CITY OF DRYDEN

Request for Proposal Addendum

RFP number: R-2026-8

Project: Mario Milanese Subdivision Stage 3

Scope: Residential Development Partner

Addendum number: 1

Date issued: 19 October 2026

Closing date and time: November 13, 2026 at 3:00 p.m. CT

This Addendum forms part of RFP R-2026-8 and must be read together with the RFP and all previously issued addenda. The following responses clarify the RFP. In the event of a conflict, the provisions of this Addendum govern the matters addressed herein. All other terms and conditions remain unchanged.

Proponents must acknowledge receipt of this Addendum in Appendix A - Submission Form, Section 5 - Addenda.

Questions and responses

Question 1 Current RFP package

Could the City provide or direct proponents to the complete and current RFP package, including supporting drawings, reports, cost estimates and addenda?

City Response

The current RFP package and available supporting materials can be accessed through the City of Dryden's Bids and Tenders webpage: https://www.dryden.ca/your-government/bids-and-tenders/

The supporting materials identified in Appendix C of the RFP include:

- The Mario Milanese Subdivision Stage 3 Pre-Design Report prepared by JR Cousin Consultants Ltd., dated April 1, 2024, including its appendices;
- The JRCC preliminary drawing set and EPANET diagrams;
- The revised Class A Cost Estimate dated September 8, 2026;
- Registered Plan M811 and available property and survey information;
- Available information concerning existing infrastructure, including the lift station and forcemain; and
- Applicable City planning and development documents.

The City will post any additional information or addenda through the same RFP channel. Proponents are responsible for reviewing and acknowledging all addenda issued before the Submission Deadline.

Question 2 Modular construction

Would CSA A277-certified factory-built modular homes be acceptable?

City Response

Yes. The RFP does not prohibit factory-built or modular construction. CSA A277-certified modular housing may be proposed, provided the completed development complies with all applicable building-code, zoning, planning, engineering, servicing, accessibility, fire-safety, permitting and other regulatory requirements.

The use of CSA A277 certification does not replace the requirement to obtain applicable municipal and agency approvals, building permits and occupancy permissions. The Proposal should explain the

proposed manufacturing, transportation, foundation, installation, inspection, servicing and warranty arrangements

Question 3 Participation as a manufacturing partner

May a modular-home manufacturer participate as part of a developer-led team? Is there a public list of interested proponents or a City-facilitated process for connecting manufacturers with developers?

City Response

Yes. A modular-home manufacturer may participate as a member of a developer-led team. The RFP permits a consortium or project team to submit a Proposal, provided one lead legal entity is clearly identified. The Proposal should describe each team member's role, responsibilities, contractual relationship, availability and decision-making authority.

The City intends to enter into an Agreement with one lead legal entity. Accordingly, the lead proponent will remain responsible for coordinating and delivering the complete development proposal.

The RFP does not provide a public list of interested proponents or establish a City-facilitated matching process. Interested parties may independently establish partnerships, subject to the communication, confidentiality and conflict-of-interest provisions of the RFP.

Question 4 Financial capacity requirements

What financial-capacity evidence is required? Are there minimum equity, financing or net-worth thresholds? Would a conditional lender letter be sufficient, and may capacity be demonstrated collectively by the development team?

City Response

The RFP does not establish a prescribed minimum equity contribution, net-worth threshold or financing ratio.

Each Proposal must include evidence from a recognized financial institution or other credible evidence demonstrating the financial capacity to undertake the Project. The Proposal must also identify:

- The proposed land consideration;
- Any requested City contributions;
- A sources-and-uses budget;
- The proposed financing structure; and
- Any material financing conditions or assumptions.

A conditional lender letter may form part of the financial-capacity evidence. Its sufficiency will depend on its content, the conditions attached to it and the other financial information included in the Proposal. Proponents should provide enough information for the City to reasonably assess the credibility and feasibility of the proposed financing plan.

Financial capacity may be demonstrated through the combined resources of the proposed development team, provided the Proposal clearly identifies the entities providing the financing, equity, guarantees or other financial support and explains how those commitments will be made available to the lead proponent.

The City may require further evidence of equity, financing capacity and lender support before executing an Agreement or Development Agreement.

Question 5 Experience requirements

Must the three comparable projects belong to the lead proponent, or may the experience of the complete project team be used? Is previous subdivision-development experience mandatory for the lead entity?

City Response

The three relevant projects may reflect the combined experience of the proposed development team. The RFP does not require all three projects to have been completed by the lead entity.

For each project, the Proposal should clearly identify:

- The project team member responsible for the project;
- That member's specific role;
- The project's scale and status;
- Its relevance to the proposed development; and
- Performance relating to schedule, budget, approvals, infrastructure, housing delivery and other applicable criteria.

Previous subdivision-development experience is not stated as a separate mandatory requirement for the lead entity. However, the City will evaluate the experience, capability and capacity of the lead entity and the overall team. The lead proponent should demonstrate that it has the organizational, financial and project-management capacity to coordinate the team and assume responsibility for the complete Project.

Question 6 Land terms

Does the City have an expected land price or preferred transaction structure? Would phased land transfers or deferred payment arrangements be considered?

City Response

The RFP does not establish a predetermined land price or mandatory transaction structure. Proponents must identify their proposed land consideration, transaction structure, material conditions and any requested City contributions in their Proposal.

Proponents may propose phased land transfers, deferred payments or another transaction structure. Any such arrangement must be clearly explained, including the proposed timing, conditions, security, development milestones and allocation of risk.

Alternative land arrangements will be subject to evaluation, negotiation, Council approval and execution of satisfactory land, development and security agreements. The City is not obligated to accept any proposed structure.

Question 7 Funding and municipal contributions

Is any municipal, provincial or federal funding committed to the Project? Would the City consider infrastructure cost-sharing, land incentives or other support?

City Response

The RFP does not identify or guarantee any committed municipal, provincial or federal funding for the Project. Proponents should not assume that grant funding or a City financial contribution will be available.

The Base Proposal assumes that the proponent will lead and fund due diligence, financing, design, approvals, construction, housing delivery, commissioning and warranty obligations.

Proponents may identify potential grants, tax credits, subsidies or other funding sources. They may also propose infrastructure cost-sharing, land incentives or other City contributions. Any requested contribution must be clearly identified and quantified in the Proposal, together with its purpose, timing, conditions and effect on project delivery.

Any requested City support will be considered as part of the evaluation and potential negotiations. The City does not guarantee that any funding, incentive, cost-sharing arrangement or other contribution will be approved.

Question 8 Infrastructure responsibilities

Should proponents assume responsibility for funding all on-site and off-site infrastructure, including lift-station upgrades?

City Response

Yes. For the purpose of preparing the Base Proposal, proponents should assume responsibility for leading and funding the required due diligence, detailed design, approvals and construction of the necessary on-site and off-site infrastructure.

This includes, as applicable:

- Roads and active-transportation facilities;
- Water and wastewater infrastructure;
- The lift station and forcemain;
- Drainage and grading works;
- Utility connections and interfaces; and
- Testing, commissioning, records, warranties and deficiency correction.

The existing lift station was installed but not commissioned and requires verification and substantial upgrades. Proponents are responsible for reviewing the available information, confirming its condition and capacity, and identifying the work required for their proposed development.

A proponent may propose a different responsibility allocation or request a City contribution. Any departure from the Base Proposal must be clearly identified, quantified and supported by an explanation of its effect on costs, financing, schedule and project delivery.

END OF ADDENDUM