



Request for Proposal (RFP)
Feasibility Study for Beaucage Park (Miskwaabik)

Beaucage Park, Nipissing First Nation

Proposal Submission Deadline: August 2nd, 2024

Emailed to: Zackl@nfn.ca

Late Submissions Will Not Be Accepted.

1. Introduction

1.1 Project Overview

Nipissing First Nation (NFN) invites proposals from experienced consultants to undertake a thorough feasibility study for Beaucage Park, also recognized by its traditional name, Miskwaabik. The study aims to investigate potential avenues for park development, with a primary emphasis on identifying income-generating prospects. Additionally, the study will evaluate the park's capacity to host diverse cultural, heritage, mental health, and addiction programming initiatives.

Applicants must submit one hard copy or one digital copy of their proposal. Hard copies must be delivered in a sealed envelope clearly marked **BEAUCAGE PARK RFP** addressed to Zack Lafleur, Economic Development Officer. All digital copies must be emailed to zackl@nfn.ca with the subject heading **BEAUCAGE PARK RFP**.

Completed proposals, including those submitted by email, must be received no later than **12:00 PM EST, August 2nd, 2024**. Hard copies shall be delivered to the Economic Development Department in the band administration building located at **36 Semo Road, Garden Village, Ontario P2B 3K2**. All proposals must be signed by the applicant with their full name, address, and contact information included.

All questions regarding this proposal should be directed to Zack Lafleur, Economic Development Officer at **705-753-2050 x1264** or by email at zackl@nfn.ca.

Each Applicant is encouraged to visit the site to gather a better understanding of the area. To schedule a site visit, please contact Zack Lafleur.

Proposals submitted after the stated deadline will not be considered.

NFN disclaims all responsibility for injury to Applicants, their agents, or others while examining the site or at any other time. Applicants are responsible for all the costs of preparing and submitting proposals hereunder.

1.2 Background and Historical Context

Brief History of Miskwaabik (Beaucage Park)

Miskwaabik (Beaucage Park) is celebrated for its stunning beaches, abundant wildlife, and awe-inspiring views of Lake Nipissing. Historically, this area has been of great importance as it served as the central meeting point for the Nipissing people for generations. During the 1800s, Beaucage Point grew into a vibrant community with its own church and school, and it remained the primary settlement of the Nipissing people until the end of the 19th century. In the early 1960s, as part of an economic development initiative, Nipissing First

Nation established a tent and trailer park within Beaucage Park. Initially, this park was quite successful, attracting hundreds of visitors each year. However, in 2014, the Nipissing First Nation chose to close Beaucage Park indefinitely due to falling revenues and the community's belief that the area was not reaching its full potential. The park was mainly used seasonally by campers, many of whom were not members of the community, and remained largely vacant for the rest of the year.

Revitalization Efforts 2022-Present

From 2022 to the present, efforts to revitalize Beaucage Park have been underway.

In 2022, the Economic Development Department took charge of managing the park, employing two full-time maintenance staff to tend to the green spaces and monitor park activity. An assessment conducted that year highlighted the urgent need for repairs, with the park's buildings in a condemnable state and the dock requiring an estimated \$50,000 for repairs.

As of 2023, the Public Works Department has assumed daily management responsibilities, while the Economic Development Department has shifted focus to long-term planning and development.

In Spring 2023, a decision was made to divide the park to cater to the needs of cultural practitioners and accommodate interest from the Right Path for year-round use. The park was split into two distinct sections: a cultural zone spanning approximately 6.1 acres for cultural activities and an adjoining economic development area covering roughly 6.3 acres, earmarked for income-generating initiatives. To ensure privacy for cultural activities, a locked access gate was installed between the sections.

Fall 2023 saw the removal of condemned buildings through a controlled burn, setting the stage for a fresh start in 2024. In the winter 2024, Ed Seguin and Sons conducted dredging work in the dock area to facilitate boat access. However, repairs are still pending for the dock boards and structure.

Potential Uses Identified in 2015

In 2015, NFN conducted a survey among its members to gather feedback on potential uses for the land. Unfortunately, the consultation had low turnout, rendering the results inadequate for decision-making. Recognizing the importance of community input, the Community Development Committee has recently revisited the idea of consultation, aiming for a more targeted approach. This renewed effort will utilize various formats to obtain feedback and introduce concepts for membership consideration.

Ideas for potential uses of the land, whether considered individually or in combination, are outlined below:

1. Recreational Use for NFN Members: Restricting use to day activities and cultural events.
2. Cultural Centre: Establishing a cultural center to serve multiple community functions.
3. Indian Village: Developing an area to attract tourists and share cultural teachings.
4. Pow-wow Grounds: Relocating NFN's Pow-wow grounds to address current site challenges.
5. Tourism Destination (Resort Development): Creating a premier tourism resort.
6. Camp Operation: Reinvesting in the park to reopen it as a family camping site.

