



Métis Nation - Saskatchewan

Expression of Interest

REGINA STUDENT HOUSING

Date: 11-28-2025

Expression of Interest Métis Nation - Saskatchewan

Métis Nation-Saskatchewan Secretariat Inc. (MN-S) is issuing this Expression of Interest (EOI) to invite qualified proponents to provide developer services for a proposed student housing project with 8 or more units. The development may be designed as either a single-level or multi-level facility and will consist of self-contained units, each equipped with a kitchenette and washroom with shower. The proposed unit mix includes a minimum of 3 bachelor units, 3 two-bedroom units, and 2 accessible two-bedroom units. Parking accommodations will include one dedicated stall per unit, along with two additional stalls designated for visitor use.

SUBMISSION DEADLINE

Milestone	Date
Issue Date of EOI	11-28-2025
Deadline for Questions	12-12-2025
Deadline for Issuing Addenda	12-19-2025
Submission Deadline	01-06-2026

Only submissions to the information below will be considered.

EOI CONTACT INFORMATION

Métis Nation - Saskatchewan Secretariat Inc.	
Address	310 - 20 th Street East, Saskatoon, SK S7K 0A7
Contact Name	Cameron Bantle
Contact Email	cbantle@mns.ca

Proponents and their representatives must not contact any MN-S employees, officers, agents, or elected/appointed officials regarding this EOI, other than the EOI Contact. Failure to adhere may result in disqualification. All questions must be emailed to the EOI Contact. Phones or other channels will not be answered and will not form part of the EOI record.



1. INTRODUCTION

MN-S is issuing this Expression of Interest (EOI) to invite qualified proponents to provide developer services for a proposed student housing project with 8 or more units. The development may be designed as either a single-level or multi-level facility and will consist of self-contained units, each equipped with a kitchenette and washroom with shower. The proposed unit mix includes a minimum of 3 bachelor units, 3 two-bedroom units, and 2 accessible two-bedroom units. Parking accommodations will include one dedicated stall per unit, along with two additional stalls designated for visitor use. The project is intended to be situated near university and college campuses. While this is the preferred location, alternative sites will be considered, provided they offer a safe environment and are located along major public transit routes. The project has an estimated budget of \$3.6 million and is anticipated to be constructed using a Design-Build Stipulated Price (CCDC 14) approach. Developers are being asked to submit a package that includes an EOI to supply land, design, and construction services for this project. The project is to be culturally responsive to the needs of Métis students. MN-S's goal is to obtain Expressions of Interest from residential developers and land developers. The project is to commence with a suggested construction build to begin in the spring of 2026.

Detailed information about the full scope of work is provided in Appendix A Scope of Work. If you intend to submit an EOI, you should email **cbantle@mns.ca** to indicate your interest as soon as possible.

2. INSTRUCTIONS TO PROPONENTS

Proposals must be received in full before the Closing Date and Time shown on the EOI cover page. Submissions shall be in English; MN-S prefers a single PDF emailed to **cbantle@mns.ca** (max 25 MB). Proponents are solely responsible for ensuring delivery to the correct email before the deadline; MN-S is not responsible for misdirected or late emails, and late submissions will not be considered. By submitting, Proponents are deemed to have reviewed all EOI documents. Written amendments are permitted before the deadline, clearly identifying the sections amended and submitted to the contact email before the deadline for issuing the addendum. A Proponent may withdraw its submission at any time before executing a written agreement by sending a signed withdrawal notice to the EOI Contact; withdrawn submissions will not be returned. This EOI is not a tender or Request for Proposal (RFP) and does not constitute a commitment by MN-S to proceed with any procurement. MN-S may use the information collected to inform a future RFP or direct contracting process.

3. INFORMATION REQUESTED

3.1 ORGANIZATIONAL OVERVIEW

- 3.1.1 Provide legal name, ownership, locations (identify any Saskatchewan presence), size, and years in operation.
- 3.1.2 Highlight experience delivering multi-unit residential projects in Saskatchewan.



3.1.3 Indicate Indigenous ownership or partnerships, if applicable.

3.2 RELEVANT EXPERIENCE

3.2.1 List residential or mixed-use projects completed in the last five years.

3.2.2 Provide two past reference projects (name, year, type, units).

3.2.3 Summarize approach to delivering projects of similar scale, including scope, size, delivery model, schedule performance, and budget adherence.

3.3 CAPACITY AND DELIVERY APPROACH

3.3.1 Provide typical timelines for design, approvals, construction start, and completion.

3.3.2 Describe ability and plan to deliver within Saskatchewan (e.g., local presence, partnerships, subcontractor network, supply chain capacity).

3.3.3 Outline project management and construction methodologies, including experience with CCDC-14 Design Build Stipulated Price contracts.

