

## ADDENDUM

Tender No: Feasibility Studies for 6 to 9 Shelters and Transitional Homes in Nunavut	Project Title: Feasibility Studies for 6 to 9 Shelters and Transitional Homes
	Date of Issue: July 21, 2025
Community: Nunavut	Issuer: Tim Brown

### BIDDERS

#### General:

This addendum shall be read in conjunction with the Tender document.

Where inconsistent with the above, this addendum shall govern. This addendum forms an integral part of the Contract Documents and shall be included therein.

No consideration shall be allowed for increased (extras) to the CONTRACT PRICE due to failure of the Contractor or Sub-contractor not being familiar with this addendum.

#### SCOPE OF THE ADDENDUM

##### Responses to Questions Received from Proponents:

Question 1: Is it expected that the Class D cost estimate include both capital costs for Building Construction AND costs for Operational and Maintenance (O&M)?

If O&M costs are expected for each site, should this be for a 10-year period?

Answer 1: Class D Estimates – Capital and O&M

Yes, your proposal should include a Class D estimate for the capital costs of construction for the facilities.

In addition, as outlined under Section 2.2.4 (Operational and Safety Plan Templates), proponents are expected to provide templates for operational plans, which include staffing, security, and maintenance requirements.

Therefore, a 10-year Operations and Maintenance (O&M) estimate is welcomed and encouraged as part of your submission to support sustainability planning.

This would be considered value-added content in your proposal.

Question 2: If O&M costs are expected for each site, should salaries for staff at each site be included in the estimate as well?

Answer 2: Staffing Costs - Yes, salaries for site staff should be included in your operational planning and cost templates, as these are part of ensuring long-term feasibility and operations readiness for each shelter or transitional housing option.

Question 3: Which communities are being considered for the feasibility studies?

## ADDENDUM

Answer 3: The following nine communities are currently being considered for feasibility studies but the Feasibility Studies should not be limited to these communities if a community listed here does not see this feasibility study as a priority at the time:

Arviat  
Rankin Inlet  
Taloyoak  
Kinngait  
Qikiqtarjuaq  
Clyde River  
Kimmirut  
Kugaaruk  
Naujaat

While the number of feasibility studies completed may range between six and nine depending on available capacity and resources, these communities are prioritized based on expressed interest and regional representation.

Question 4: Is there any existing research on homelessness in Nunavut that proponents can reference?

Answer 4: Yes, some studies and data sources exist and may support your submission. It is the responsibility of the proponent to complete their own literature review. These include:  
Angirratsaliulauqta Nunavut Inuit Housing Action Plan (NIHAP) by NTI;  
Reports from the Reaching Home Program – Indigenous stream;  
Community-level data from shelter providers in Iqaluit such as the Uquutaq Society and Agvik YWCA;  
Publications from the GN Department of Family Services on hidden homelessness, poverty reduction, and social services. Links or access to these documents can be found online.

Question 5: What is meant by Clause 6.1.2 – Quality of Shelter Design and Operational Plan?

Answer 5: Clause 6.1.2 refers to the requirement that proposals include conceptual but realistic shelter designs tailored to Nunavut's geographic, climatic, and cultural context. Proposals should address:

Sample layouts or conceptual drawings;  
Class B cost estimates for budgeting purposes (quotes acceptable);  
Operational strategies that include culturally relevant services, local staffing capacity, and long-term viability;  
Modular or scalable options, where applicable.  
These elements will be scored under Project Approach and Understanding and Innovation and Practicality of the Design in the Evaluation Criteria.

Question 6: Can proponents propose alternative methodologies or design concepts?

## ADDENDUM

Answer 6: Yes. NTI welcomes innovative, community-focused approaches. Alternate methodologies, design frameworks, or engagement strategies that align with Inuit values and community priorities are encouraged. Creative proposals that reflect best practices and adaptability to Nunavut's realities are strongly supported.

Question 7: Could you please provide further details on what form such plans should take within the proposal?

Answer 7: This is the responsibility of the proponent. Proposals should outline operational and design plans in a format that clearly demonstrates feasibility, cultural relevance, and alignment with the RFP evaluation criteria.

Question 8: In which section will these plans be scored within the evaluation criteria?

Answer 8: These components will be evaluated under Section 5.6 – Project Approach and Workplan.

Question 9: How will proponents receive any future addenda?

