

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.

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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 1st 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 maintenance 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 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

The Town assumes no reasonability 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.

Signature of Developer

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.

Signature of Contractor

Print Name/Title

Municipality Name: TOWN OF BLAINE LAKE

Assessment ID Number : BLAIN-990001900 PID: 300010550



SASKATCHEWAN ASSESSMENT
MANAGEMENT AGENCY

Civic Address: RAILWAY AVE

Legal Location: Parcel MR5 Block Plan 96B16625 Sup

Supplementary: ISC 152421791, 0.23 acre MR5 on station grounds SE36-44-7 W3rd.

Title Acres:

School Division: 206

Neighbourhood: BLAIN-100

Overall PUSE: 6230

Call Back Year:

Reviewed: 13-Mar-2020

Change Reason: Reinspection

Year / Frozen ID: 2025/-32560

Predom Code: MS471 Light Com Util Bdg

Method In Use: C.A.M.A. - Cost

NON AGLAND

| LandID | Lot No. | Plot USE | Shape | Frontage | Plot Side 1 | Plot Side 2 | Units | Rate Schedule | Rate | Standard Size | Depth | LSM | ADJ | S | S | W | C | S | Liability | Tax | Total Value | |
|----------------|---------|---------------------------|-------|----------|-------------|-------------|-----------|---------------------|------|---------------|-------|-----|-----|---|---|---|---|---|-----------|-----|-------------|---------|
| 1759972 | MR5 | CL | RECT | 145.00 | 70.50 | | 10,222.50 | Urban - Square Foot | 0.61 | 6,750.00 | | 164 | Y | G | R | M | N | N | 1 | E | CO | \$6,190 |
| Lump Sum: 0.00 | | | | | | | | | | | | | | | | | | | | | | |
| | | Prime Rate \$1.03 | | | | | | | | | | | | | | | | | | | | |
| | | LSM this land rec only: N | | | | | | | | | | | | | | | | | | | | |

RESIDENTIAL SUMMARY

| Model | Sub Model | BLDG ID | Bldg SEC | Qual | Condition | Bmt Rm % | MAF % | MRA ID | Func Obs | Liability Sub ST | Tax Class | Total Bldg Value | |
|---------------|-----------|---------|----------|----------|-----------|----------|-------|--------|----------|------------------|-----------|------------------|--------|
| MS-SFR | SFR | 4094709 | 0 | 3 - Fair | 0.7 | | 67 | | 0 | 56 | 1 E | CO | 66,670 |
| Area Code(s): | | | | | | | | | | | | | |
| SFR1 | | | | | | | | | | | | | |
| SFR1_5 | | | | | | | | | | | | | |
| BMT | | | | | | | | | | | | | |
| POR_CV | | | | | | | | | | | | | |
| Unfn% | | | | | | | | | | | | | |

RESIDENTIAL DETAILS

| | | | | | |
|---|-----------------------|----------------------------|---------------|-------------|----------------|
| Section: MS-SFR | Eff Year Built: 1930 | Building ID/SEQ: 4094709/0 | Phys Depr: 56 | Func Obs: 0 | Condition: 0.7 |
| MAF: 67 | Notes: | | | | |
| Area Code: SFR1 | Area Year Built: 1930 | Base Area: 245 | | | |
| 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 | | | | | |
| Res Effective Rate: Structure Rate | | | | | |
| Res Hillside Adj: | | | | | |
| Plumbing Fixture Adj: -1 | | | | | |
| Basement Height: 08 ft | | | | | |
| Att/B-In Garage Rate: | | | | | |
| Garage Floor Adj: | | | | | |
| Garage Finish Rate: | | | | | |
| Incomplete Adjustment: | | | | | |
| Shed Rate : | | | | | |

Municipality Name: TOWN OF BLAINE LAKE

Assessment ID Number : BLAIN-990001900 PID: 300010550

Area Code: SFR1_5 Area Year Built: 1930 Base Area: 759

Quality: 3 - Fair

Res Effective Rate: Structure Rate

Res Wall Height : 08 ft

Heating / Cooling Adjustment: Heating Only

Res Hillside Adj:

Res Incomplete Adj :

Plumbing Fixture Default: Fair (6 Fixtures)

Plumbing Fixture Adj: -1

Number of Fireplaces :

Basement Rate: Basement

Basement Height: 08 ft

Basement Room Rate :

Percent of Basement Area:

Att/B-In Garage Rate:

Garage Finish Rate :

Garage Wall Height Adjustment:

Garage Floor Adj:

Incomplete Adjustment :

Detached Garage Rate:

Garage Finish Rate:

Garage Wall Height Adjustment :

Garage Floor Adj:

Incomplete Adjustment:

Shed Rate :

Porch/Closed Ver Rate: Porch/Closed Ver

Deck Rate:

