



REQUEST FOR PROPOSALS

#2026-CCP-001

**CONSTRUCTION OF ATTACHED
PARKING GARAGE FOR CHERRY
CREEK PLACE**

For Southwest Senior Housing Inc.

**Request for Proposal
Southwest Senior Housing Inc.
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1.0 OVERVIEW

Southwest Senior Housing Inc. is requesting proposals from qualified proponents to submit proposals for the **construction** of an **attached parking garage** at Cherry Creek Place, a senior assisted living facility in Boissevain, Manitoba.

1.1 PURPOSE

The purpose of this Request for Proposals (RFP) is to inform potential bidders of an opportunity and to permit them to submit proposals. The purpose of the project is to enhance accessibility, safety, convenience, and overall site functionality for residents, visitors, staff, and service providers. The proposed parking facility is intended to provide expanded parking capacity while supporting the comfort and mobility needs of residence through accessible and weather-protected access to the existing building.

The selected proponent will be responsible for providing comprehensive professional services as applicable including project planning, architectural/engineering design, cost estimating, and construction services to deliver a complete and functional facility. All permit-related work including municipal zoning permits and building permits will be handled by Southwest Senior Housing Inc.

Southwest Senior Housing Inc. is seeking a collaborative and experienced project team with demonstrated expertise and experience in healthcare, senior living, institutional, or accessibility-focused construction projects. Particular consideration will be given to proponents who can demonstrate innovative and cost-effective solutions to the project while minimizing operational disruption at the facility during construction.

This project is expected to prioritize the following components:

- Resident safety and accessibility
- Efficient traffic flow and parking operations
- Durable and low-maintenance construction
- Integration with the existing facility's architecture and aesthetics

- Compliance with all applicable building, accessibility, and fire safety codes
- Consideration of seasonal weather and winter accessibility requirements

Through this RFP, Southwest Senior Housing seeks to identify the proponent or proponents best suited to deliver a high-quality project that aligns with the organization's operational, functional, and long-term strategic goals.

1.2 SITE LOCATION, SITE VISITS, & REQUESTS FOR INFORMATION

- The project site is located at 259 Mill Road in Boissevain, MB

*See enclosed Site Plan for further details

- Bidders may arrange for a site visit or request information regarding this RFP by contacting Southwest Senior Housing Inc. Chair George Heide at (204) 534-7606 or via email at gheide@boissevain.ca
- Southwest Senior Housing Inc. is not responsible for any costs incurred by proponents in preparing their proposals, attending any project-related meetings or interviews, making any presentations in connection with their proposals, or otherwise incurred in connection with this RFP process.

1.3 SCOPE OF WORK

The proposed project scope includes, but is not limited to, the following:

- Site preparation and grading, including placement and compaction of approximately 1,000 cubic yards of clay fill to build up and stabilize the existing elevation as required (Clay to be provided, but hauling costs will need to be considered)
- Construction of an attached enclosed parking structure consisting of approximately twenty (20) angled parking stalls, each with a minimum of 10 feet. The Building is to be 120 feet by 70 feet by 10 feet with heat source.
- Installation of a reinforced concrete slab floor
- Fully-insulated building envelope suitable for year-round Manitoba climate conditions
- Coordination of drainage, grading, and tie-ins to the existing facility
- Design considerations that maximize functionality, durability, resident accessibility, and overall cost efficiency/value to Southwest Senior Housing Inc.
- Proponents are encouraged to provide recommendations for optimal construction methods and value-engineering opportunities that maintain quality while achieving competitive pricing

***The scope of work for this project has been divided as follows so that proponents may submit proposals for:**

- The complete project (all components) , **OR**
- Individual components/phases of the project *as outlined below*

The Project consists of the following components:

I. Site Preparation & Lot Build Up

- Site grading and preparation
- Placement and compaction of approximately 700 cubic yards of clay fill
- Elevation build-up and stabilization of the existing lot
- Excavation and base preparation
- Drainage and surface water management considerations
- Coordination with existing site conditions and utilities
- Any related earthworks necessary to prepare the site for construction

II. Concrete Floor & Drainage

Scope may include, but it not limited to:

- Supply and installation of reinforced concrete slab flooring
- Preparation of granular base and compaction
- Interior and exterior drainage considerations
- Floor grading and drainage control systems
- Tie-ins to existing drainage infrastructure, as applicable
- Concrete finishing that aligns with the main building and that is suitable for vehicle traffic and Manitoba climate conditions

III. Building Construction, Electrical, & Ventilation

- Construction of the attached parking structure
- Structural framing and building envelope
- Insulation and vapour barrier systems
- Roofing and exterior finishes
- Overhead and pedestrian access doors
- Interior and exterior lighting
- Electrical service and distribution
- Mechanical ventilation systems appropriate for enclosed vehicle storage
- Fire safety considerations and code compliances
- Accessibility and integration with the existing facility

- **Proposal Submission Options**

Proponents may submit proposals for:

- The complete project (all components), **OR**
- Individual components/phases of the project as outlined above

Proponents submitting partial proposals shall clearly identify which component(s) are included in their submission.

