



Taykwa Tagamou Nation

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Request for Proposals (RFP) Owner's Engineer Services for Major Capital Projects

Issued By: Taykwa Tagamou Nation

Issue Date: Wednesday, May 27, 2026

Proposal Due Date: Thursday, June 18, 2026

Proposal Contact: Conrad Sutherland, Director of Community Operations; Candice Tourville, Business Development Officer

Submission Method: Electronic PDF submission

1. Introduction

Taykwa Tagamou Nation (TTN) invites qualified engineering firms or multidisciplinary consulting teams to submit proposals to act as TTN's Owner's Engineer for the planning, preliminary design, procurement support, design oversight, construction support, and commissioning support of major capital projects. The initial priority assignments under this RFP are TTN's water and wastewater infrastructure projects and the community three-phase power expansion and related electrical servicing works. TTN intends to establish a relationship with a trusted technical advisor that will protect TTN's interests, supplement internal capacity, and support successful delivery of complex infrastructure projects in a phased and coordinated manner, including advancing the initial priority assignments to approximately 30% design and supporting TTN through a Progressive Design-Build procurement process.

2. Background

TTN is planning and advancing a significant community growth program that includes residential, institutional, commercial, industrial, and community service infrastructure over the 2026 to 2030 period and beyond. This growth requires coordinated engineering leadership to ensure that enabling infrastructure is planned and delivered in a technically sound, fundable, phased, and buildable manner. TTN's existing infrastructure conditions and planning studies identify immediate needs in water, wastewater, and electrical servicing.

For water and wastewater, TTN has identified the need for a new wastewater treatment solution and upgrades to the existing water treatment system to meet current and projected demand, improve regulatory compliance, and support long-term community development. Planning materials indicate that the existing wastewater lagoon system is undersized for future storage requirements and that water system improvements are needed in areas including recirculation and re-chlorination, treatment optimization, SCADA upgrades, backup well confirmation, and associated infrastructure expansion.

For electrical infrastructure, TTN is currently served by a single-phase distribution system that is not sufficient to support planned growth. Community-wide load forecasting completed for TTN indicates that a three-phase upgrade is foundational to the delivery of multiple capital projects, including water and wastewater facilities and future community developments. The projected expansion program includes substantial incremental electrical demand, and the current planning approach contemplates coordination with Hydro One and other relevant parties regarding a three-phase distribution line upgrade, subdivision servicing, and related connection requirements.

3. Reference Documents and Existing Information

Proponents shall base their proposals on the information available to TTN at the time of issuance of this RFP, including existing studies, reports, concept planning, funding requirements, and community priorities. Reference materials may include, without limitation, TTN's water and wastewater background and needs assessments, site assessment and feasibility materials, electrical load forecast and Hydro One subdivision application support documentation, concept plans, and any additional information issued by addendum. Proponents are expected to identify assumptions, information gaps, and recommended next steps for advancing each priority project from its current stage.

4. Project Objectives

- Provide TTN with independent, high-quality engineering leadership and technical advice for major capital infrastructure projects.
- Advance the initial priority projects for water, wastewater, and three-phase power in a coordinated and phased manner.
- Confirm scope, design basis, implementation options, risks, schedule, budget, and permitting pathways for each project.
- Support procurement, regulatory coordination, funding readiness, and owner decision-making.
- Ensure designs and recommendations are practical for northern, remote, and First Nation community conditions.

- Create a scalable framework for future TTN major projects beyond the initial priority assignments.

5. Scope of Services

The successful proponent will serve as TTN's Owner's Engineer and trusted technical advisor. The Owner's Engineer will provide engineering, advisory, coordination, review, and implementation support services across the project lifecycle. TTN anticipates a phased engagement model so that initial work can focus on planning, validation, advancement of the priority projects to a preliminary design stage approximately equivalent to 30% design, and preparation of procurement documents for a Progressive Design-Build or other owner-approved delivery model. Later phases may extend into post-award design oversight, pricing and negotiation support, construction support, commissioning, and post-construction advisory services as authorized by TTN.

