
- + Doors and Windows must meet all egress and exiting requirements. Confirmation of this is in scope and forms part of the contract.
- + Window Films are expected to be provided, this will be a client supplied and coordinated item.
- + Interior doors are to be combination of curtain wall style and commercial birch/maple finish with black steel frame and commercial grade door hardware, closers, locksets, and closers are to be provided where applicable as per NBC. Wood interior doors are to be clear coated with a

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water-based, semi-gloss finish that is professionally applied. Full lite glazing units are to be included on interior doors.

Division 09 Finishes

- + Refer to floor finish plan, interior elevations, reflected ceiling plan and room finish schedule for details regarding locations of the following finishes.

Floors

- + Flooring throughout the building is a combination of existing polished concrete, carpet tile, porcelain tile and vinyl flooring. All flooring must be commercial grade and warrantied. Refer to floor finish plan for locations of flooring finish. In lieu of polished concrete not being feasibly due to saw cuts/renovations MN-S may elect for a speckled epoxy floor finish.
- + Entry walk off carpet is to be provided in the vestibule to collect any excess moisture due to entry into the building. Walk off carpet is to be Interface Step Repeat SR999 104944 Iron or equiv.
- + Carpet tile will be a culturally specific carpet tile from Miliken - Remix Remastered or a Beadwork Pattern Carpet tile.

Walls

- + Typical interior wall finishes are painted ½" drywall and ⅝" Type X where required. If there are NBC requirements for fire safety for rated assemblies, these are in scope.
- + Typical Interior walls are to be painted OC-117 Simply white with a Mid Grade Paint.
- + Bathrooms are to have porcelain tile min. 4' up the wall. Tile is to be 3x12 subway format, white finish Ceratec/Kursall with Epoxy Grout. Edges are to be trimmed with Schuelter Trim.
- + Feature Walls/Wainscotting is to be present in many locations in the Elected Officials Side. Typical construction of this will be 1x8 T+G/Shiplap Pine Flat Face (No-V-Groove) with furniture grade Pine Vertical 2"x8" Trims with dowel capped screw holes. This is to emulate Red River Framing on the interior. Refer to interior elevations for locations of this wall treatment and height.
- + Baseboards are to be Vinyl Cover colour TBD in drywall areas. Areas where Pine Red River Frame wainscotting is present will be wood base.

Ceilings

- + Typically, ceilings will remain black-painted concrete and ACT tile. In areas where work is completed, colour matched paint is to be applied to match existing black ceiling as close as possible.
- + Ceiling tile is to be 24" x 24" OPTIMA Lay-In and Tegular in White. Ceiling grid is to be Armstrong PRELUDE ML 15/16" Exposed Tee.

Windows + Doors

- + All exterior windows are to have commercial-grade roller blinds. Roller blinds are to be Hunter Douglas Designer Solar Shades in Grey Colour.
- + Interior Curtain Walls and Doors may have privacy film applied in cultural motifs, this is the responsibility of the client.

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- + Typically, the interior woodwork is to be clear-coated with a water-based varathane finish. Wood is to be Maple/Birch Finish.

Misc.

- + The large boardroom - 119 must be provided with technology and data hookups for a TV conferencing system.
- + Boardroom 01-107, Boardroom 02-108 and Meeting Room-120 are to have teleconferencing and videoconferencing ability and are to have in floor data and power hookup in the centre of the room under the table that is tied into TV mounting location. Backing must be present in walls to mount a large TV.
- + Exterior painting is out of scope on this proposal and is being completed by the owner.
- + Security system installation is out of scope. Coordination with REED Security during construction is required.

Division 10 Specialties

- + Tackboards are to be provided in offices.
- + Interior signage will be client supplied, the proponent is responsible for mounting of interior signage and providing adequate backing. All signage is to meet accessibility standards. Interior room signs are to be 5" x 8" Plexiglass on standoffs.
- + Toilet compartments are to be metal stud framed walls, floor to ceiling with individual doors for privacy reasons.
- + High-traffic wood veneer doors are to be provided with stainless steel kick plates.
- + A building-mounted flagpole is to be provided at the main entrance.
- + Toilet and bath accessories are to meet NBC requirements and be of a stainless finish throughout and of commercial quality.

Division 11 Equipment

- + There are three areas where kitchen equipment is required: Elected Officials Staff Lunch Room 128, Operational Lunch Room 018 and Food Prep Room 002.
- + The Elected Officials Staff Lunch Room 128 requires the following: 24" Stainless Steel Dishwasher, 30" Stainless Steel French Door Refrigerator with water/ice, Stainless Steel under counter microwave and undermount sink.
- + Operational Lunch Room 018 requires the following: 24" Stainless Steel Dishwasher, 2x 30" Stainless Steel French Door Refrigerator with water/ice, Stainless Steel under counter microwave and undermount sink.
- + Food Prep Room 002 requires the following: 2x - High-Quality Home Professional Grade 30" Convection Slide-in Ranges, 60" Professional Series Range Hood is to be included. The range hood should be capable of 1000 cfm or greater. Semi Commercial Stainless Steel Dishwasher, 30" Stainless Steel French Door Refrigerator with water/ice, 30" Stainless Steel Standup Freezer, Stainless Steel under counter microwave and undermount sink.

The below points outline furnishing requirements as per Division 12

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- + The kitchen is to be a community-style kitchen and the provision of custom Commercial Kitchen Casework is not needed. Cupboards are to be of solid birch/maple construction and countertops to be mid level Quartz or stainless finish.

Division 12 Furnishings

- + Furniture is the responsibility of MN-S.
- + Roller blinds are the responsibility of the proponent. High-quality roller blinds are to be provided on exterior windows. Refer to finishes section for more detail.

Division 13 Special Construction

- + N/A

Division 14 Conveying Equipment

- + A review of the existing lift and it's condition is part of the scope of the proponent. If issues are found, the remediation work to bring the lift up to code is in scope.

End of Section**DIVISION 21-25 – MECHANICAL**

Mechanical Systems in 306 20th Street East must meet or exceed the standards and codes listed below:

- + ASHRAE Standard 62, Current Edition Ventilation for Acceptable Indoor Air Quality
- + Canadian Plumbing Code, 2015 (CPC)
- + CSA B149-2005 Natural Gas and Propane Installation Code
- + National Building Code of Canada, 2015 (NBC)
- + National Energy Code of Canada for Buildings, 2020. (NECCB)
- + National Fire Code of Canada, 2015 (NFC)
- + NFPA 10, Standard for Portable Fire Extinguishers, 2007
- + NFPA 13, Standard for the Installation of Sprinkler Systems, 2007
- + Saskatchewan Plumbing and Drainage Regulations, 1996
- + SMACNA HVAC Duct Construction Standards
- + The Occupational Health and Safety Act and Regulations (Sask)
- + The Uniform Building and Accessibility Standards Act (Sask)

Divisions 21-25 Fire Suppression, Plumbing, HVAC and Integrated Automation are the responsibility and are within the scope of the Proponent. All mechanical work must also adhere to the AHJ's standards. Understanding that there is existing mechanical equipment in the building, the goal is to work towards maximizing the efficiency of this system to reduce the building's energy consumption during the renovation project. If equipment is needing replacement, new equipment must exceed NECB 2020 code requirements.

- + The proposed Mechanical system must meet climate design criteria and future predicted climate data for a 100-year period.

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- + **Fire protection system must be installed if it is a code requirement. The system must be designed and sealed by a competent designer/engineer. Shop drawings and as-built drawings must be provided.**
- + Plumbing fixtures are to be commercial quality and code-compliant. MN-S will work with the Proponent to select equipment.
- + HVAC system is the responsibility of the Proponent. It is projected that some supply and return ductwork will need reconfiguring due to the renovation. This system must be designed by a professional engineer and reviewed by the owner.
- + Mechanical maintenance manuals must be provided in print and digital formats to the client where available.
- + The Proponent must commission the mechanical equipment on site to ensure the systems are functioning correctly.
- + A preliminary energy model is not required to form part of the proposal. Fee's to complete an energy model should be included in the price of your proposal. Coordination and design changes to ensure the building meets 25% better performance than the energy code (NECB 2020) are the responsibility of the proponent as well as the costs associated with the changes. This likely will be a requirement of the AHJ in the permitting process.

End of Section**DIVISION 26-28 – ELECTRICAL**

Electrical Systems in 306 20th Street East must meet or exceed the standards and codes listed below:

- + Canadian Electrical Code 2021
- + CSA Standards (All that are applicable)
- + National Building Code of Canada 2015
- + National Energy Code for Buildings 2020
- + National Fire Code of Canada 2015
- + Occupational Health and Safety Act and Regulations (Sask)
- + Uniform Building and Accessibility Standards Act (Sask)

Divisions 26-28 Electrical, Communications and Electronic Safety and Security are the responsibility and are within the scope of the Proponent. All electrical work must also adhere to the AHJ's standards. Understanding that this building is a renovation, when/if electrical equipment is replaced it's performance must be at least 25% better than the code standard.

- + The owner is expecting that significant efforts will be made to clean up exposed existing EMT conduit, networking and TEK cabling through the creative use of bulkheads and electrical chases. As it sits now, the building is a web of exposed conduit wiring from previous renovations and this ought to be cleaned up as part of the scope of services offered.
- + Networking Infrastructure to offices, boardrooms, reception, and copy areas.
- + Video surveillance and necessary networking infrastructure to Server Room.
- + Intrusion detection System and necessary networking infrastructure to Mechanical Room.
- + Fire Detection and Alarm as per codes listed above.

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- + Access Control System via keyless entry.
- + Lighting must conform to the codes listed above.
- + Any powered signage to meet accessibility requirements.
- + Electrical and Networking infrastructure to be provided for video conferencing in each boardroom.
- + Lighting fixtures shall be 3500k in temperature.
- + Fixtures must be LED where possible and come with a 72,000 hour minimum life cycle with a minimum 5-year warranty.
- + Lighting levels and placement are to be determined by a qualified engineer.
- + Supply of all necessary electrical infrastructure for mechanical systems.
- + Electrical system design is the responsibility of the Proponent. This system must be designed by a professional engineer and reviewed by MN-S through a formal shop drawing process.
- + Electrical maintenance manuals must be provided in print and digital formats to the client where available.
- + The Proponent must commission the Electrical equipment on site to ensure the systems are functioning correctly prior to building turnover.

End of Section**31-Earthworks**

- + At this time, no earthworks are expected to form a part of this proposal.
- + Adequate parking to meet the requirements of MN-S and the AHJ must be provided.

End of Section**Division 32-Exterior Improvements**

- + N/A

End of Section**Division 33- Utilities**

- + Utilities are the responsibility and are within the scope of the Proponent. Specific costs related to site servicing (Hydro, Sewer, and Water) are the responsibility, and costs incurred directly to service the site are the responsibility of the client at no markup by the contractor.

End of Section**MISCELLANEOUS**

- + Proponent to identify any miscellaneous items.

End of Section

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EXCLUSIONS AND CLARIFICATIONS

- + Computer Equipment and non-built in furnishings are excluded from the contract and will be client-furnished.
- + Power service and permit fees will be the financial responsibility of MN-S.

