

ADDENDUM 2

Call for Proposals

The Expansion of Tundra Ridge: Subdivision Design and Construction

Addendum Effective

April 7, 2026, 4 PM local (Iqaluit) time

City Representative

Deborah Nakawungu, Lands Administrator

This Addendum provides clarification and updates in response to additional inquiries received following the issuance of the Call for Proposals.

1 Timeline

1.1 Submission Deadline Extension:

No further extensions are announced in Addendum 2. The timeline remains as follows:

Milestone	Date
RFP Issue Date	January 28, 2026 - 12:00 PM
Last Day for Questions	April 7, 2026 – 4:00 PM
Proposals Due	April 14, 2026 - 4:00 PM
Notice of Award	Up to 4 weeks following due date

2 Clarification on Submission Requirement 1

As highlighted in the call for proposals, the layout submission requirement #1 for “Subdivision Design” is preliminary. The successful proponent will engage in a more detailed and collaborative design development phase. This process will involve further refinement of the proposed layout in consultation with the Municipality to ensure consistency with all applicable guidelines, technical standards, and project objectives.

3 Answers to questions

Questions received from interested parties have been addressed below.

Question	Answer
City's approach to off-site levies, land dedications, easements, public utility lots, and other obligations affecting project economics?	Off-site levies, land dedications, and development standards will be agreed upon by both parties and outlined in the Disposal Agreement. No specific amounts or requirements are set in advance.
Are Land Disposal Agreement terms (including: owner-occupancy, Inuit homeownership, lot reservations, timelines, default consequences) fixed or negotiable?	The Disposal Agreement will be negotiated with the winning proponent and must satisfy the proposal call terms. The sample agreement sets the expected form and structure of the final agreement, and significant variations will not be supported. For added clarity, the conditions listed in section 4.3 of the proposal call are not meant to be negotiable.
Clarify the assumptions the City expects proponents to use for affordability	The affordable housing component of the proposal call is to be evaluated based on final affordability impact to

<p>analysis, including how final sale prices, subsidy treatment, mortgage assumptions, and the \$650 per square foot threshold are to be calculated and assessed.</p>	<p>the eventual homeowner, the detail and transparency of the cost breakdowns, and the defensibility of the proposed affordability strategy. For further clarity, there is no specific calculation framework for submissions to follow insofar as the submission requirements in Section 3 are met.</p>
<p>Submission format requirements, page/file size limits?</p>	<p>No page limits or file size limits.</p>
<p>Clarity on off-site levies mentioned in item number 10?</p>	<p>Off-site works and related levies are to be identified in the detailed design process with the selected proponent. As an <u>example</u>, works could potentially include downstream drainage improvements that are required to support the subdivision. However, these are to be determined in the <i>detailed</i> civil design process therefore they are not expected to impact proposals at this stage.</p>
<p>Section 3 Submission Requirements vs. Section 7 Evaluation Criteria - which to follow for proposal organization?</p>	<p>The submission requirements in Section 3 outline what is materially required to be submitted by proponents.</p> <p>Evaluation Criteria in Section 7 outline how the evaluation committee will assess and evaluate the materials submitted under Section 3.</p> <p>For added clarity, proposals and their required content must be structured using Section 3.</p>