These proposed uses will be revisited in the current feasibility study, along with new opportunities identified by the selected consultant. This comprehensive approach aims to determine the best development options for Beaucage Park (Miskwaabik), aligning with NFN's strategic goals of diversifying the local economy, preserving cultural significance, and enhancing community programming.

2. Scope of Work

The scope of work for this feasibility study encompasses a comprehensive assessment of Beaucage Park (Miskwaabik) to identify and evaluate potential economic development opportunities. The study will be conducted with a multifaceted approach, integrating various elements to ensure a thorough analysis and strategic planning process. Key components of the scope of work include:

A) Initial Assessment:

- Conduct a detailed site assessment to evaluate the current condition and infrastructure of Beaucage Park.
- Identify any existing assets, such as buildings, amenities, and natural features, and assess their suitability for potential development.

B) Community Engagement:

- Engage with key stakeholders, including Nipissing First Nation (NFN) Elders, youth community members, cultural practitioners, local authorities, and potential investors.
- Gather input and insights through focus groups, interviews, and surveys to understand preferences and priorities for park development.

C) Economic Analysis:

- Perform an economic analysis to assess the feasibility and potential economic impact of proposed development projects.

- Evaluate market demand, revenue potential, and investment requirements for each proposed project.
- Identify potential funding opportunities that could support the development of a plan.

D) Cultural and Environmental Considerations:

- Consider the cultural significance and environmental impact of proposed development projects.
- Ensure alignment with NFN's cultural and heritage values and environmental sustainability goals.

E) Development Options:

- Explore various development options and scenarios for Beaucage Park, considering both short-term and long-term objectives.
- Identify 3-4 viable development options and develop conceptual plans and designs for each.

F) Community Engagement:

- Initiate community **engagement activities once 3-4 viable development options have been identified.**
- These engagement sessions may take different forms, including but not limited to, focus groups with Elders, youth, etc., public meetings, virtual and in person sessions. Present the options to the community through workshops, meetings, or surveys to gather feedback and preferences.

G) Financial Analysis and Funding Strategy:

- Prepare a detailed financial analysis, including cost estimates, revenue projections, and return on investment calculations for each proposed project.
- Develop a funding strategy to secure financing for the implementation of selected development projects.

H) Implementation Plan:

- Develop a comprehensive implementation plan outlining the steps, timelines, and responsibilities for executing the selected development projects.
- Identify potential barriers, risks, and mitigation strategies to ensure successful implementation.

I) Reporting and Presentation:

- Compile all findings, analyses, and recommendations into a comprehensive feasibility study report.
- Present the findings and recommendations to NFN leadership and stakeholders through written reports, presentations, and interactive workshops.

3. Schedule All proposals shall conform to the following schedule to complete the proposed work:

Deliverable	Deadline
RFP Published	Friday, June 21 st , 2024
Last Date for Questions	Friday, July 19 th , 2024
Submission Deadline	Friday, August 2 nd , 2024
Contract Awarded	Friday, August 23 rd , 2024
Project Completion	Friday, November 1 st , 2024

4. RFP Submission Requirements

A) Proposal Cover Page: Include the name of the proposing organization, contact information, and the title of the proposal ("Beaucage Park Feasibility Study").

B) Executive Summary: Provide a concise overview of the proposed approach to conducting the feasibility study for Beaucage Park, highlighting key objectives, methodologies, and expected outcomes.

C) Understanding of the Project: Demonstrate a comprehensive understanding of the scope and requirements of the feasibility study, as outlined in the Scope of Work. Clearly articulate how the proposed approach aligns with NFN’s strategic goals for Beaucage Park's development.

D) Experience and Qualifications: Present detailed information on the proposing organization's experience and qualifications relevant to conducting feasibility studies for park development initiatives. Highlight past projects, particularly those similar in scope and context to Beaucage Park, and provide evidence of successful completion.

E) Project Team: Include resumes or biographies of key team members proposed to work on the feasibility study. Detail their relevant experience, qualifications, and roles in the project. Emphasize expertise in park development, community engagement, and Indigenous relations.

F) Methodology: Describe the proposed methodologies and techniques for conducting the feasibility study, including research approaches, data collection methods, community engagement and communication strategies, and analytical frameworks.

G) Work Plan: Provide a detailed work plan outlining the proposed timeline, milestones, and deliverables for each phase of the feasibility study. Clearly identify key activities, responsible personnel, and dependencies.