End of Section

B. Material Disclosures

At this time, MN-S is in possession of the building. Details regarding the location, address, and status of the building site is outlined in Appendix C - Project Locations and Information.

B.1. Geotechnical Conditions

Geotechnical Investigation has not been completed on this site at this time. It is not expected that any geotechnical work will be required as part of this proposal.

B.2. Legal Land Survey

Legal land surveys have been provided where available to Proponents. MN-S will work with Proponents to procure additional information as needed to complete the project within reason. MN-S is responsible for the fees associated with procuring legal land surveys.

B.3. Unusual Site Conditions

The Proponent should exercise professional diligence in assuming ordinary site conditions that could be reasonably anticipated for a project of this nature at the project site. Unforeseeable, unavoidable, and unusual site conditions may, at MN-S's discretion allow for the negotiation of a Change Order in accordance with the terms of the Agreement.

B.4. Access to Utilities

Utilities are on-site and active at this time.

B.5. Unusual Processes or Procedures

No unusual processes or procedures are seen at this time by MN-S regarding the delivery of this project.

B.6. Delivery or Performance Restrictions

This project is expected to be delivered as an on-site construction project.

B.7. Conditions of Award or Performance

Award of this contract by no way guarantees any form of future work beyond what is outlined in the Agreement.

MNS-2025-101**C. Rated Criteria**

The following is an overview of the categories and weighting for the rated criteria of the RFP. Proponents' submissions that do not meet the minimum threshold score for any category may be deemed non-compliant and not evaluated further.

Rated Criteria Category	Weighting (Points)	Minimum Threshold
C.1 Experience, Qualifications, and Company Capacity	30	15
C.2 References	15	7.5
C.3 Company/Factory Location, Labour Force and Indigenous Participation	30	15
C.4 Pricing	75	37.5
C.5 Delivery Plan and Schedule	30	15
C.6 Warranty (Structure, Service, Repair)	20	10
Total Points	200	100

A Proponent must meet the minimum threshold in all criteria set forth in the Rated Criteria to advance to the negotiating stage. Should there only be one (1) Proponent to negotiate with, MN-S will negotiate solely with that Proponent.

The below criteria will be used to evaluate Proponents.

Rated Criteria Category**C.1 Experience, Qualifications, and Company Capacity – 30 Points**

Please provide examples of 3 previous projects that are similar in scale and scope that demonstrate your team's ability to perform the requested work. At a minimum, include the following information for each project: Client, Project Name and Location, Date, Size, Contract Budget, Actual Final Construction Budget, and Photographs of the Completed Project.

Provide a company profile that at minimum outlines the vision of the company, the number of employees, and the business location.

Provide CV's for company team members who will be involved in this project.

In considering scores for this section, MN-S may also consider references and past performance as described in section 3.1.4 References and Past Performance of the RFP.

Please indicate the company size and capacity to competently perform these projects in light of previous experience, current workloads, and staffing levels.

MNS-2025-101**C.2 References – 15 Points**

Each Proponent is requested to provide three (3) references, satisfactory to MN-S, in its sole discretion, from clients who have obtained goods or services similar to those requested in this RFP from the Proponent in the last 5 years. These references are to be related to a project completed by your team. Please use Form #5 to complete this section. In considering scores for this section, MN-S may also consider references and past performance as described in section 3.1.4 References and Past Performance of the RFP.

C.3 Company/Factory Location, Labour Force, and Indigenous Participation – 30 Points

MN-S is committed to economic development and growth within its home territory in the Province of Saskatchewan. Please outline how you will approach economic development through these projects in the Province. Indicate where your company/factory is located and outline your plan to support as many local suppliers and labourers as possible through this project.

Also, provide information regarding the quality, health, and safety measures in place to protect your labour force.

Indigenous capacity development in trades is a critical area of economic development in our province. Please outline how your team would approach training and employment opportunities both at your factory and on-site in local communities through these projects. Form #3 Indigenous Participation will also score in this category. Please provide a description and plan that demonstrates your companies commitment to engage local Métis trades in the construction of these projects. To meet the minimum threshold in this category, the proponent must demonstrate their ability to hire local Métis companies as subcontractors. Use Forms #3 and #8 to demonstrate the amount of Indigenous participation and list of subcontractors as well as the description of a trades hiring plan to support this section.

C.4 Pricing / CM Fee Structure – 75 Points

Competitive pricing /CM Fee Structure is very important for MN-S. The Construction Manager's fee will be factored into the evaluation criteria. Pricing will be scored based on a relative pricing formula using the rates set out in the Submission Form. Each Proponent will receive a percentage of the total possible points allocated to price for the CM Fee, which will be calculated in accordance with the following formula:

$$\text{lowest \%} \div \text{proponent's \%} \times \text{weighting} = \text{proponent's pricing points}$$

C.5 Delivery Plan and Schedule – 30 Points

Up to 40 points may be awarded in this category. Please provide a proposed delivery plan and detailed schedule for these projects. The construction schedule submitted by the Proponent will be used as a basis to evaluate this section.

C.6 Warranty (Structure, Service, Repair) – 20 Points

Please provide your information regarding your company's warranty program and length for these projects. Preference will be given to Proponents with more robust warranty programs and guaranteed levels of service and repair times. Please attach your company's warranty policy to your submission form for review by MN-S.

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D. RFP Enclosures/Requirements

Each Proponent must provide the following in its proposal:

1. Checklist Form
2. Proponent Information Form
3. Indigenous Participation Form
4. Proposed Agreement Form
5. Proponent Experience/Reference Form
6. Proposed Project Manager Form
7. Proposed Construction Schedule Form
8. Subcontractors Form
9. Submission Form
10. Consent of Surety Form
11. Proof of Insurance
12. Letter of Good Standing Form
13. Health & Safety Program

A checklist has been provided in the following section at the beginning of Appendix B.

Detailed descriptions of the requirements of each form are included at the beginning of each form. If questions arise, please contact the RFP contact.

E. Offer Duration

.1 Duration of Offer

- .1 Proposals shall remain open to acceptance, and irrevocable for a **period of thirty (30) days** after the RFP closing date.

F. Qualifications

.1 Subcontractors

- .1 MNS reserves the right to reject a proposed subcontractor for reasonable cause.

[End of Appendix A]

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APPENDIX B – SUBMISSION FORMS**1. Checklist Form**

This checklist is recommended for Proponent use to ensure that all required items are submitted and help eliminate errors in their proposal. Below is a table of the forms, along with instructions that Proponents should complete and submit with their proposal.

Form Name	Form #	Submission Instructions	Compliance Confirmed
Checklist Form	1	Fill in Form and Attach as PDF file.	
Proponent Information	2	Fill in Form and Attach as PDF file.	
Indigenous Participation Form	3	Fill in Form and Attach as PDF file.	
Proposed Agreement Form	4	Fill in Form and Attach as PDF file.	
Proponent Experience/Reference Form	5	Fill in Form and Attach as PDF file.	
Proposed Project Manager Form	6	Fill in Form and Attach as PDF file.	
Proposed Construction Schedule Form	7	Attach Gantt Chart as PDF File.	
Subcontractors Form	8	Fill in Form and Attach as PDF file.	
Proposal Form	9	Attach as a PDF file.	
Consent of Surety	10	Attach PDF File indicating proponent is eligible.	
Current Proof of Insurance	11	Attach Copy of Proof of Insurance as PDF file.	
Proof of Good Standing with WCB	12	Letter of Good Standing with WCB attached as PDF file.	
Health & Safety Program	13	Attach Copy of your HSE Table of Contents.	

[End of Form]

2. Proponent Information Form

Please fill out the following form, naming one person to be the Proponent’s primary contact (Office Project Manager) for the RFP process and for any clarifications or communication that might be necessary. The client requests a single point of contact.	
Full Legal Name of Proponent:	
Any Other Relevant Name under which Proponent Carries on Business in Saskatchewan:	
Street Address:	
City, Province:	
Postal Code:	
Phone Number:	
Company Website:	
Proposed Project Manager Contact Name:	
Proponent Contact Phone:	
Proponent Contact Email:	

Important Note: The Proponent must be registered with the Saskatchewan Ministry of Finance to collect and report provincial sales taxes (PST) whether a resident business or not. For more information please follow this link:

<https://www.saskatchewan.ca/business/taxes-licensing-and-reporting/provincial-taxes-policies-and-bulletins/provincial-sales-tax/apply-for-a-pst-number>

The Proponent acknowledges the RFP process will be governed by the terms and conditions of the RFP, and that, among other things, such terms and conditions confirm that this procurement process does not constitute a formal, legally binding bidding process (and for greater certainty, does not give rise to a Contract A bidding process contract) and that no legal relationship or obligation regarding the procurement of any good or service will be created between MN-S and the Proponent unless and until MN-S and the Proponent execute the Agreement for the Deliverables.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

3. Indigenous Participation Form

Definitions

In this form:

“Indigenous Person” means an individual who resides in Saskatchewan who is a status Indian under the Indian Act (Canada), a Métis Person or an Inuit;

“Indigenous Ownership” means a business that is:

- (a) a limited, non-profit, or professional corporation with at least 51% of its shares beneficially owned by Indigenous Persons;
- (b) a sole proprietorship conducted by an Indigenous Person;
- (c) a partnership in which at least 51% beneficial interest belongs to Indigenous Persons;
- (d) a cooperative in which Indigenous Persons have at least 51% of the beneficial interest of the cooperative;
- (e) a Band as defined in the Indian Act (Canada) located in Saskatchewan; or
- (f) joint venture of entities described in subclauses (a) through (e), or of a non-Indigenous business and at least one of the entities described in subclauses (a) through (e), as long as Indigenous Persons have at least 51% of the beneficial interest in the joint venture

“Indigenous Supplier” means a business that is:

- (a) a limited, non-profit, or professional corporation with at least 51% of its shares beneficially owned by Indigenous Persons;
- (b) a sole proprietorship conducted by an Indigenous Person;
- (c) a partnership in which at least 51% beneficial interest belongs to Indigenous Persons;
- (d) a cooperative in which Indigenous Persons have at least 51% of the beneficial interest of the cooperative;
- (e) a Band as defined in the Indian Act (Canada) located in Saskatchewan; or
- (f) a joint venture of entities described in subclauses (a) through (e), or of a non-Indigenous business and at least one of the entities described in subclauses (a) through (e), as long as Indigenous Persons have at least 51% of the beneficial interest in the joint venture.

“Inuit” means an individual who:

- (a) self-identifies as a Inuit person; and
- (b) are the Indigenous people of Arctic Canada -- (Labrador); Nunavik (Quebec); Nunavut; and the Inuvialuit Settlement Region of the Northwest Territories.