Area Code: BMT Area Year Built: 1930 Base Area: 971

Basement Rate: Basement

Basement Height: 08 ft

Basement Garage :

Basement Walkout Adj:

Basement Room Rate:

Percent of Basement Area :

Area Code: POR_CV Area Year Built: 1930 Base Area: 24

Porch/Closed Ver Rate: Porch/Closed Ver

COMMERCIAL SUMMARY

| Model | Sub Model | Const Class | Occup. Type | Bldg ID | Bldg Seq | Eff. Yr | BLT | Qual | Cond | SEC | | | TRA | Sty | Sty | Func | Econ | Phys | Liability | | Tax | Section | |
|-------|-------------------------|-------------|-------------|---------|----------|---------|-----|------|------|-------|----------|------|-----|-----|------|------|------|------|-----------|-----|-----|---------|-------|
| | | | | | | | | | | Perfm | Area/Vol | Area | HT | NO | OBS | OBS | DEP | UN | MAF | Sub | ST | Class | Value |
| MC-17 | MS-471 | D | GEN | 172626 | 0 | 1930 | | C | 0.7 | 68 | 286 | 506 | 10 | 1 | 00 % | 00 % | 56 | 0 | 67 | 1 | E | CO | 4,210 |
| | Dimensions: 22.0 x 13.0 | | | | | | | | | | | | | | | | | | | | | | |
| MC-17 | MS-471 | D | GEN | 172626 | 1 | 1930 | | C | 0.7 | 68 | 220 | 506 | 8 | 1 | 00 % | 00 % | 56 | 0 | 67 | 1 | E | CO | 3,120 |
| | Dimensions: 22.0 x 10.0 | | | | | | | | | | | | | | | | | | | | | | |

COMMERCIAL DETAILS

Model: MC-17 Sub Model: 471 - Light Commercial Utility Building

Building ID& Seq: 172626/0

Section Area/Vol: 286

Perimeter: 68

Act. Year Built: 1930 Eff. Year Built: 1930

Building Life Expectancy: 35 Year Life Expectancy

MAF: 67

Notes:

Description:
Construction Quality: C - Low Cost
Heating Type 2:
Air Conditioninging Type 1: 100% - No Air Conditioning
Sprinklers 2:
Total # of Storeys: Section: 01 Storey
Throughput Factor:

Occupancy Type: Occupancy - Base Rate
Missing Floor Area:
Ventilation 1: 100% - No Ventilation
Air Conditioninging Type 2:
Dock Height Area: 0
Total # of Storeys: Building: 01 Storey
CAF Adjustment: No CAF Adjustment

Construction Class : D (Wood Frame)
Heating Type 1 : 100% - Unit Heater
Ventilation 2 :
Sprinklers 1 : 100% - No Sprinklers
Storey Height : 10
Physical Condition : 0.7

Model: MC-17 Sub Model: 471 - Light Commercial Utility Building

Building ID& Seq: 172626/1

Section Area/Vol: 220

Perimeter: 68

Act. Year Built: 1930 Eff. Year Built: 1930

Building Life Expectancy: 35 Year Life Expectancy

MAF: 67

Notes:

Description:

Occupancy Type: Occupancy - Base Rate

Construction Class : D (Wood Frame)

Detailed Property Profile

Municipality Name: TOWN OF BLAINE LAKE Assessment ID Number : BLAIN-990001900 PID: 300010550

| | |
|---|---|
| Construction Quality: C - Low Cost | Missing Floor Area: |
| Heating Type 2: | Ventilation 1 : 100% - No Ventilation |
| Air Conditioning Type 1: 100% - No Air Conditioning | Air Conditioning Type 2: |
| Sprinklers 2: | Dock Height Area: 0 |
| Total # of Storeys: Section: 01 Storey | Total # of Storeys: Building: 01 Storey |
| Throughput Factor: | CAF Adjustment: No CAF Adjustment |

Value Change Comments: Reval 2021: Removed building overrides
RS 10: CONDITIONS UPGRADED TO VG

| Assessed & Taxable/Exempt Values (Summary) | | | | | | | | | |
|--|------------------|---------------|-----------------------|-------------------------|---------------------|---------|---------------|----------|-------------------------------|
| Description | Appraised Values | Adjust Reason | Liability Subdivision | Tax Class | Percentage of value | Taxable | Adjust Reason | Exempt | Adjust Reason Tax Status |
| Improvement | \$74,000 | | 1 | Comm & Industrial Other | 85% | \$0 | | \$62,900 | Exempt |
| Non-Agricultural | \$6,200 | | 1 | Comm & Industrial Other | 85% | \$0 | | \$5,270 | Exempt |
| Total of Assessed Values: | \$80,200 | | | | | \$0 | | \$68,170 | |