H) Budget: Present a comprehensive and itemized budget for the feasibility study, covering all anticipated costs, including personnel, travel, materials, and contingencies. Justify the proposed costs and provide transparency in budget allocation.

I) First Nation Ownership and Community Engagement: If applicable, describe any First Nation ownership or meaningful partnerships with Indigenous communities. Outline plans for engaging the local First Nation community in the feasibility study process, including opportunities for employment, training, or economic participation.

J) References: Include contact information for references from similar feasibility studies conducted within the past five years. Provide testimonials, reference letters, or awards that attest to the proposing organization's credibility, reliability, and quality of work.

K) Completed Copy of Exhibit 2 (Proposal Submission Form): Any additional documents or supplementary materials relevant to the proposal, such as project samples, certifications, or endorsements, may be included as appendices.

5. SELECTION CRITERIA

Proposals for the Beaucage Park Feasibility Study will be assessed by Nipissing First Nation staff based on the following weighted criteria:

Understanding and Familiarity with the Project (20%) Applicants should demonstrate a comprehensive grasp of the project's scope and requirements, specifically tailored to Beaucage Park. This includes:

- Clearly articulating how the proposed feasibility study aligns with NFN's strategic goals for Beaucage Park's development.
- Displaying knowledge of the park's unique logistical and environmental considerations, informed by either site visits or thorough research.
- Identify potential challenges associated with the park's location or objectives and propose well-thought-out solutions.

Experience with Similar Projects (20%) Applicants are expected to showcase their experience in conducting feasibility studies for similar projects, with particular emphasis on park development initiatives. This entails:

- Providing detailed case studies or project descriptions of similar feasibility studies conducted, especially those in comparable geographic or cultural contexts.

- Demonstrating successful completion of past feasibility studies, highlighting achievements in communities with characteristics akin to NFN.
- Sharing insights and lessons learned from prior projects that are relevant to ensuring the success of the proposed feasibility study for Beaucage Park.

Qualifications and Experience of Assigned Staff (20%) The expertise of the proposed project team is crucial for the successful execution of the feasibility study. Proposals must:

- Present detailed information on the qualifications, roles, and relevant experience of key team members, emphasizing skills pertinent to park development and community engagement.
- Highlight any certifications or specialized training relevant to conducting feasibility studies for park projects or engaging with Indigenous communities.
- Articulate how each team member's expertise contributes to the overall success of the feasibility study, ensuring alignment with the project's objectives and requirements.

Proposed Cost (30%) Transparency and cost-effectiveness are paramount considerations for NFN. Proposals should:

- Provide a comprehensive and itemized budget that covers all aspects of the feasibility study, including research, analysis, and stakeholder engagement.
- Justify the proposed costs by demonstrating value for money and outlining any innovative approaches to cost savings without compromising quality.
- Clearly outline any assumptions or conditions underlying the budget estimates to ensure NFN's understanding and agreement.

First Nation Ownership (10%) In line with NFN's commitment to supporting Indigenous enterprises, proposals from entities with First Nation ownership or meaningful partnerships with Indigenous communities will receive special consideration. Applicants should:

- Detail the extent and nature of First Nation ownership or partnerships, emphasizing the benefits and opportunities afforded by these arrangements.
- Outline plans for engaging the local First Nation community in the feasibility study process, including opportunities for employment, training, or economic participation.

Quality of References (5%) Strong references play a vital role in assessing the credibility and reliability of applicants. Proposals should include:

- Contact information for references from similar feasibility studies conducted within the past five years, preferably in the context of park development or Indigenous community projects.
- Testimonials or reference letters attest to the Applicant's reliability, quality of work, and ability to adhere to budget and timelines.
- Any awards, recognitions, or formal evaluations that highlight the applicant's excellence in conducting feasibility studies for projects similar to Beaucage Park.

By addressing these selection criteria in their proposals, applicants will demonstrate their capability and readiness to fulfill NFN's needs for the Beaucage Park Feasibility Study, ensuring alignment with the project's objectives and requirements outlined in the RFP.

6. ACCEPTANCE/REJECTION

NFN reserves the right to waive any informalities in proposals, to accept any proposal, and to reject any or all proposals should it be deemed in the best interest of NFN to do so.

Proposals may be held by NFN for a period not to exceed thirty (30) days from the date of the opening of proposals for the purpose of reviewing proposals and investigating the qualifications of the Applicants before the award of a contract.