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- Southwest Senior Housing Inc. reserves the right to award the project as a single contract or as multiple contracts based on pricing, qualifications, scheduling, and overall project value.

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- **Engineering & Permitting**

Where engineering or stamped drawings are required for the proposed work, associated engineering costs shall be included within the proponent’s submission.

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- Permitting fees, development permit costs, and other municipal or regulatory application fees shall be the responsibility of Southwest Senior Housing Inc.

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2.0 RELEVANT DATES

Project Component	Date
RFP Closing Date	June 30, 2026
Phase I (Site Preparation) – Completion	July 31, 2026
Phase 2 (Concrete Floor & Drainage) - Completion	September 15, 2026
Phase 3 (Building Construction, Electrical, Ventilation): Completion	November 30, 2026

3.0 SUBMISSIONS

Proponents are to include the name and the credentials of the individual within their organization who will be assigned to the project. In addition, proponents are to include list of similar projects undertaken by the organization and the individuals assigned to each project.

Proponents must include an itemized project cost breakdown identifying all project labour, material, equipment, and subcontractor costs by project phase/component.

Furthermore, as this project is being completed on behalf of a non-profit organization, proponents are welcome to identify any portion of the labour, materials, equipment, or services they may wish to donate in support of the project. Charitable tax receipts can be issued for eligible contributions accordingly as per CRA regulations and valuation requirements.

3.1 INSURANCE & WARRANTY

In order to maintain the covenants contained herein, the successful proponent shall, at its own expense, adequate insurance coverage for the duration of the project.

At minimum, the successful proponent shall carry: Builder's liability insurance in the amount of not less than two million dollars (\$2,000,000), indemnifying Southwest Senior Housing Inc. against any and all liability arising out of the performance of this Contract.

In addition, the successful proponent will carry Workers Compensation coverage as required by Manitoba legislation and Automobile Liability Insurance for all owned or operated vehicles used in connection with the project.

Proof of insurance coverage satisfactory to Southwest Senior Housing Inc. may be requested prior to commencement of work.

3.2 QUALITY ASSURANCES

All work shall be completed in a professional workmanship manner using quality materials in accordance with all applicable laws, by-laws and regulations.

All work shall be in conformance with the regulations of the following authoritative bodies, the codes in effect at the time of construction and any other authorities having jurisdiction.

The successful proponent shall include warranty coverage related to the construction and workmanship of project components, with a minimum of one (1) year coverage. All warranty coverage components should be outlined accordingly in project submissions.

4.0 EVALUATION CRITERIA:

Proposals will be evaluated based on a combination of factors including, but not limited to;

- Overall project cost and value;
- Relevant experience and qualifications;
- Proposed approach and understanding of the project;
- Ability to meet project timelines;
- Quality of materials and construction methods proposed;
- References and past project performance

Southwest Senior Housing Inc. reserves the right to accept or reject any or all proposals and is not obligated to accept the lowest-priced submission.

Proposals considered may include projects for individual project components or for the entire project scope.

4.1 SELECTION PROCESS:

- Southwest Senior Housing Inc. shall evaluate all proposals to ensure they meet the requirements of this Request for Proposals.
- Personal interviews may be conducted by Southwest Senior Housing Inc.
- All unsuccessful respondents shall be notified accordingly.
- THE LOWEST BID MAY NOT NECESSARILY BE AWARDED THE CONTRACT
- Southwest Senior Housing Inc. RESERVES THE RIGHT TO REJECT ALL BIDS
- Proposals shall include PST and GST in their bid price as applicable

4.2 SUBMISSION AND CLOSING DATE:

Proposals shall be received by Southwest Senior Housing Inc. **up to 12:00 pm local time, Tuesday June 30, 2026.** All proposals are to be submitted via hard copy and/or electronic formats. Any hard copy submissions can be submitted in a sealed envelope, clearly marked and delivered/mailed to:

**George Heide
Board Chair
Southwest Senior Housing Inc.
259 Mill Road.
P.O. Box 990
Boissevain, MB
R0K 0E0**

*Proponents submitting an electronic copy of the proposal may email their submission to gheide@boissevain.ca with the subject line "RFP 2026-CCP-001 – Construction of Attached Parking Garage for Cherry Creek Place".

All proposal submissions will be reviewed and evaluated by Southwest Senior Housing Inc., who reserves the right to reject any and all proposals, or to accept any proposal accordingly.

Southwest Senior Housing Inc.
Attached Parking Garage
Site Plan (RFP #2026-CCP-001)