5.1 Phase I – Planning, Validation, Preliminary Design, and Procurement Readiness

- Review all available background documents, studies, concept plans, and prior engineering work.
- Confirm project objectives, constraints, assumptions, interfaces, owner requirements, and project success criteria with TTN.
- Develop a project advisory plan covering governance, scope management, cost control, schedule management, risk management, and communications.
- Validate or refine the delivery strategy for each priority project, including confirmation of whether Progressive Design-Build is the recommended approach.
- Advance the priority projects to a preliminary design stage approximately equivalent to 30% design, sufficient to establish the design basis, owner requirements, project scope, performance requirements, site constraints, permitting path, procurement packaging, and implementation strategy.
- Prepare preliminary design criteria, concept layouts, technical memoranda, cost estimates, schedules, risk registers, and procurement-ready owner requirements.
- Identify required field investigations, environmental work, geotechnical work, hydrogeological work, survey work, utility coordination, and permitting requirements.
- Support funding readiness by preparing technical inputs, narratives, and implementation strategies suitable for grant and funding applications.
- Prepare and support issuance of the full Progressive Design-Build RFP or other approved procurement package, including technical requirements, owner requirements, evaluation criteria, pricing framework inputs, draft addenda support, and procurement process support.

- Support TTN during the procurement process, including responses to proponent questions, participation in meetings, proposal reviews, reference checks, interviews, evaluation support, and award recommendations.

5.2 Initial Priority Assignment – Water and Wastewater Infrastructure

- Review and validate the preferred approach for wastewater treatment and water treatment expansion based on existing TTN studies and updated owner requirements.
- Confirm design basis, servicing horizon, projected population and demand assumptions, fire flow assumptions, and climate resilience considerations.
- Assess treatment alternatives and implementation options for wastewater and water infrastructure, including constructability, lifecycle cost, operability, expandability, and regulatory compliance.
- Identify and coordinate required geotechnical, hydrogeological, environmental, and topographic investigations.
- Advance the water and wastewater projects to an approximately 30% design level or equivalent preliminary design stage, including concept layouts, design criteria, owner requirements, class estimates, schedule, and procurement strategy recommendations.
- Prepare procurement-ready technical content for a Progressive Design-Build RFP or other owner-approved procurement model.
- Support TTN with regulatory and funding coordination, including identification of approvals, permits, and application sequencing.
- Provide advisory support during procurement, post-award design review, construction, commissioning, operator training, and project closeout if later phases are authorized.

5.3 Initial Priority Assignment – Three-Phase Power and Electrical Servicing

- Review TTN's electrical load forecasting, servicing assumptions, phasing, and community expansion requirements.
- Support TTN in confirming servicing strategy for three-phase power upgrades, including interfaces with Hydro One, subdivision servicing requirements, and major customer connection planning.
- Develop or refine electrical infrastructure implementation plans for priority facilities, beginning with water and wastewater facilities and related community infrastructure.
- Identify required engineering studies, utility coordination tasks, route or corridor considerations, permitting requirements, and owner decision points.
- Advance the three-phase power and electrical servicing works to an approximately 30% design level or equivalent preliminary design stage sufficient to support owner requirements, scope definition, scheduling, costing, and procurement packaging.
- Support preparation of technical submissions, design criteria, owner requirements, and procurement documents for electrical works, including Progressive Design-Build procurement where directed by TTN.

- Advise TTN on phasing, sequencing, schedule risks, cost implications, and dependencies between electrical servicing and other capital projects.

5.4 Future Major Projects

TTN may, at its sole discretion, assign additional major capital projects to the Owner's Engineer under the same contract or through future amendments or phase authorizations. These may include other water, wastewater, power, roads, buildings, utility, housing, or community infrastructure projects where integrated owner-side engineering support is beneficial.

5.5 Phase II – Post-Award Design-Build Support and Project Delivery Support

If TTN proceeds with a Progressive Design-Build or similar delivery model, TTN may authorize a subsequent phase of services under which the Owner's Engineer will continue as TTN's independent advisor following procurement award. In this phase, the Owner's Engineer may support TTN during progressive design, pricing and commercial negotiations, constructability review, risk management, schedule monitoring, design reviews, construction oversight support, commissioning, and closeout.

- Review and comment on the design-builder's progressive design submissions.
- Support TTN during target price, GMP, or commercial negotiations, as applicable.
- Monitor scope, schedule, cost, quality, and risk throughout delivery.
- Support permitting, stakeholder coordination, design changes, and owner decision-making.
- Provide construction-phase and commissioning-phase advisory support on behalf of TTN, if authorized.
- Support turnover, training, closeout, and post-construction review activities.

6. Delivery Model and Phase Authorization

TTN currently anticipates that the initial priority projects may be advanced using a Progressive Design-Build delivery model or another collaborative delivery model determined to be in TTN's best interests. The Owner's Engineer shall support TTN in validating the recommended delivery approach during Phase I and, if directed by TTN, in preparing the procurement package for that delivery model. Notwithstanding this intent, TTN retains sole discretion to confirm, modify, defer, or change the delivery model for any project at any time based on project readiness, funding conditions, risk, market response, or owner priorities.