**EXHIBIT 1: INSTRUCTIONS FOR PROPOSAL SUBMISSION
BEAUCAGE PARK FEASIBILITY STUDY**

1. **Proposal Requirements:** Ensure your submission includes a comprehensive understanding of the Beaucage Park Feasibility Study project, all project requirements as outlined in the RFP, team identification, total cost, and a detailed plan for assessing the economic development opportunities and community impact.
2. **Submission Deadline:** Proposals must be submitted no later than 12:00 PM EST, August 2nd, 2024. Late submissions will not be considered.
3. **Delivery Instructions:** Submit one hard copy in a sealed envelope marked “BEAUCAGE PARK RFP” to the address above or email a digital copy to zackl@nfn.ca with the subject BEAUCAGE PARK RFP.
4. **Contact Information:** For any inquiries regarding the RFP, contact Zack Lafleur at **705-753-2050 (x1264)** or zackl@nfn.ca

**EXHIBIT 2: PROPOSAL SUBMISSION FORM
BEAUCAGE PARK FEASIBILITY STUDY**

To: Zack Lafleur
Economic Development Officer
Nipissing First Nation

Attention:

I/We have reviewed the Request for Proposals (RFP) for the Beaucage Park Feasibility Study, including all specifications and requirements. Hereby, I/we submit our proposal, which, if accepted, signifies our commitment to deliver the services as detailed in the proposed Services Agreement. We agree to accept the negotiated contract price as complete compensation for the project's completion.

I/We declare that the individuals and entities listed below are the sole principals involved in this proposal. We confirm that no one associated with or employed by Nipissing First Nation (NFN) has any direct or indirect interest in this proposal, potential contract, or resulting profits, except as outlined in the NFN Gichi-Naaknigewin (Constitution).

Principal(s) Name and Address:

(Provide detailed information for each principal involved, including full names and addresses. For corporations, include the President, Treasurer, and Manager. For partnerships, list all partners.)

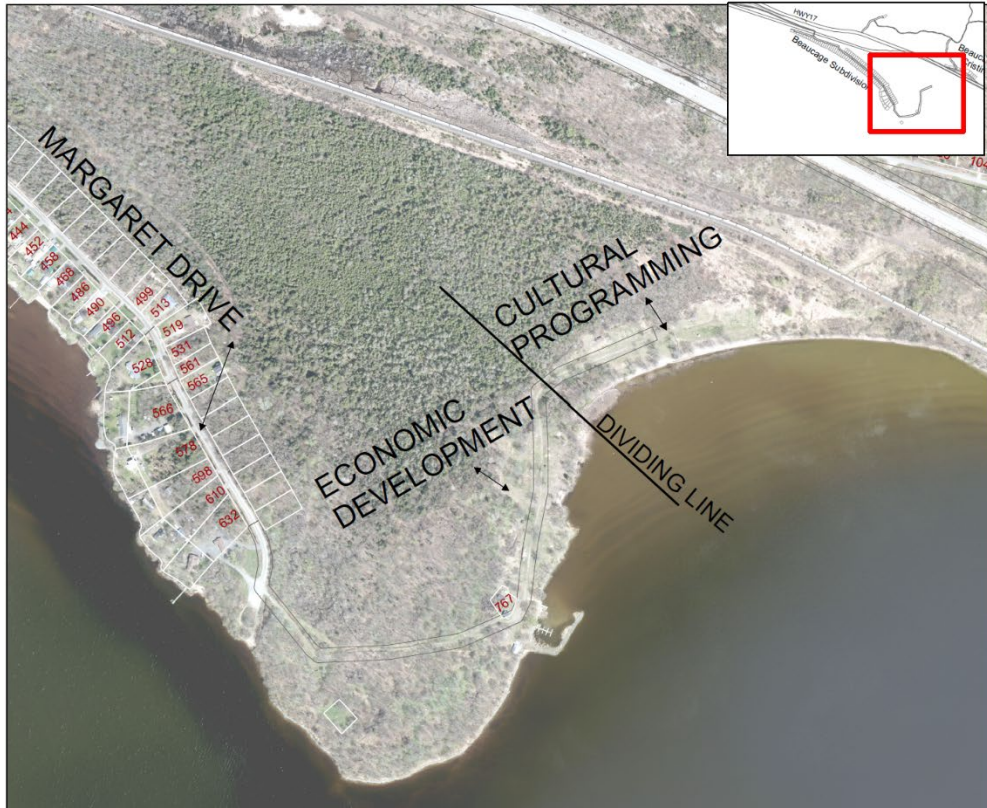
Signature

Printed Name

Title

Date

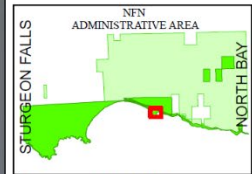
Exhibit 3: Site Map



Planning
Beaucage Park

Splitting AREA for:

- 1. Cultural Section
6.1 ac
- 2. Economic
Development 6.3 ac



Date: 6/10/2024

MAP: A Notices 2022