“Métis Person” means an individual who:

- (a) self-identifies as a Métis person;
- (b) has an ancestral connection to a historic Métis community of distinctive peoples of mixed ancestry with their own customs, practices, traditions, and recognizable group identities separate from their Indian, Inuit and European ancestors that have existed continuously since Europeans established effective control of the area in which the community is located; and
- (c) is accepted as a member of the Métis community

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Indigenous Ownership

The Proponent meets the criteria for Indigenous Ownership as defined above:

- Yes
- No

Indigenous Person Hours

In this section:

“Indigenous Person Hours” is the number of Person Hours performed by Indigenous Persons;

and

“Person Hour” means the amount of directly employed work performed by the average worker in one hour.

The Proponent is to complete the table below using its best available estimates:

Item #	Description	Amount of Hours
1	Total Person Hours (Indigenous and non-Indigenous) performing the Work as set out in this proposal:	
2	Total Person Hours by Indigenous Persons performing the Work as set out in this proposal:	
3	% of Indigenous Person Hours: (Amount of hours listed in Item #2 divided by the amount of hours listed in Item #1 x 100)	
4	% of total contract price comprised of Indigenous Supplier(s):	

Note to Proponents

If the Proponent is awarded the Contract for the Work, the Contract shall include the Indigenous Participation Specifications (set out in Appendix A) which will contain contractual obligations to maintain Indigenous Person Hours and to regularly report on Indigenous Person Hours and Indigenous Supplier content.

Below, the Proponent should include its plan to hire local Métis companies and ensure the above stated Indigenous participation commitments are met, including how the Construction Manger will verify that work has been performed by Indigenous companies and workers, and what contractual

MNS-2025-101

4. Proposed Agreement Form

MN-S intends to employ the use of a CCDC 5B -2010 - 2010 Construction Management Contract – for Services and Construction between the Proponent and MN-S. MN-S will retain SOLO Architecture Ltd. as a consultant under this contract to act as an advocate architect to bring cultural knowledge of Métis ways of building, contract administration services, aid in shop drawing review, revise specifications, and provide payment certification. MN-S expects the terms and conditions set forth in the Form of Agreement (CCDC 5B) in Scheule A1 (Services and Compensation) as well as General and Supplementary Conditions put forth by MN-S to be included in the final agreement with the selected Proponent. The Proponent will have an opportunity to negotiate these conditions and schedules prior to finalizing the contract. There is an option at the time of a Class A budget to move this agreement into a stipulated price contract.

It is intended that the proponent will agree to Article 5.2.2 a percentage amount of the Construction Cost Estimate for their construction manager fee. Final reconciliation payments shall be adjusted based on a Class A Construction Cost Estimate.

The Owner (MN-S) is open to negotiating options under Article A-8 (A-8.2 GMP, A8.3 GMP Plus % Cost Saving or A8.4 Stipulated Price Option) options with the successful proponent.

The Proponent accepts the form of Agreement (CCDC 5B) as put forth in the Appendices of this RFP. Circle your answer.

- Yes
- No

If the Proponent answered “No”, please include a redlined copy of the Form of Agreement with the RFP Submission which clearly indicates the Proponent’s revisions, conditions, or exceptions to the terms and conditions set forth in this RFP.

By signing this Declaration, the Proponent hereby declares that the form of agreement outlined above is acceptable, subject to any noted revisions, conditions, or exceptions provided in the Proponent’s RFP Submission.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

MNS-2025-101

5. Proponent Experience/Reference Form

Each Proponent is requested to provide three (3) references, satisfactory to MN-S, in its sole discretion, from clients who have obtained goods or services similar to those requested in this RFP from the Proponent in the last 5 years. These references are to be related to a project completed by your team.

Reference 01 //	
Project Name:	
Project Address:	
City, Province:	
Project Size:	
Estimated Project Budget:	
Actual Construction Budget:	
Reference Name:	
Reference Contact Phone:	
Reference Contact Email:	

Reference 02 //	
Project Name:	
Project Address:	
City, Province:	
Project Size:	
Estimated Project Budget:	
Actual Construction Budget:	
Reference Name:	
Reference Contact Phone:	
Reference Contact Email:	

MNS-2025-101

Reference 03 //	
Project Name:	
Project Address:	
City, Province:	
Project Size:	
Estimated Project Budget:	
Actual Construction Budget:	
Reference Name:	
Reference Contact Phone:	
Reference Contact Email:	

By signing this Declaration, the Proponent hereby declares that the project experience and Reference information provided is accurate to the best of the Proponent's knowledge.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

MNS-2025-101

6. Proposed Project Manager Form

Please identify a qualified person from your team who will lead the Project Manager Role and be the main point of contact for MN-S during this project:

Personnel Name	Number of Years of Experience

Please identify a qualified person from your team who will lead the On-Site Manager Role during this project:

Personnel Name	Number of Years of Experience

Should either the Project Manager or Site Manager change throughout the project, the Proponent must notify the client in writing of this change.

[End of Form]

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7. Proposed Construction Schedule Form

Please provide a detailed proposed construction schedule as part of the RFP submission. A Gantt chart that includes mobilization through to the final inspection is recommended which is supported by a written description of the plan. Important milestone dates such as the start of construction, substantial completion/performance of the contract, and final inspection date should also be included. Please attach the proposed schedule as a PDF to the submission.

[End of Form]

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8. Subcontractors Form

Note: Where the Proponent does not intend to employ a subcontractor they shall insert "Own Forces" in the space provided. If the item of Work is not applicable to the project insert "N/A". Please indicate if the subcontractor is Métis, First Nations, Inuit on this form. Please indicate whether you plan to use Own Forces or a subcontractor below.

<u>Item of Work</u>	<u>Subcontractor or Supplier</u>
 <u>DIVISION 1 – GENERAL REQUIREMENTS</u>	
General Requirements	_____
Mobilization	_____
Insurance and Warranties	_____
 <u>DIVISION 2 – 14 ARCHITECTURAL DIVISIONS</u>	
Division 2-14	_____
 <u>DIVISION 21-25 – MECHANICAL</u>	
Mechanical	_____
 <u>DIVISION 26-28 – ELECTRICAL</u>	
Electrical	_____
 <u>DIVISION 31-EARTHWORKS</u>	
Earthworks	_____
 <u>DIVISION 32-EXTERIOR IMPROVEMENTS</u>	
Exterior Improvements	_____

Notes Regarding Rates:

- (a) Proponent is required to obtain 3 quotes on each portion of work listed above, even in cases where the contractor is planning to use own forces. This is to ensure competitive pricing is obtained for the owner.



MNS-2025-101

- (b) The Proponent is responsible to ensure that pricing is all-inclusive and must include all labour and material costs, all travel and mobilization costs, all insurance costs, all costs of delivery, all costs of installation and set-up, including any pre-delivery inspection charges, and all other overhead, including any fees or other charges required by law.

SIGNATURE OF AUTHORIZED REPRESENTATIVE
Corporate Seal

[End of Form]

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9. Proposal Form

PROPONENT: _____
(Legal Name)

(Street Address)

(City, Province, Postal Code)

Part 1 Construction Manager % Fee

1.1 Having examined the project Sites, the RFP Documents, and Addenda numbered ___ to ___ issued by the RFP Contact. *(Proponent to fill in blanks for addenda received)*

1.2 We have included herewith, the required Consent of Surety as required by the RFP.

1.3 We confirm that our Proposal Price is based on specified provisions only.

1.4 Confirm that our Proposal Price includes Goods and Services Tax (GST) and Saskatchewan Provincial Sales Tax (PST).

1.5 Any Cash Allowances are included in the Proposal Price and are to be listed by the Proponent.

1.6 The maximum project budget inclusive of the Construction Manager's Fee and Costs associated with completing the work is \$1.6M CAD. This does not include Taxes.

1.7 It is assumed that if the proponent is interested in also submitting a proposal for the other two project sites, they will gain economies of scale by completing identical builds and these savings will be translated to the CM Fee % as a saving for the owner. This will be taken into consideration when reviewing the RFP.

1.8 As per Article A-5 Construction Manager's Fee under 5.2.2. please indicate your percentage-based Construction Manager's Fee to complete the work put forth by the RFP Documents in Canadian Dollars.

CONSTRUCTION MANAGERS FEE %: (CM in a percentage)

MNS-2025-101

1.7 Submitted this _____ day of _____, 20_____.

Part 2 Declarations

2.1 We propose to attain Substantial Performance of the Work on or before: _____.

2.2 We state that no person, firm or corporation other than the undersigned has any interest, financial or otherwise, in this RFP or in the proposed Agreement for which the proposal is made.

2.3 We hold that this proposal shall be held irrevocable and is open to acceptance by MN-S until 30 days after the RFP closing date.

2.4 We agree to be bound by the entire RFP including all of the terms and conditions, all documents listed in the RFP and any and all Addenda.

2.5 We agree that all forms and supplements called for by the RFP Documents form an integral part of this submission.

2.6 The Proponent's representative identified below is fully authorized to represent the Proponent in any and all matters related to this proposal, including but not limited to providing clarifications and additional information that may be requested in association with this RFP.

2.7 The Form of Agreement provided by MN-S is in a form acceptable to the Proponent, subject to the exceptions included in this proposal.

2.8 We agree that we are bound by all statements and representations in our proposal.

Part 3 Attachments

3.1 This Proposal includes the following:

1. Checklist Form
2. Proponent Information Form
3. Indigenous Participation Form
4. Proposed Agreement Form
5. Proponent Experience/Reference Form
6. Proposed Project Manager Form
7. Proposed Construction Schedule Form
8. Subcontractors Form
9. Submission Form
10. Consent of Surety Form
11. Proof of Insurance
12. Letter of Good Standing Form
13. Health & Safety Program

MNS-2025-101

Part 4 Signatures

SIGNED, SEALED, AND SUBMITTED for and on the behalf of:

Signature of Proponent's Authorized Representative

Witness's Signature or Corporate Seal

Title or Status of Person Signing Above

Name and Title of Witness

(Print or Type)

[End of Form]

MNS-2025-101

10. Consent of Surety

The Proponent confirms that they are able to procure a Surety which includes both a Contract Performance Bond, and a Labour and Material Payment Bond in the amount of 50% of the overall contract price from a surety company licensed to do business in Saskatchewan and reasonably acceptable to MN-S prior to finalizing the contract if the proponent is successful. This document must be dated, signed and sealed by the surety company and be legally binding for the Proponent.

Attach as one (1) PDF file containing a letter stating that Consent of Surety (Performance and Labour/Material Bond) can be acquired, or attach a Consent of Surety to this submission.

By signing this Declaration, the Proponent hereby declares that the Proponent has/can obtain the Consent of Surety (Performance and Labour/Material Bond) in the amount set out above.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

MNS-2025-101

11. Proof of Insurance

The Proponent must provide a signed "Undertaking of Insurance" on a standard form provided by the insurance company stating the intention to provide insurance to the Proponent in accordance with insurance requirements of the General Conditions of the Agreement. The Proponent must carry insurance that includes Commercial General Liability, Automobile Liability and Umbrella Liability. The insurance should cover Broad Form Bodily Injury & Property Damage, Personal & Advertising Injury, Cross Liability, Tenant's Legal Liability, Employers Liability, Blanket Contractual Liability, Employees as Additional Insureds, and Contingent Employers Liability. The insurance must be carried throughout the duration of the project and the warranty period. A Proof of Insurance document must be provided as part of the RFP submission.