3.4 PRICING FRAMEWORK AND COST DRIVERS

3.4.1 Briefly describe the construction approach (e.g., conventional build, hybrid, modular integration if applicable).

3.4.2 Provide *indicative* pricing ranges (\$/sq ft. or project budget range) with clear assumptions and finish levels.

3.4.3 Identify key cost drivers and considerations.

3.4.4 Suggest options and alternatives that reduce cost without compromising outcomes.

3.4.5 Submit a detailed budget breakdown as outlined in Appendix B – Consultant Project Workplan Template.

3.5 HEALTH, SAFETY, AND ENVIRONMENTAL

3.5.1 Outline health and safety policies, practices, and track record.

3.5.2 Describe environmental stewardship practices, including waste reduction, recycling, and energy efficiency.

3.6 PROJECT DELIVERY, RISK, AND COMMERCIAL TERMS

3.6.1 Provide insurance, bonding, and liability coverage details.

3.6.2 Describe commissioning and handover documentation standards.

3.6.3 Describe experience securing permits/approvals in Saskatchewan and municipal jurisdictions.

3.6.4 Identify major risks (supply chain, site readiness, labour availability) and proposed mitigation plans.



- 3.6.5 Submit a project workplan and schedule as outlined in Appendix B – Consultant Project Workplan Template.

3.7 MN-S COMMUNITY BENEFIT ALIGNMENT

- 3.7.1 Identify the proposed location of the project.
- 3.7.2 Detail current and planned commitments to Metis local hiring, apprenticeships, and skills training.
- 3.7.3 Describe proposed community benefits (local procurement, training pathways, legacy capacity-building).
- 3.7.4 Explain how the project approach will be culturally responsive to the needs of Métis students.

4. EVALUATION OF CRITERIA

MN-S evaluates submissions using the best value appropriate for the deliverables while also meeting our government's goals. The following overviews the categories and weighting for the EOI's rated criteria. Proponents and their EOI'S must meet a minimum threshold score for a category to proceed to the next stage of the evaluation process. We'll also look at how you approach design and delivery, your health, safety and environmental practices, and the practicality of your proposed risk management and commercial terms. Pricing information will be treated as indicative and used to understand cost drivers and comparability- not to select a low bid. Finally, we will pay close attention to Indigenous and local participation, training and partnerships, and how your approach supports MN-S housing goals and broader opportunities in the Métis economy within Saskatchewan. The aim is to identify a small number of well-matched proponents for the opportunity of future work.

5. SIGNATURES

I/We, the undersigned duly authorized representative of the Proponent, having received and carefully reviewed all the EOI documents, including any issued addenda, submit this Proposal in response to the EOI. We are including comprehensive information as requested in Section 3. *Information Requested*. By signing this Declaration, the proponent hereby declares that the information contained in this Proposal is true and accurate.

This Proposal is submitted this _____ day of _____, 2025.

Company Name / Name of Proponent

Witness Signature or Corporate Seal

Name and Position of Signatory (Please Print)

Name and Position of Signatory (Please Print)



APPENDIX A – SCOPE OF WORK

Introduction and Context

This Expression of Interest (EOI) invites qualified consultants to submit an EOI for a minimum 8-unit student Housing Project in Regina, SK preferably located near the University and College Campuses with alternative sites being considered near major public transit lines.

Background

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 Citizens are inherently connected to their land and culture. Many Métis people live in remote communities not near urban centres and maintaining cultural connection while away pursuing post-secondary education is important. The goal of this project is to provide a safe, healthy and cultural connected affordable housing option for Métis students living in Regina taking courses at Saskatchewan Polytechnic or the University of Regina.

This project is a step in the direction of creating this environment.

Project Goals & Objectives

The main objective is to have a developer submit an EOI that proposes an all-inclusive package that includes land, design, and construction services for the MN-S Student Housing Project. The location is preferably near the University of Regina and Saskatchewan Polytechnic, but MN-S is open to other locations that are near public transit lines that link to the University and College. This EOI process will enable MN-S to obtain options regarding land availability and developer interest in completing the project. A detailed RFP may follow this process.

Key requirements:

- 20% of suites must be accessible units.
- Construction is expected to start in Spring 2026.
- Preference for use of Indigenous (Métis where possible) trades and labour.
- Must demonstrate experience in sustainable, energy-efficient, and culturally responsive design and construction.



Building Performance Requirements

At this stage, MN-S requires proponents to confirm their ability to deliver a project that:

- Complies with all applicable codes and standards (NECB 2020, NBC 2015, NFC 2015, and local Authority Having Jurisdiction).
- Meets or exceeds energy efficiency standards (with preference for performance above NECB 2020).
- Provides durable, sustainable building systems appropriate for the Regina climate.
- Incorporates Métis culture in design and public spaces.
- Includes a minimum one-year warranty after Substantial Completion, consistent with CCDC 14 requirements.

APPENDIX B – CONSULTANT PROJECT WORKPLAN TEMPLATE

The Proponent should expect to provide overall project management services, including budget control and direction, and coordination of all work throughout the course of the project.

Budget

The budget submission should:

- Be presented in Canadian dollars.
- Break down costs into three categories:
 - Land acquisition
 - Design services
 - Construction costs
- Show all-inclusive rates, covering duties, travel, insurance, delivery, setup, and overhead (excluding GST/PST, which should be shown separately).

Workplan

Proponents must provide a high-level project schedule, which may be in the form of a spreadsheet, timeline, or Gantt chart.

At minimum, the schedule should identify the following phases and anticipated timelines:

- Land acquisition and site selection
- Design and permitting



- Construction mobilization
- Construction start (Spring 2026 target)
- Substantial completion and occupancy

Proposed Project

Each proponent should clearly state:

- What they are proposing to deliver (land + design + build package).
- How their proposal aligns with MN-S goals of affordability, accessibility, sustainability, and Métis cultural representation.