Phase I shall be considered the base assignment under this RFP and is intended to include project validation, advancement to approximately 30% design or equivalent preliminary design, and procurement readiness support for the initial priority projects. Phase II and any subsequent phases shall be optional and may be authorized by TTN, in whole or in part, at TTN's sole discretion. TTN may elect to proceed with later phases, defer them, re-scope them, procure

additional services separately, or conclude the assignment after Phase I. Completion of Phase I shall not obligate TTN to proceed to any later phase.

If TTN elects not to authorize a later phase, TTN shall retain the right to use the Phase I deliverables, including preliminary design materials and procurement documents, to advance the projects through another procurement or delivery process, subject to the terms of the final agreement. Proponents shall clearly identify any assumptions they have made regarding phase transitions, staffing continuity, and pricing for optional later phases.

7. Pricing and Fee Proposal Structure

Proponents shall submit a clear and detailed financial proposal in a separate pricing section. Pricing shall be structured to allow TTN to evaluate the base assignment independently from any optional later phases. All fees shall be stated in Canadian dollars and shall be exclusive of HST. Proponents shall clearly identify assumptions, exclusions, contingencies, and any pricing conditions associated with their proposal.

- Phase I pricing shall be shown separately as the base assignment, including all services required to advance the priority projects to approximately 30% design or equivalent preliminary design and to support procurement readiness and issuance of the Progressive Design-Build RFP.
- Phase II pricing shall be shown separately for optional post-award Owner's Engineer support services.
- If proponents wish to propose additional optional services or later phases beyond Phase II, these shall be priced separately and clearly identified as optional.
- Proponents shall provide a breakdown of fees by phase, major task, and key deliverable.
- Proponents shall provide hourly rates for key personnel and any subconsultants that may be used for additional services, change requests, or scope adjustments.
- Disbursements shall be identified separately, with a clear statement of what is included in the proposed fees and what would be treated as reimbursable, if any.
- TTN reserves the right to negotiate scope, pricing, and phase authorizations independently and shall not be obligated to award any optional phase or additional service.

8. Roles and Responsibilities

8.1 TTN's Role

TTN will provide available background information, identify priorities, review recommendations, make owner decisions, coordinate community input as required, and authorize progression between project phases. TTN retains all decision-making authority. The Owner's

Engineer will provide technical recommendations and implementation support but shall not make binding decisions on behalf of TTN unless specifically authorized in writing.

8.2 Owner's Engineer Role

The Owner's Engineer will act in TTN's best interests by providing independent engineering review, technical leadership, cost and schedule advice, procurement support, coordination support, risk management, design oversight, and implementation support. The Owner's Engineer is expected to work collaboratively with TTN, funding agencies, utilities, regulators, contractors, and any separately retained consultants while maintaining clear accountability to TTN as the owner.

9. Deliverables

- Project initiation materials and work plan.
- Project advisory plan and governance framework.
- Project charter or owner requirements summary.
- Approximately 30% design or equivalent preliminary design packages for the priority projects.
- Technical review memoranda, design criteria, and validation reports for the priority projects.
- Risk register and risk management updates.
- Permitting and approvals matrix.
- Class D/Class C/Class B cost estimates, as applicable to phase.
- Implementation schedule and phasing plan.
- Progressive Design-Build RFP package or other approved procurement documents, including technical requirements, owner requirements, and procurement support materials.
- Meeting agendas, minutes, workshop records, monthly progress reports, and evaluation support documentation.
- Post-award design review, construction support, commissioning support, and closeout support deliverables for any authorized later phase.

10. Anticipated Schedule

TTN expects the successful proponent to mobilize promptly after contract award and begin Phase I services immediately. Proponents shall propose a practical schedule for the first priority assignments and identify critical path activities, owner review periods, and key dependencies.

- RFP Issued: Wednesday, May 27, 2026
- Proponent Questions Due: Monday, June 8, 2026
- Responses to Questions / Addenda Issued By: Friday, June 12, 2026

- Proposal Closing: Thursday, June 18, 2026
- Evaluation and Interviews, if required: June 18, 2026, to July 3, 2026
- Anticipated Award: Week of July 6, 2026
- Phase I Kick-Off: Within one week of award
- Initial project validation and design basis confirmation: Within [3 to 4] weeks of kick-off
- Approximately 30% design / preliminary design packages for priority projects: Within [8 -12] weeks of kick-off, subject to project complexity
- Progressive Design-Build RFP package ready for issue: Within [10-16] weeks of kick-off, subject to TTN review and approvals
- Post-award Phase II services: To commence if and when authorized by TTN