By signing this Declaration, the Proponent hereby declares that the Proponent states that they carry adequate insurance that is to remain in place for the entirety of the project and warranty period.

 Signature of Proponent Representative

 Title of Proponent Representative

 Name of Proponent Representative

 Date

[End of Form]

MNS-2025-101

12. Letter of Good Standing with WCB Saskatchewan

MN-S is committed to promoting and providing safe working environments in their own operations and that of engaged contractors/consultants. The request for a letter of Good Standing with the Saskatchewan Workers' Compensation Board demonstrates MN-S's commitment to safety.

Proponents must provide a letter from the WCB that outlines their current status with the Saskatchewan Workers' Compensation Board. It must state that the Proponent's account(s) is/are in good standing with the Saskatchewan WCB. This letter must have a confirmation number and date.

By signing this Declaration, the Proponent hereby declares that the Proponent states that their account(s) is/are in good standing with the Saskatchewan Workers' Compensation Board.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

MNS-2025-101

13. Certificate of Recognition

MN-S is committed to promoting and providing safe working environments in their own operations and that of engaged contractors/consultants. The request for a copy of a Certificate of Recognition with the Saskatchewan Construction Safety Association demonstrates MN-S's commitment to safety.

Proponents must provide a Certificate of Recognition with the Saskatchewan Construction Safety Association that outlines that they have developed and implemented a health and safety program. This letter must include a date and certificate number.

By signing this Declaration, the Proponent hereby declares that the Proponent states that they are recognized by the Saskatchewan Construction Safety Association.

Signature of Proponent Representative

Title of Proponent Representative

Name of Proponent Representative

Date

[End of Form]

[End of Appendix B]

MNS-2025-101

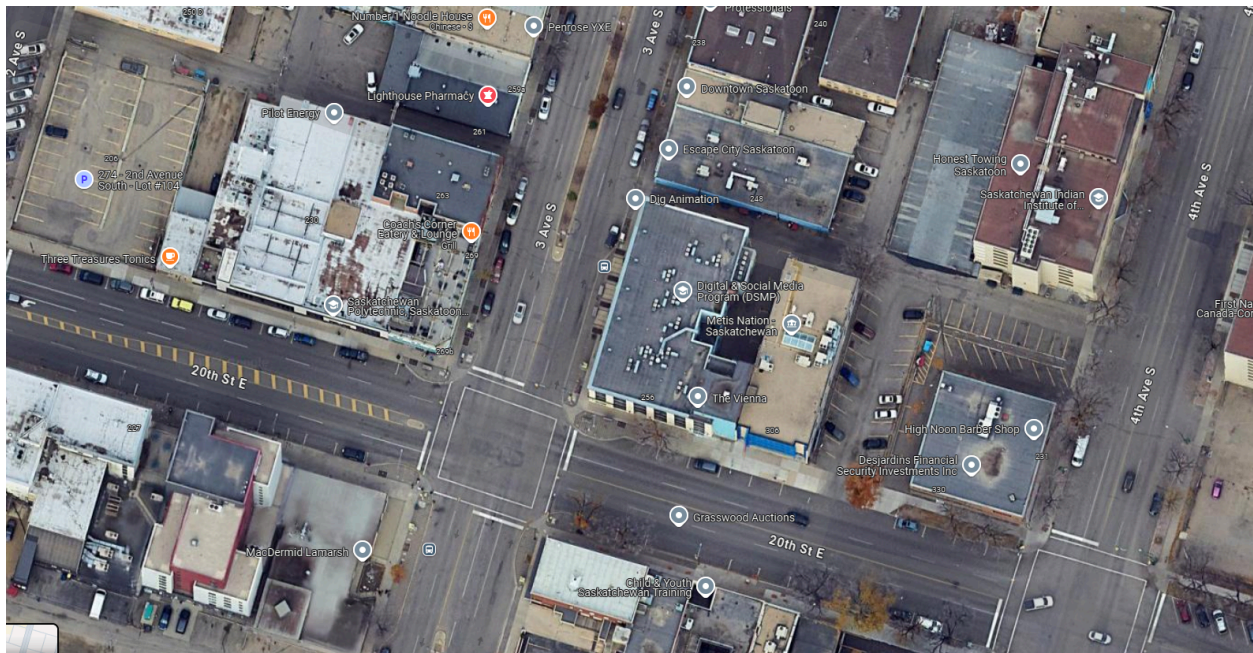
APPENDIX C – PROJECT LOCATION AND INFORMATION

Project Location	Site Description
Saskatoon, SK	256, 3 Ave S, Saskatoon, SK S7K 1L9

WR2A Saskatoon

Site Description: This site is located on the East Side of 3rd Ave. South and North Side of 20th St. East. The building sits on the Northeast corner of that intersection and is adjacent to the existing MN-S office building at 310-20th Street East Saskatoon, SK S7K 0A7. The existing building is comprised of two tenancies: one residential and one commercial. The latter is the focus of this RFP and is contained within one level below grade and one level above grade. The building area is approximately 985m2 and the entire building is 4 storeys above grade and 1 storey below grade. It is zoned as B6 City Centre Commercial. Further Zoning information can be found within the City of Saskatoon Zoning Bylaw.

Site Photograph:



MNS-2025-101



Legal Land Survey: N/A

Rezoning Required: Not required.

[End of Appendix C]



// APPENDIX //

00A



CONCEPTUAL DESIGN DRAWINGS

MN-S BUILDING

SASKATOON, SK



SOLO
ARCHITECTURE



SET NO.

MN-S BUILDING
SASKATOON, SK
2025-02-24 IFT

PROJECT No. 2025-01

SOLO ARCHITECTURE

TREATY SIX TERRITORY
 Box 647
 Christopher Lake, SK
 S0J 0N0
 Stamp



NOT FOR CONSTRUCTION

General Notes

- DRAWINGS ARE NOT TO BE SCALED
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE PRIME CONSULTANT
- GENERAL CONTRACTOR WILL BECOME RESPONSIBLE AND HELD LIABLE FOR THESE PLANS AND ALL CONSTRUCTION PRACTICES ONCE CONSTRUCTION COMMENCES
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

CONSTRUCTION ISSUE / REVISIONS

No.	Revision / Version:	Date:
01	ISSUED FOR REVIEW	2024.05.23
02	ISSUED FOR REVIEW	2024.06.19
03	ISSUED FOR REVIEW	2024.06.26
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05	ISSUED FOR REVIEW	2024.08.02
06	ISSUED FOR REVIEW	2024.08.23
07	ISSUED FOR REVIEW	2024.08.27
08	ISSUED FOR REVIEW	2024.09.18
09	ISSUED FOR REVIEW	2024.12.19
10	ISSUED FOR REVIEW	2025.01.11
11	ISSUED FOR REVIEW	2025.01.23
12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



MAIN FLOOR PLAN



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: MP

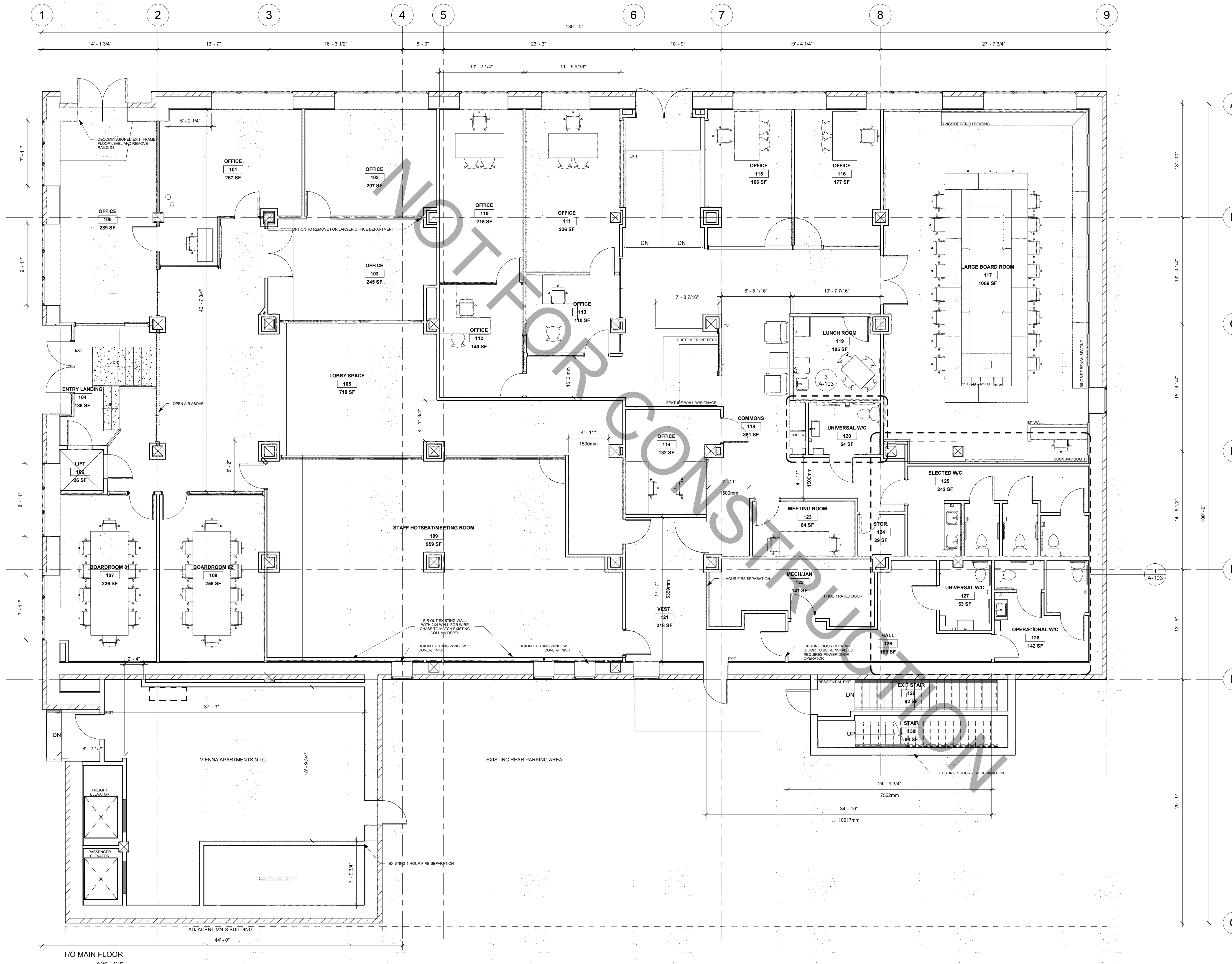
DATE : 2025-02-24

SCALE : 3/16" = 1'-0"

REVISION NO. :

SHEET :

A-101



T/O MAIN FLOOR
 3/16" = 1'-0"

TREATY SIX TERRITORY
 Box 647
 Christopher Lake, SK
 S0J 0N0
 Stamp



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11	ISSUED FOR REVIEW	2025.01.23
12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK

