

## **Town of Blaine Lake - Request for Proposals (RFP)**

### ***Project: Redevelop Commercial Land***

#### ***1. Introduction***

Developers /builders interested in redeveloping the historical building situated at the corner of Railway Avenue and Main Street North are invited to respond to this RFP. This building and expansive landscaped grounds recently housed the Blaine Lake Library and prior was the original CN Railway Station in Blaine Lake.

Blaine Lake is a vibrant growing community in commuting distance of Martensville, Warman, Saskatoon, North Battleford and Prince Albert with an aggressive growth strategy:

**When Vision becomes Reality”**

***The Town of Blaine Lake is dedicated to fostering a peaceful, vibrant, and thriving community by delivering exceptional services and driving growth and prosperity.***

***Through open governance, meaningful engagement and communications with stakeholders, and partnerships with all those committed to making a positive impact, we prioritize innovative community development, sustainable economic growth, and outstanding customer service.***

***Our commitment is to enhance the quality of life for all residents and visitors while ensuring the town’s long-term success and vitality.***

For further information or to obtain a copy of the detailed Request for Proposals please contact the following by 5:00 PM, Friday, March 13, 2026:

clerk@blainelake.ca

## **Town of Blaine Lake - Request for Proposals (RFP)**

### ***Project: Redevelop Commercial Land Development***

**Issue Date:** February 13, 2026

**Submission Deadline:** March 13, 2026

#### ***1. Introduction***

The Town of Blaine Lake invites experienced developers /builders interested in redeveloping the historical building situated at the corner of Railway Avenue and Main Street North. This building and expansive landscaped grounds recently housed the Blaine Lake Library and prior was the original CN Railway Station in Blaine Lake.

Blaine Lake is a vibrant growing community in commuting distance of Martensville, Warman, Saskatoon, North Battleford and Prince Albert with an aggressive growth strategy:

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***Our commitment is to enhance the quality of life for all residents and visitors while ensuring the town’s long-term success and vitality.***

## ***2. Project Description***

The land and building is available for sale with the requirement that the re-development must be substantially completed by December 31, 2026 or mutually agreeable time frame.

Further, conditions that will apply to the sale of the property:

- The selected developer must be willing to maintain an agreed upon area of the building currently designated for museum artifacts
- The selected developer must be willing to maintain and display museum artifacts.
- Ownership of the artifacts shall remain with the Town of Blaine Lake
- A requirement of the sale will be that purchaser must agree to provide the Town of Blaine Lake 1<sup>st</sup> right of refusal to purchase the property in the event that it is to be placed for sale.
- The developer would be completely responsible for all costs and aspects of developing the following property, including any and all legal fees for the transfer and sale.
- The Murals on the building must remain on the building and the Town assumes responsibility for maitnenace of the murals.

### **Description of the Property**

#### **1. 103 Railway Avenue East**

The land is situated on Railway Avenue East and Main Street in Blaine Lake and consists of one parcel of land with dimensions of 44.22 meters X 21.48 meters.

The Building was constructed in 1930 with dimensions of approximately 2,000 square feet

## ***3. Purchase Price***

The purchase price of each individual parcel shall be in Canadian funds.

## ***4. Proposal Requirements***

Interested contractors must include the following in their proposals:

### **Developer Information**

- Qualifications including previous projects completed.

### **Project Plan**

- Detailed Plan for the property

### **Cost Proposal**

- A comprehensive purchase price.

### **Additional Information**

- Any other information that may support the proposal.

## **6. Evaluation Criteria**

Proposals will be evaluated based on the following criteria:

### **Experience and Qualifications**

- Proven experience with similar projects.
- Positive references from past clients.

### **Project Plan and Timeline**

- Feasibility and thoroughness of the proposed plan.
- Realistic and achievable timeline.
- Willingness to comply with the Town conditions.

### **Cost**

- Reasonableness and competitiveness of the cost proposal.
- Sufficient secured funds to complete the projects

### **Compliance**

- Adherence to local, provincial, and federal regulations and meeting best practices.

## **7. Submission Instructions**

Proposals must be submitted electronically and may be individual properties or all properties. Proposals must be received online, via email to [assistantcao@blainelake.ca](mailto:assistantcao@blainelake.ca) by 5:00 PM, Friday, March 13, 2025 and noted as follows in the subject line:

**“BLAINE LAKE CN STATION LAND REDEVELOPMENT”**

The Town reserves the right to accept, negotiate, or reject all proposals.

The Town further reserves the right to award the proposal that in the opinion of the Town are deemed in the best interests of the Town.

## **8. Contact Information**

For any inquiries or further information, please contact via the following via e-mail:

Jim Puffalt, CAO  
[cao@blainelake.ca](mailto:cao@blainelake.ca)

The Town assumes no responsibility for any verbal (spoken) information from any Town Staff.

#### ***8. Other***

The successful proponent shall be responsible for the supply of all labour, materials, and equipment necessary to complete the proposed work.

The Town reserves the right at its sole discretion to cancel any agreement with 30 days written notice, without cause and without penalty. If the contract is cancelled, the Town shall pay for any work completed to the cancellation date.

The Town reserves the right, if the successful Proponent for any reason defaults or fails in any matter or item, to accept any other proposal, advertise for new quotations or carry out the work in any way as the Town may, at its sole discretion, deem best.

#### **Acknowledgement**

By submitting a proposal, the contractor acknowledges and agrees to the terms and conditions outlined in this Request for Proposals.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of March, 2026.

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Signature of Developer

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Print Name/Title

## **APPENDIX A – ADDITIONAL INFORMATION**

### **1. Ability to provide Deliverables**

The Proponent has carefully examined the RFP Documents and has a clear and comprehensive knowledge of the requirements of the Proposal. The Proponent represents and warrants its ability to provide the deliverables required under the RFP.