11. Proposal Submission Requirements

- Cover letter signed by an authorized representative.
- Executive summary.
- Firm profile, team structure, and identification of the prime consultant and all subconsultants.
- Description of relevant Owner's Engineer, owner's advisor, multidisciplinary infrastructure, First Nation community, water/wastewater, electrical servicing, preliminary design, and Progressive Design-Build procurement experience.
- Detailed understanding of TTN's objectives, opportunities, risks, project context, and the proposed path to approximately 30% design for the priority assignments.
- Proposed methodology, work plan, and schedule for Phase I and any proposed post-award Phase II services.
- Description of approach to cost control, schedule control, risk management, quality management, stakeholder coordination, and design-builder procurement support.
- Resumes of key personnel.
- Examples of similar projects and at least three references.
- Indigenous engagement approach and experience working respectfully and effectively with First Nation communities.
- Conflict of interest disclosure, including confirmation that neither the proponent nor any affiliated entity intends to participate as part of a downstream design-build team for the same TTN projects.
- Financial proposal, including fee structure, disbursements, assumptions, exclusions, rates for additional services, and pricing by phase, submitted in a clearly separated pricing section.

12. Minimum Team and Experience Requirements

The proponent team shall demonstrate that it has the appropriate multidisciplinary expertise and capacity to deliver the services described in this RFP. TTN prefers teams with direct experience

in northern infrastructure, First Nation community infrastructure, utility coordination, water and wastewater systems, electrical servicing and distribution planning, preliminary design development to approximately 30% design, and procurement support for Progressive Design-Build or comparable alternative delivery models.

- Senior project director and project manager with relevant municipal or community infrastructure experience.
- Water and wastewater engineering expertise.
- Electrical engineering and utility servicing expertise, including three-phase distribution planning.
- Cost estimating and project controls capability.
- Permitting, environmental, and regulatory coordination capability.
- Construction support and commissioning capability for later authorized phases.
- Demonstrated ability to coordinate multidisciplinary teams and advise owners through procurement and implementation.

13. Evaluation Criteria

Evaluation Category	Weight
Understanding of TTN’s objectives, project context, and risks	15%
Methodology, work plan, and approach to delivering Phase I preliminary design and Progressive Design-Build procurement support	30%
Team qualifications and relevant project experience	15%
Experience working with First Nation communities and approach to collaboration	15%
Schedule and ability to meet TTN’s priorities	10%
Financial proposal and value for money	15%
Total	100%

14. Commercial and Legal Requirements

- TTN reserves the right to accept, reject, or waive irregularities in any proposal, and to cancel or re-issue this RFP at any time.
- TTN is not responsible for any costs incurred by proponents in preparing or submitting proposals.
- The successful proponent must enter into a formal agreement with TTN.

- All deliverables, reports, drawings, specifications, and project information prepared for TTN under the contract shall become the property of TTN, subject to customary professional reliance limitations set out in the final agreement.
- The successful proponent shall maintain professional liability insurance, commercial general liability insurance, automobile insurance, and any other coverage reasonably required by TTN.
- The successful proponent shall comply with applicable laws, regulations, codes, standards, and occupational health and safety requirements.
- TTN may negotiate scope, fees, staffing, and contract terms with the preferred proponent prior to award.
- TTN may structure the contract as an initial phase with optional future phases, extensions, or additional assignments at TTN's sole discretion.
- The Owner's Engineer shall act as TTN's independent advisor and shall not act as the design-builder, contractor, or a member of any downstream design-build team for the same TTN projects covered by this assignment.
- Neither the successful proponent, nor any parent company, subsidiary, affiliate, joint venture partner, or subconsultant participating in the Owner's Engineer assignment, shall be eligible to submit, join, advise, or otherwise participate on a downstream Progressive Design-Build or equivalent proponent team for the same projects, unless expressly authorized in writing by TTN following a conflict review.

15. Submission Instructions

Proposals shall be submitted electronically in PDF format no later than 4:00PM Eastern Standard Time on Thursday, June 18, 2026 to conrad@taykwatagamou.com and cc to candice@taykwatagamou.com. Late submissions may not be accepted. Questions regarding this RFP shall be submitted in writing to Conrad Sutherland and cc'd to Candice Tourville by Monday, June 8, 2026. Responses, clarifications, and any addenda issued by TTN will form part of this RFP.

16. Closing

TTN looks forward to receiving proposals from qualified teams that can help advance the Nation's infrastructure priorities in a practical, collaborative, and community-centered manner. The successful Owner's Engineer will play a key role in supporting TTN's long-term infrastructure growth, beginning with the water, wastewater, and three-phase power projects that are foundational to the Nation's development program.