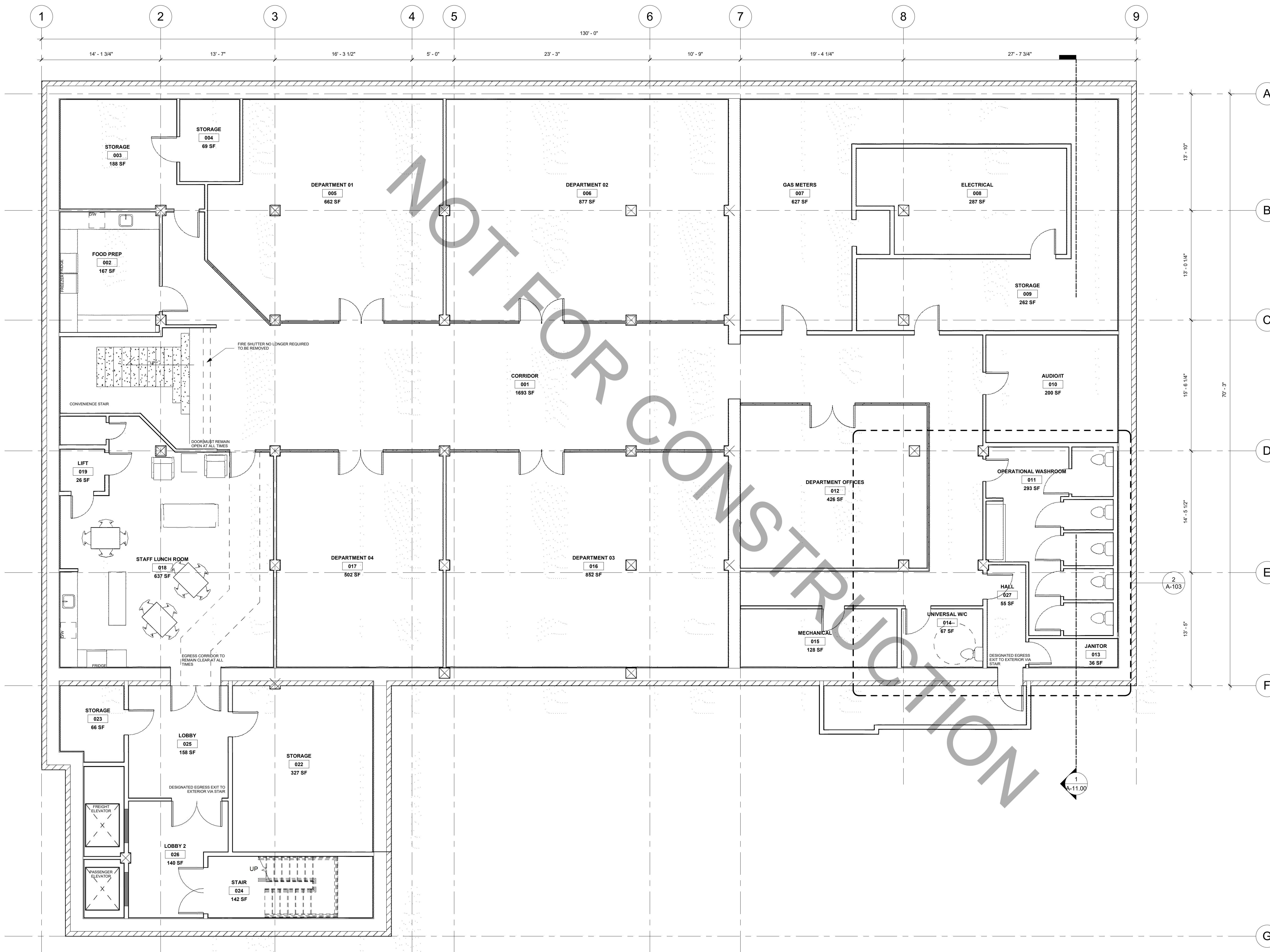


LOWER LEVEL FLOOR PLAN



PROJECT NO. : 2025-01
 DRAWN BY : JS
 CHECKED BY: RP
 DATE : 2025-02-24
 SCALE : 3/16" = 1'-0"
 REVISION NO. :
 SHEET :

A-102



LOWER LEVEL FLOOR PLAN
 3/16" = 1'-0"

SOLO ARCHITECTURE

TREATY SIX TERRITORY
Box 647
Christopher Lake, SK
S0J 0N0

Stamp



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12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



WASHROOM KEY PLANS



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: RF

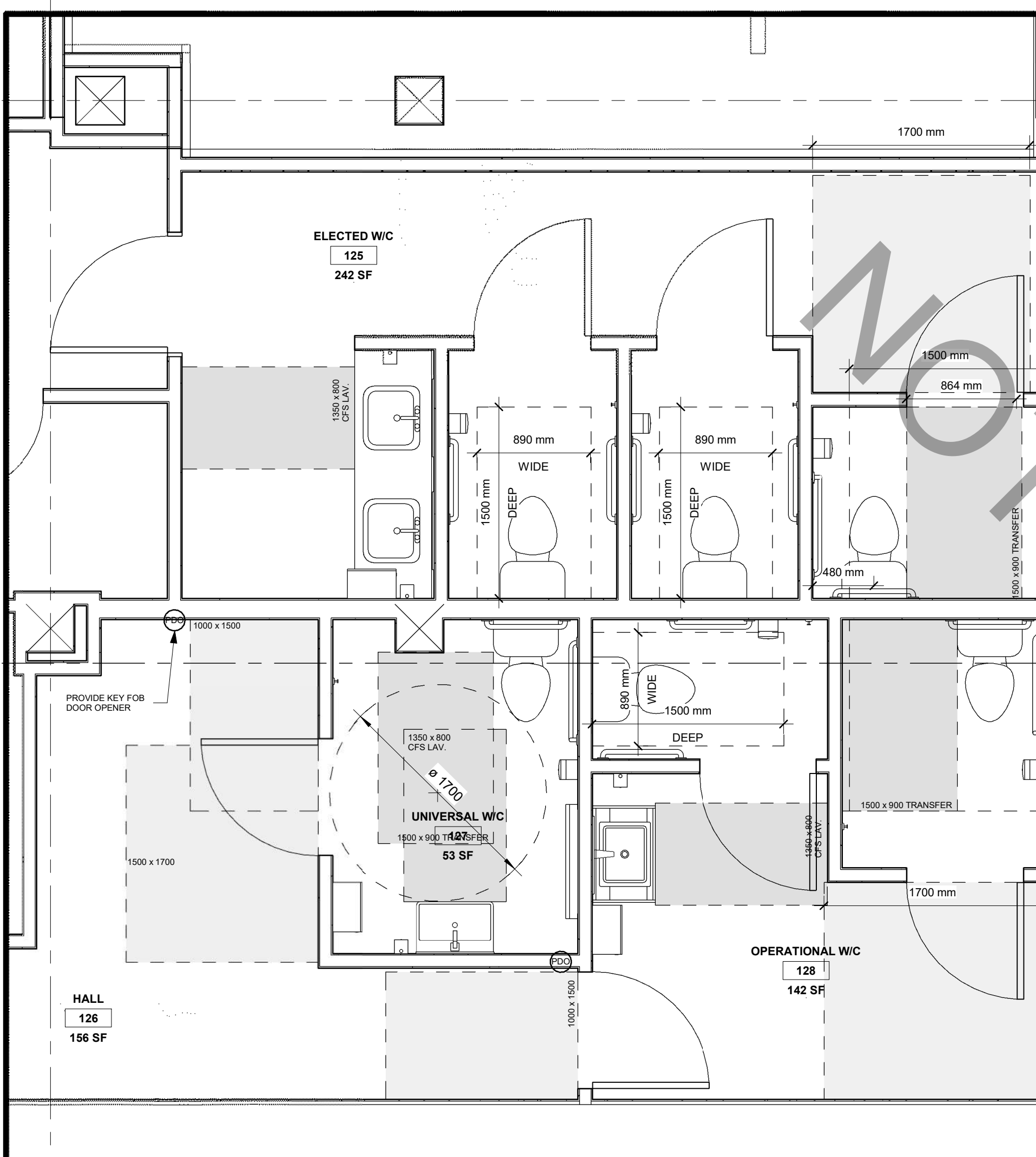
DATE : 2025-02-24

SCALE : 3/8" = 1'-0"

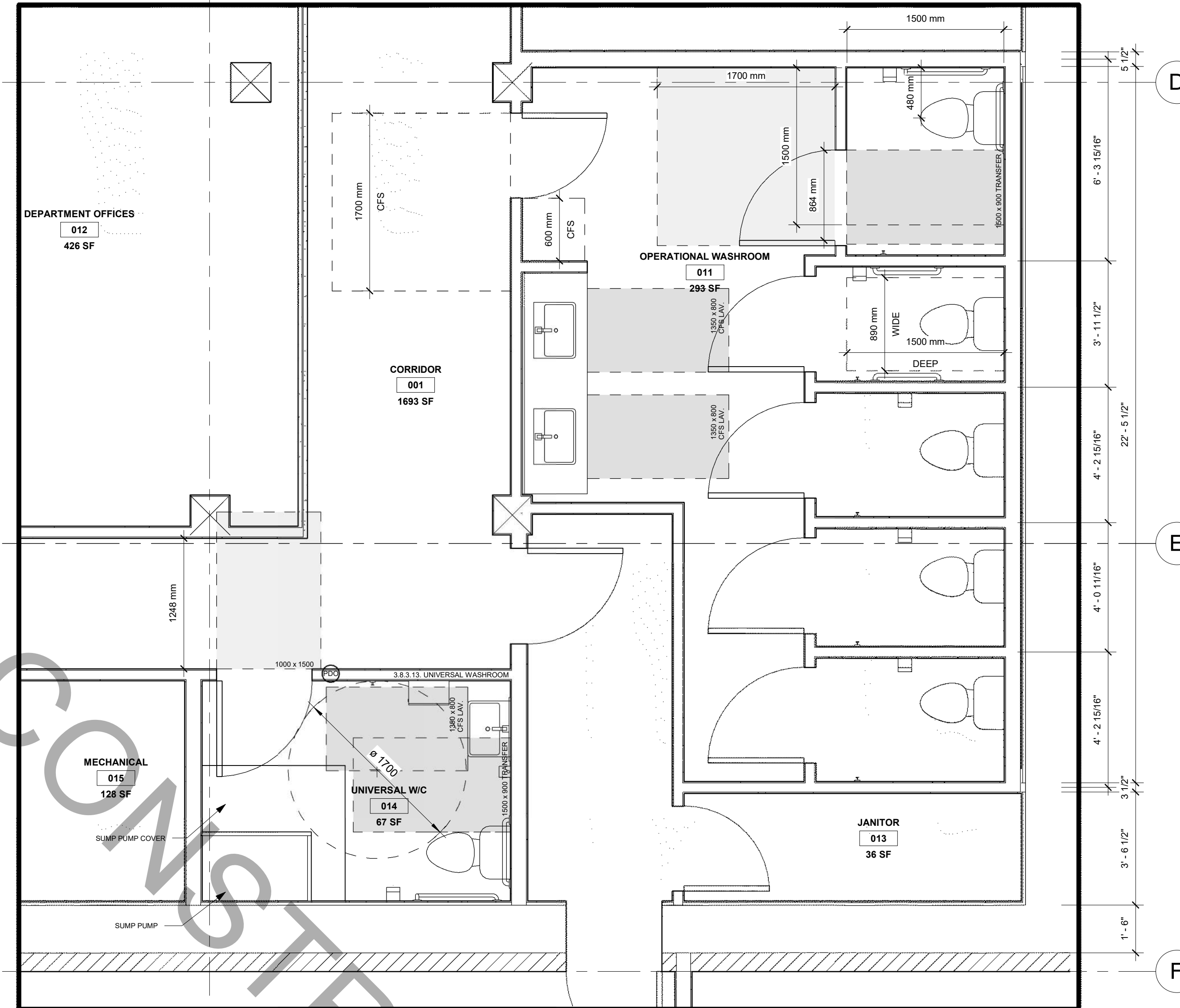
REVISION NO. :