Answer 9: Any addenda or clarifications will be published on the NTI Website [Tenders Archive - Nunavut Tunngavik Inc.](#) If you have not yet done so, please email [tbrown@tunngavik.com](mailto:tbrown@tunngavik.com) to confirm your intent to submit. This ensures you receive all future updates and addenda.

Question 10: NISHI - Deliverable task 2.2.5 calls for inclusion of collected and compiled data into the NISHI repository. Question: What is the data format that NISHI accepts?

Answer 10: Tableau Dashboards is the platform that is used to illustrate the data into visual charts and graphs. Formats vary depending on the type of data being uploaded to the NISHI.

Question 11: Site Assessments and Location Selection - We interpret 2.2.2 (on page 4) "to identify suitable locations for shelters/homes..." to mean identifying locations within communities and not simply identifying which specific communities should be potential sites. Question: Is this a correct reading of the RFP?

Answer 11: Both a prioritized list of communities as well as potential site locations should be explored during the consultations and literature review on current shelters and or transitional homes in each of Nunavut's Communities. A list of communities being considered will be released in the next addendum, however other communities may be considered if the priority level is higher than the communities tentatively selected.

Question 12: Governance as part of operational planning: The RFP identifies the need for operational plans (and policies/procedures) covering certain matters. Question: Is there any need to address governance of the shelters/transitional homes as a component of overall operational planning?

## ADDENDUM

Answer 12: Yes.

Question 13: Other Deliverables Item 2.2.7 sub 3 indicates 'completed shelter or transitional build estimates'. Question: Does NTI see these 'build estimates' as being different from the Class D estimates?

Answer 13: Yes.

Question 14: Budget and Inuit Benefit Package - Can you share information on budget limitations you may be working within, and if you anticipate the need for Inuit Benefit Packages to be included? Is the value of the contract expected to be > \$500K?

Answer 15: This will not be disclosed at this time.

Question 16: Final Report - Is the intention that the 6-9 Feasibility Studies will stand on their own (i.e. as individual Feasibility Studies that can be assessed for funding purposes)? Is there another intended audience or broader set of purposes to be served by the final report?

Answer 16: The reports will stand on their own but may be used to show funders the results for the advocacy and lobbying for the funding requests NTI may pursue in the future.

Question 17: Can our team propose that the Class D Estimates are provided in Report 2 rather than Report 1? The rationale behind this question is that it will allow for more a more sustained needs assessment, community engagement, and design development BEFORE sending the plans for costing. Also our cost estimator anticipates 4-6 weeks to review the designs and complete a reliable Class D estimate. Therefore we propose Class D is completed by March 31, 2026 for the Report 2 if that is acceptable?

Answer 17: NTI may make exemptions and amendments once a proponent has been selected and approved, and once a formal request for amendments by the proponent to NTI. The suggestions and recommended amendments must be approved by NTI and it is the responsibility of the proponent to request any amendments to the contract after a proponent has been chosen and approved by NTI and before the contract has been finalized.

Question 18: Is there any specific work that NTI expects to take place between the submission of Report 3 on July 31, 2026 and the Final Reports submitted on October 15, 2026? The only remaining tasks we can think of are (1) dissemination of the reports to stakeholders + receiving and integrating feedback; and (2) presenting the material in the report with visual clarity. Is there any other work scope expected after submitting Report 3?

Answer 18: Yes. A Presentation to NTI may be requested by NTI to take place between the submission of Report 3.

Question 19: What language(s) should the reports be completed in?

Answer 19: The reports must be produced in English, and it is the responsibility of the proponent to ensure all materials and reports are translated in Inuktitut.

**ADDENDUM**

Note:  
All feasibility study data—including cost estimates, designs, site assessments, and community priorities—will feed into NTI’s Nunavut Inuit Sustainable Housing Index (NISHI). This tool supports long-term, Inuit-led planning and investment decisions across Nunavut.

All other terms and conditions of the original RFP remain unchanged. This addendum forms part of the RFP and must be acknowledged by all proponents in their proposal submissions.

Issued by:  
Timothy Brown  
Director, Department of Economic Advancement  
Nunavut Tunngavik Incorporated  
Email: [tbrown@tunngavik.com](mailto:tbrown@tunngavik.com)

END

Tim Brown	Date: July 21, 2025
	Date: July 21, 2025