### **2. Disclosure of Information**

The Proponent hereby acknowledges that any information provided in this proposal, even if identified as being supplied in confidence, may be disclosed where required by law or if required by order of a court or tribunal. The Proponent hereby consents to the disclosure, on a confidential basis, of this proposal by the Town retained for the purpose of evaluating or participating in the evaluation of this proposal.

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of March, 2026.

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Signature of Contractor

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Print Name/Title

**Detailed Property Profile****Municipality Name:** TOWN OF BLAINE LAKE**Assessment ID Number :** BLAIN-990001900**Print Date:** 28-Feb-2025**Page 915 of 920**

Civic Address: RAILWAY AVE  
 Legal Location: Parcel MRS5 Block Plan 96B16625 Sup  
 Supplementary: ISC 152421791, 0.23 acre MRS5 on station grounds SE36-44-7 Neighbourhood: BLAIN-100  
 Overall PUSE: 6230 Year / Frozen ID: 2025-/32560  
 Method in Use: C.A.M.A. - Cost

SASKATCHEWAN ASSESSMENT  
 MANAGEMENT AGENCE

**Call Back Year:****NON AGLAND**

LandID Plot No.	Lot No.	Plot USE Shape	Frontage	Plot Side 1	Plot Side 2	Units	Rate Schedule	Rate	Standard Size Depth	LSM	ADJ	S T	S E	W A	C R	S M	Liability Sub ST	Tax Class	Total Value
1759972	MRS5 CL	RECT	145.00	70.50				0.61	6,750.00	164	Y							CO	\$6,190
		Lump Sum:	0.00				Prime Rate \$1.03												

**Total Square Feet:** 10.222.50**RESIDENTIAL SUMMARY**

Model	Sub Model	BLDG ID	Bldg SEC	Qual	Condition	Bmt Rm %	MAF Rm %	MRA ID	Func Obs	Depr	Liability Sub ST	Tax Class	Total Bldg
MS-SFR	SFR	4094709	0	3 - Fair	0.7				0	56	1	E	66,670
				Year Built	Eff Year	Base Area	Dimensions						
	SFR1			1930	1930	245	10.0 X 24.5						
	SFR1_5			1930	1930	759	23.0 X 33.0						
	BMT			1930	1930	971	22.0 X 33.0 + 10.0 X 24.5						
	POR_CV			1930	1930	24	4.0 X 6.0						

**RESIDENTIAL DETAILS**

Section: MS-SFR MAF: 67	Eff Year Built: 1930 Notes:	Building ID/SEQ: 4094709/0 Area Year Built: 1930	Phys Depr: 56 Base Area: 245	Func Obsc: 0 Condition: 0.7
Area Code: SFR1				
Quality: 3 - Fair		Res Effective Rate: Structure Rate		
Heating / Cooling Adjustment: Heating Only		Res Hillside Adj:		
Plumbing Fixture Default: Fair (6 Fixtures)		Plumbing Fixture Adj: -1		
Basement Rate: Basement		Basement Height: 08 ft		
Percent of Basement Area:		Att/B-In Garage Rate:		
Garage Wall Height Adjustment:		Garage Floor Adj:		
Detached Garage Rate:		Garage Finish Rate:		
Garage Floor Adj:		Incomplete Adjustment:		
Porch/Closed Ver Rate: Porch/Closed Ver		Garage Wall Height Adjustment:		
		Shed Rate:		
		Deck Rate:		

**Detailed Property Profile****Municipality Name:** TOWN OF BLAINE LAKE**Assessment ID Number :** BLAIN-990001900

Print Date: 28-Feb-2025

PID: 300010550

Page 916 of 920

Area Code: SFR1\_5

Area Year Built: 1930

Base Area: 759

Quality: 3 - Fair

Heating / Cooling Adjustment: Heating Only

Plumbing Fixture Default: Fair (6 Fixtures)

Basement Rate: Basement

Percent of Basement Area:

Garage Wall Height Adjustment:

Detached Garage Rate:

Garage Floor Adj:

Porch/Closed Ver Rate: Porch/Closed Ver

Area Code: BMT

Area Year Built: 1930

Base Area: 971

Basement Rate: Basement

Basement Walkout Adj:

Area Code: POR\_CV

Area Year Built: 1930

Base Area: 24

Porch/Closed Ver Rate: Porch/Closed Ver

Res Effective Rate: Structure Rate

Res Hillside Adj:

Res Incomplete Adj:

Number of Fireplaces:

Basement Room Rate:

Garage Finish Rate:

Incomplete Adjustment:

Garage Wall Height Adjustment:

Shed Rate :

Res Wall Height : 08 ft

Res Incomplete Adj :

Number of Fireplaces :

Basement Room Rate :

Garage Finish Rate :

Incomplete Adjustment :

Garage Wall Height Adjustment :

Shed Rate :

**COMMERCIAL SUMMARY**

Area Code: BMT

Area Year Built: 1930

Base Area: 971

Basement Rate: Basement

Basement Walkout Adj:

Area Code: POR\_CV

Area Year Built: 1930

Base Area: 24

Porch/Closed Ver Rate: Porch/Closed Ver

Basement Garage :

Percent of Basement Area :

**COMMERCIAL DETAILS**

Model: MC-17

Sub Model: 471 - Light Commercial Utility Building

Notes:

Act. Year Built: 1930

Eff. Year Built: 1930

Dimensions: 22.0 x 13.0

MC-17

MS-471

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Dimensions: 22.0 x 10.0

Model: MC-17

Sub Model: 47