SHEET :

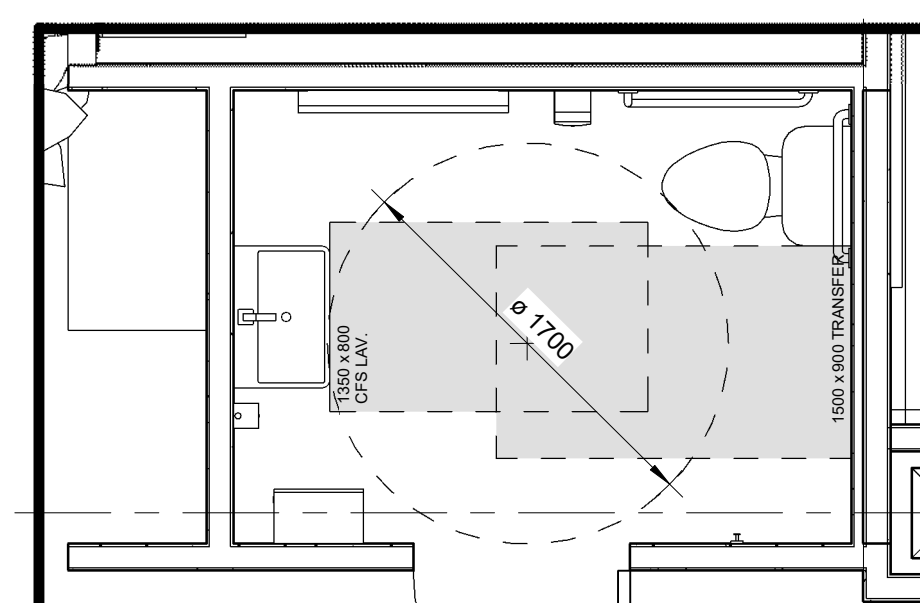
A-103



MAIN FLOOR WASHROOM KEY PLAN
3/8" = 1'-0"



BASEMENT WASHROOM KEY PLAN
3/8" = 1'-0"



MAIN FLOOR UNIVERSAL WASHROOM KEY PLAN
3/8" = 1'-0"

SOLO ARCHITECTURE

TREATY SIX TERRITORY
 Box 647
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 S0J 0N0
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12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



MAIN FLOOR RCP



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: RF

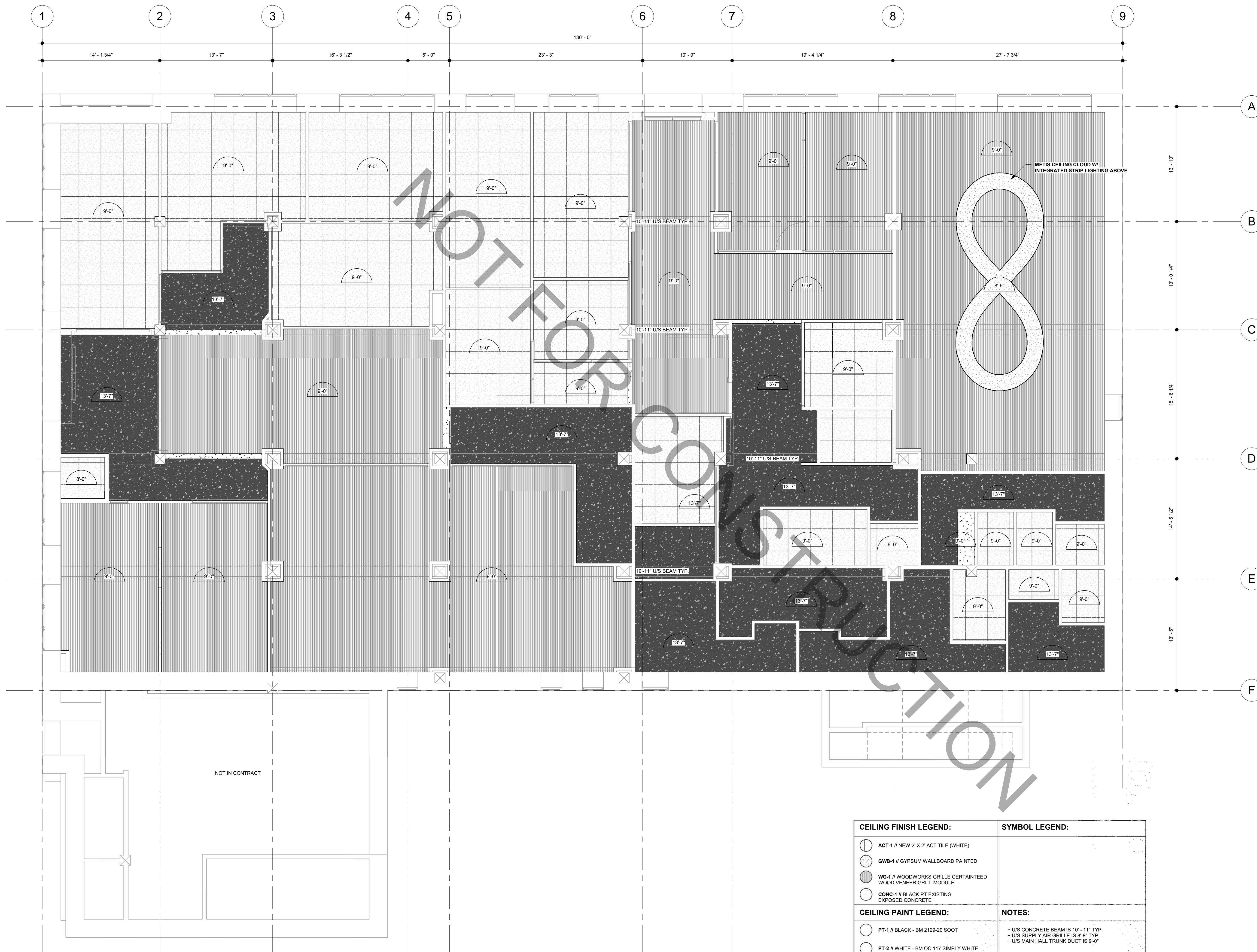
DATE : 2025-02-24

SCALE : As indicated

REVISION NO. :

SHEET :

A-104



CEILING FINISH LEGEND:	SYMBOL LEGEND:
<ul style="list-style-type: none"> ACT-1 // NEW 2' X 2' ACT TILE (WHITE) GWB-1 // GYPSUM WALLBOARD PAINTED WG-1 // WOODWORKS GRILLE CERTAINTEEED WOOD VENEER GRILL MODULE CONC-1 // BLACK PT EXISTING EXPOSED CONCRETE 	
CEILING PAINT LEGEND:	NOTES:
<ul style="list-style-type: none"> PT-1 // BLACK - BM 2129-20 SOOT PT-2 // WHITE - BM OC 117 SIMPLY WHITE 	<ul style="list-style-type: none"> + US CONCRETE BEAM IS 10' - 11" TYP. + US SUPPLY AIR GRILLE IS 8'-8" TYP. + US MAIN HALL TRUNK DUCT IS 9'-0"

MAIN FLOOR RCP
 3/16" = 1'-0"

SOLO ARCHITECTURE

TREATY SIX TERRITORY
 Box 647
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 S0J 0N0
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11	ISSUED FOR REVIEW	2025.01.23
12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



LOWER LEVEL RCP



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: RF

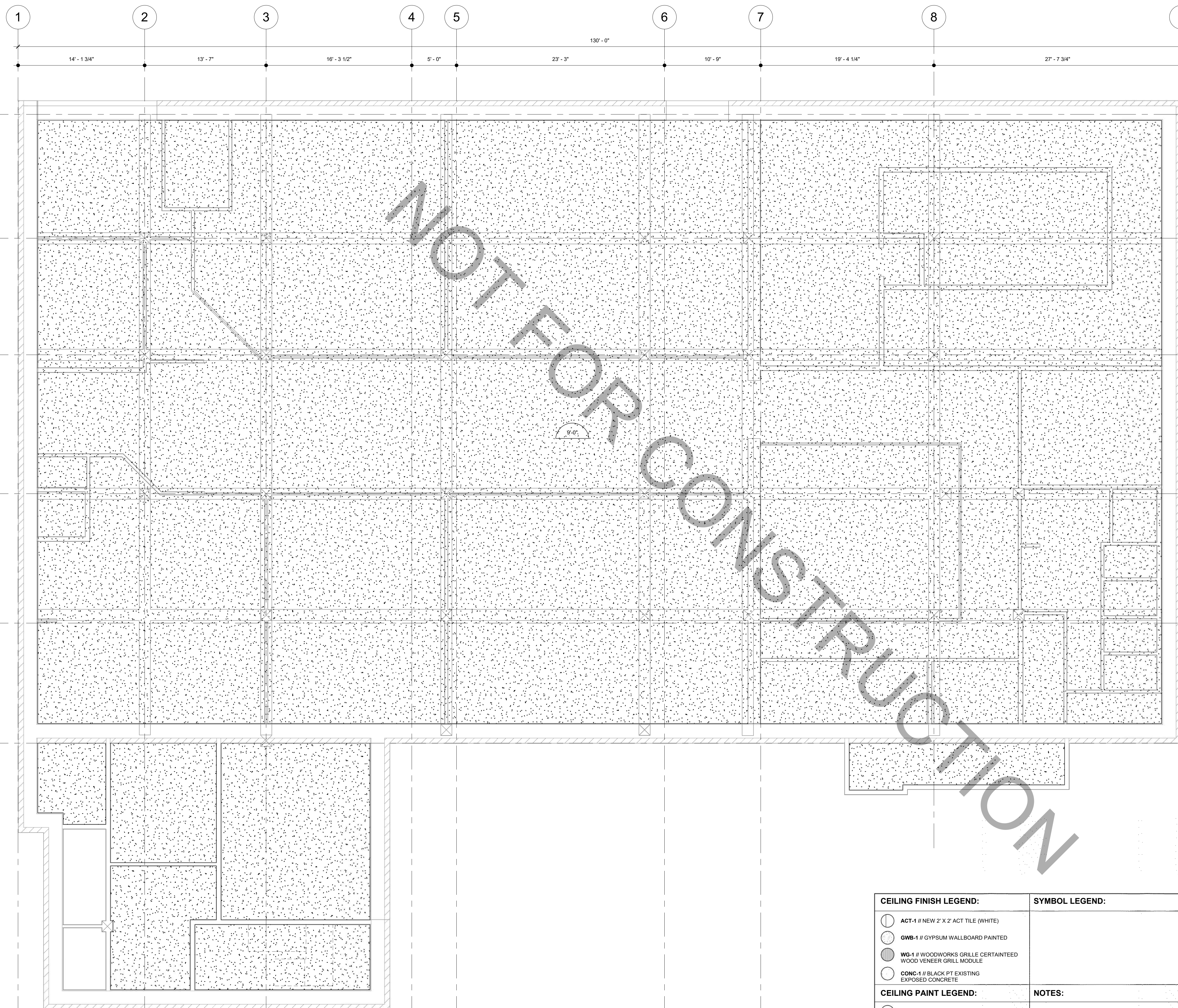
DATE : 2025-02-24

SCALE : As indicated

REVISION NO. :

SHEET :

A-105



LOWER LEVEL RCP
 3/16" = 1'-0"

CEILING FINISH LEGEND:	SYMBOL LEGEND:
<ul style="list-style-type: none"> ACT-1 // NEW 2' X 2' ACT TILE (WHITE) GWB-1 // GYPSUM WALLBOARD PAINTED WG-1 // WOODWORKS GRILLE CERTAINTED WOOD VENEER GRILL MODULE CONC-1 // BLACK PT EXISTING EXPOSED CONCRETE 	
CEILING PAINT LEGEND:	NOTES:
<ul style="list-style-type: none"> PT-1 // BLACK - BM 2129-20 SOOT PT-2 // WHITE - BM OC 117 SIMPLY WHITE 	<ul style="list-style-type: none"> + U/S BASEMENT CEILING IS 8' - 8" TYP + U/S PRIMARY CONCRETE BEAM IS 6' - 8" TYP + U/S SECONDARY CONCRETE BEAM IS 7' - 2" TYP

SOLO ARCHITECTURE

TREATY SIX TERRITORY
Box 647
Christopher Lake, SK
S0J 0N0

Stamp



NOT FOR CONSTRUCTION

General Notes

1. DRAWINGS ARE NOT TO BE SCALED
2. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE PRIME CONSULTANT
3. GENERAL CONTRACTOR WILL BECOME RESPONSIBLE AND HELD LIABLE FOR THESE PLANS AND ALL CONSTRUCTION PRACTICES ONCE CONSTRUCTION COMMENCES
4. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED

CONSTRUCTION ISSUE / REVISIONS

No.	Revision / Version:	Date:
01	ISSUED FOR REVIEW	2024.05.23
02	ISSUED FOR REVIEW	2024.06.19
03	ISSUED FOR REVIEW	2024.06.26
04	ISSUED FOR REVIEW	2024.07.15
05	ISSUED FOR REVIEW	2024.08.02
06	ISSUED FOR REVIEW	2024.08.23
07	ISSUED FOR REVIEW	2024.08.27
08	ISSUED FOR REVIEW	2024.09.18
09	ISSUED FOR REVIEW	2024.12.19
10	ISSUED FOR REVIEW	2025.01.11
11	ISSUED FOR REVIEW	2025.01.23
12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



MAIN FLOOR FINISHES PLAN



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: IL

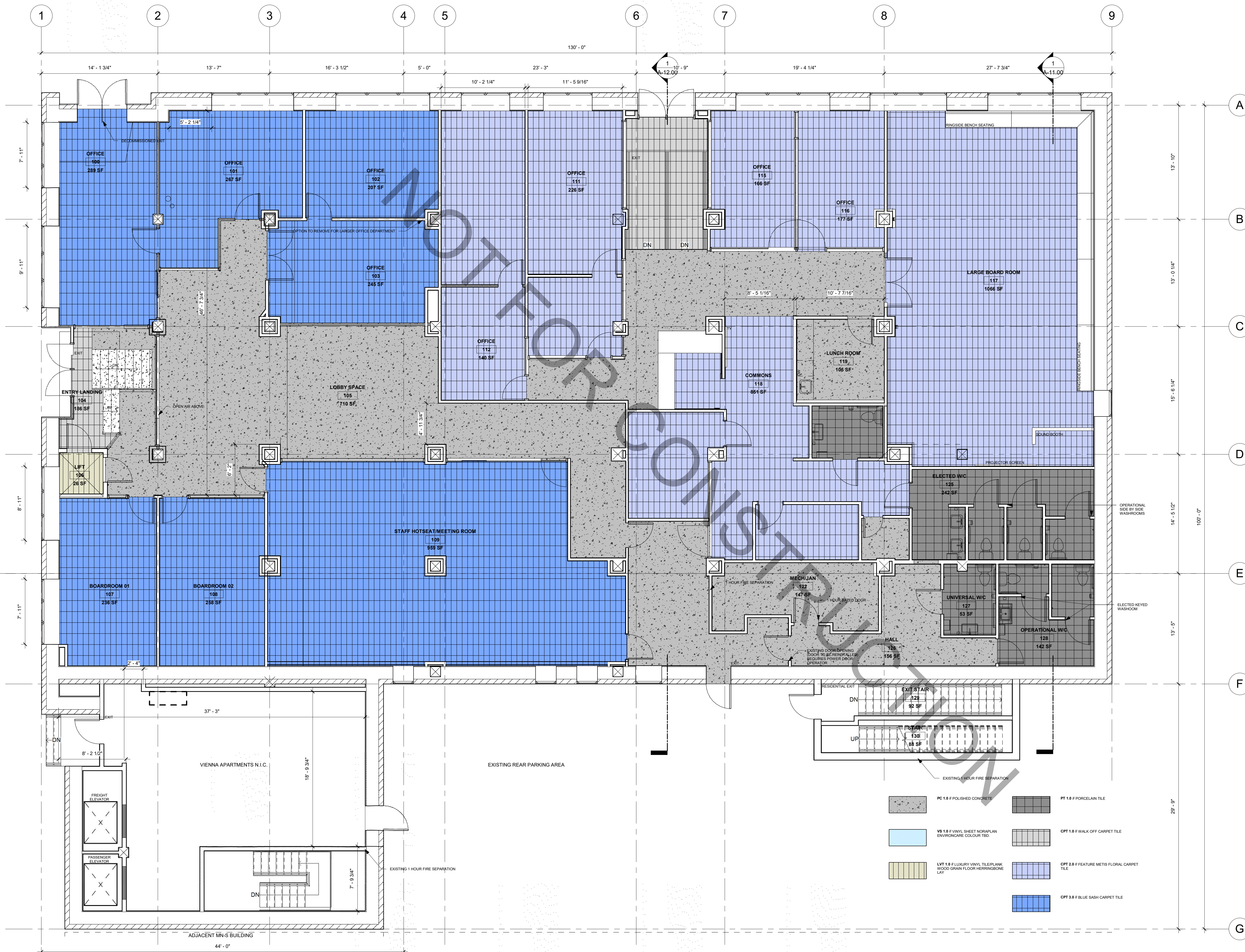
DATE : 2025-02-24

SCALE : 3/16" = 1'-0"

REVISION NO. :

SHEET :

A-106



- PC 1.0 // POLISHED CONCRETE
- VS 1.0 // VINYL SHEET NORAPLAN ENVIRONCARE COLOUR TBD
- LVT 1.0 // LUXURY VINYL TILE/PLANK WOOD GRAIN FLOOR HERRINGBONE LAY
- PT 1.0 // PORCELAIN TILE
- CPT 1.0 // WALK OFF CARPET TILE
- CPT 2.0 // FEATURE METIS FLORAL CARPET TILE
- CPT 3.0 // BLUE BASH CARPET TILE

SOLO ARCHITECTURE

TREATY SIX TERRITORY
 Box 647
 Christopher Lake, SK
 S0J 0N0
 Stamp



NOT FOR CONSTRUCTION

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10	ISSUED FOR REVIEW	2025.01.11
11	ISSUED FOR REVIEW	2025.01.23
12	ISSUED FOR RFP	2025.02.24

MN-S BUILDING

306 20th Street East, Saskatoon, SK



LOWER LEVEL FINISHES PLAN



PROJECT NO. : 2025-01

DRAWN BY : JS

CHECKED BY: IL

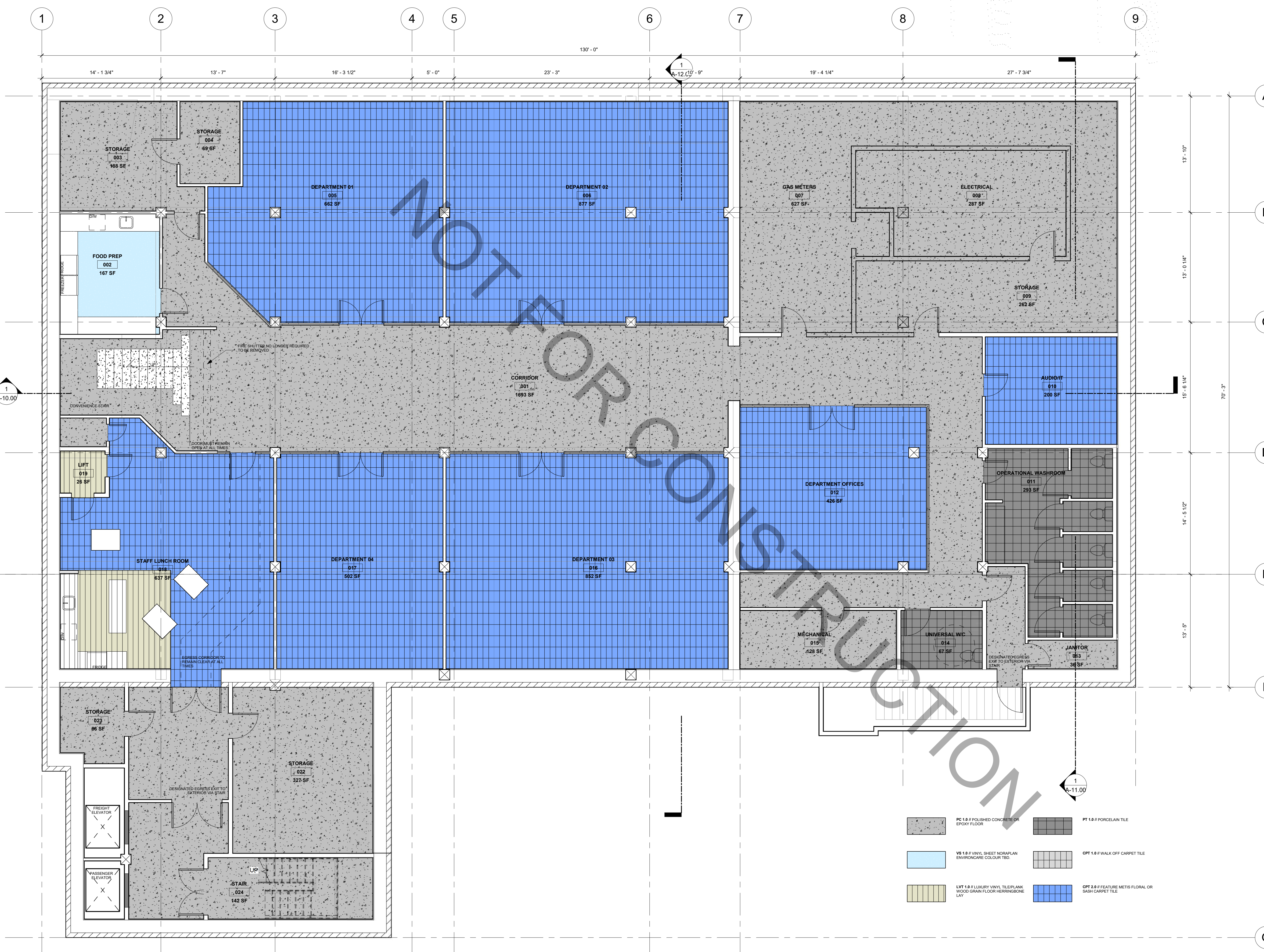
DATE : 2025-02-24

SCALE : 3/16" = 1'-0"

REVISION NO. :

SHEET :

A-107



	PC 1.0 // POLISHED CONCRETE OR EPOXY FLOOR		PT 1.0 // PORCELAIN TILE
	VS 1.0 // VINYL SHEET NORAPLAN ENVIRONMENTAL COLOUR TIB		CPT 1.0 // WALK OFF CARPET TILE
	LVT 1.0 // LUXURY VINYL TILE/PLANK WOOD GRAIN FLOOR HERRINGBONE LAY		CPT 2.0 // FEATURE METIS FLORAL OR SASH CARPET TILE



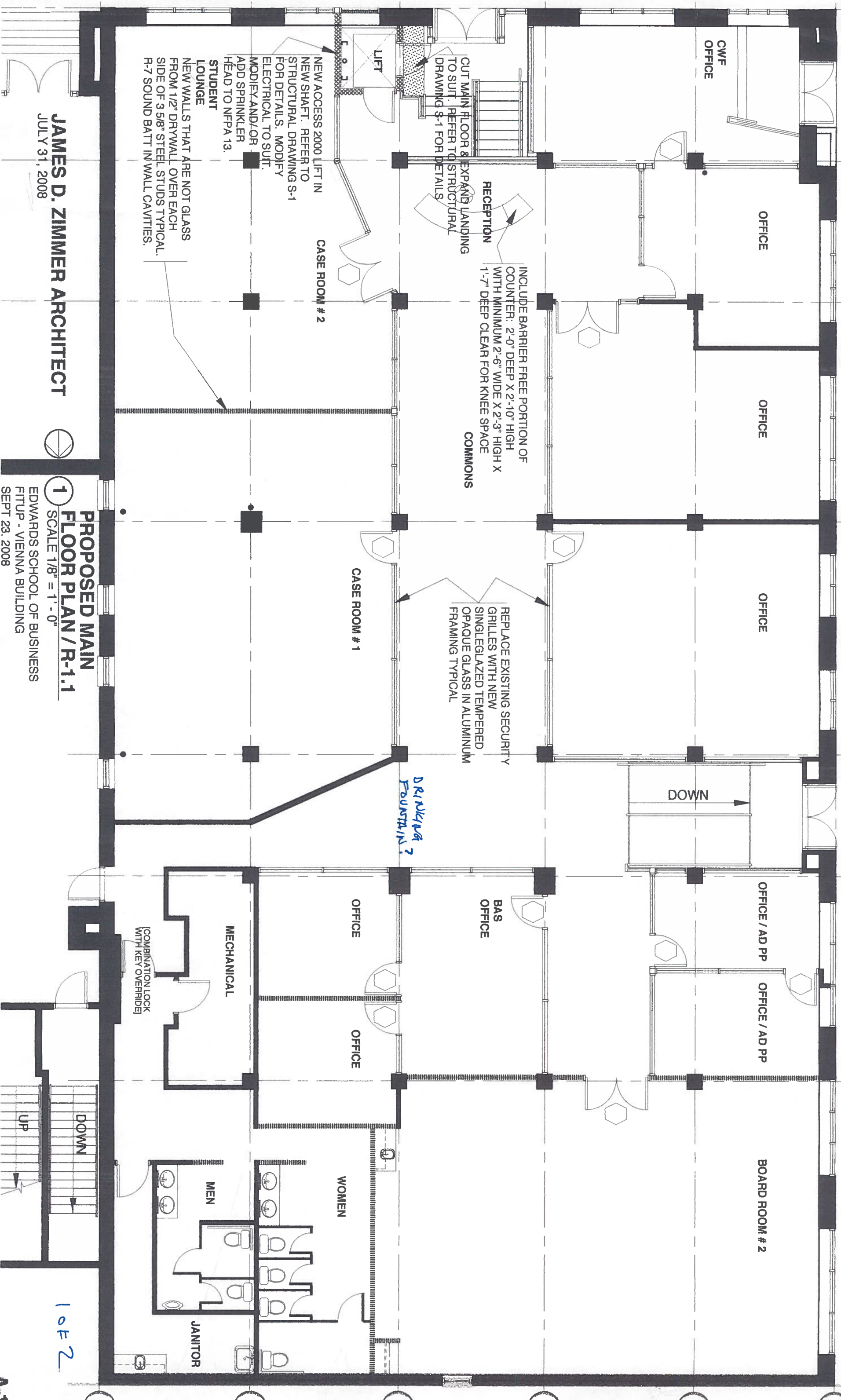
// APPENDIX //

00B



EXISTING BUILDING DRAWINGS

PLEASE CHECK REVERSED LAYOUT.
I'm doing the construction plans based on these.

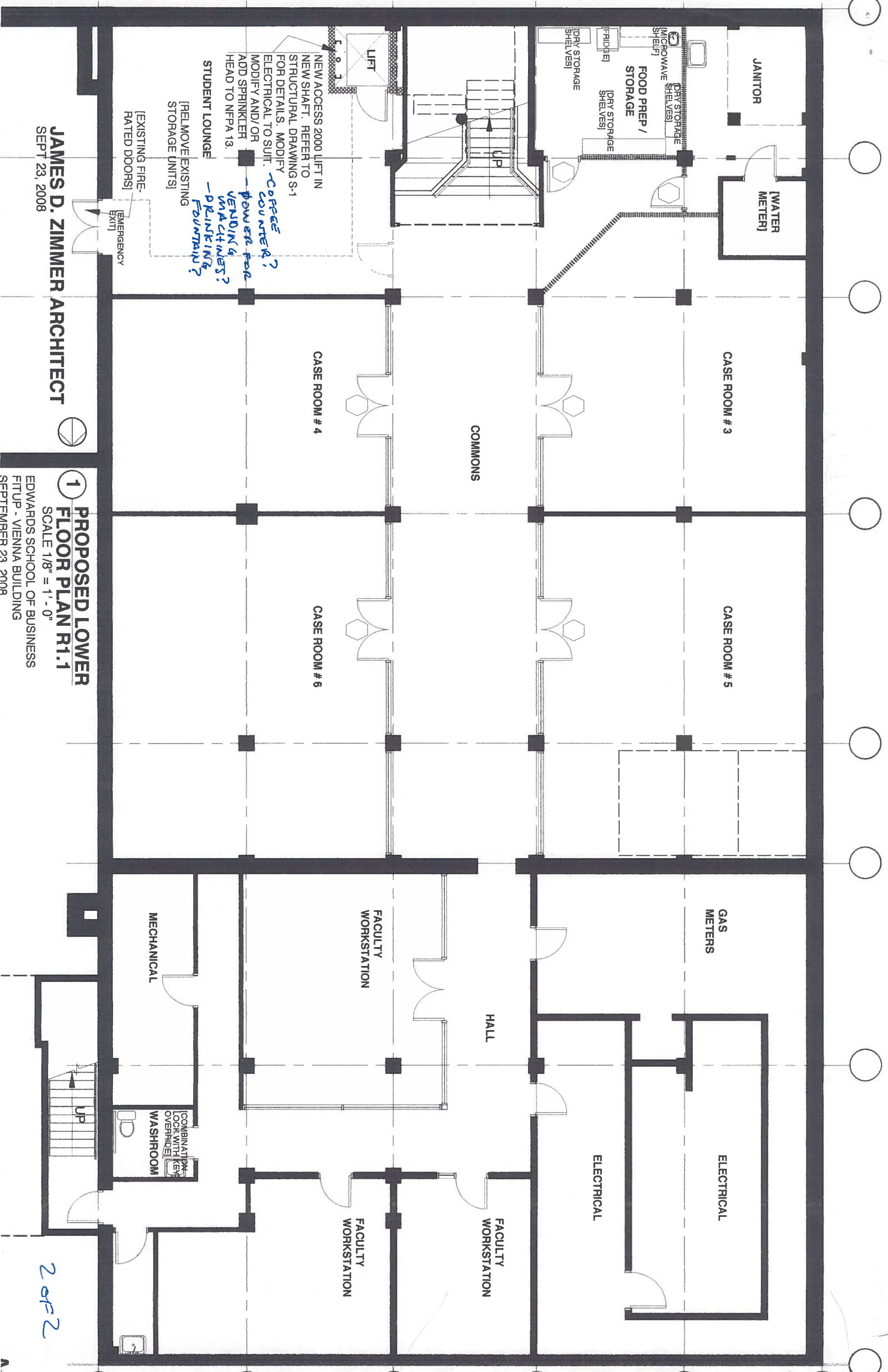


JAMES D. ZIMMER ARCHITECT
JULY 31, 2008

PROPOSED MAIN FLOOR PLAN / R-1.1
SCALE 1/8" = 1'-0"

EDWARDS SCHOOL OF BUSINESS
FITUP - VIENNA BUILDING
SEPT 23, 2008

1 of 2



NEW ACCESS 2000 LIFT IN NEW SHAFT. REFER TO STRUCTURAL DRAWING S-1 FOR DETAILS. MODIFY ELECTRICAL TO SUIT. MODIFY AND/OR ADD SPRINKLER HEAD TO NFPA 13.

COFFEE COUNTER?
VENDING & DRINKING?
FOUNTAIN?

STUDENT LOUNGE
 [RELOCATE EXISTING STORAGE UNITS]
 [EXISTING FIRE-RATED DOORS]
 [EMERGENCY EXIT]

JAMES D. ZIMMER ARCHITECT
 SEPT 23, 2008

1 PROPOSED LOWER FLOOR PLAN R1.1
 SCALE 1/8" = 1'-0"

EDWARDS SCHOOL OF BUSINESS
 FITUP - VIENNA BUILDING
 SEPTEMBER 23 2008

2 of 2