



# Wahnapiatae First Nation

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## REQUEST FOR PROPOSAL STRIP MALL FEASIBILITY STUDY

*Wahnapiatae First Nation is seeking qualified firms or consultants to conduct a feasibility study for the development of a **strip mall** at the First Nation. This study will assess the market demand, financial viability, site suitability, and other critical factors necessary for the successful planning and development of the strip mall.*

*The proposed strip mall will be located on the First Nation. This project envisions the development of a retail center with multiple units designed to house local businesses, service providers, and external tenants that will offer a range of services to both the local community and visitors.*

*The strip mall project aligns with Wahnapiatae First Nation's commitment to economic self-sufficiency, community development, and the creation of long-term employment opportunities for its members. The feasibility study will be critical in determining the scope, design, and financial viability of the project, as well as its potential economic, social, and environmental impact.*

### **Scope of Work**

The selected firm/consultant will be responsible for conducting a comprehensive feasibility study that addresses the following key areas:

#### **Market Demand Analysis**

- Assess the demand for retail, office, and service spaces within the local and regional markets.
- Identify potential tenants, including local businesses, Indigenous-owned enterprises, and national or regional chains.
- Analyze current and future retail trends and their impact on the project's viability.
- Evaluate potential customer demographics, including local residents and visitors to the area.

#### **Financial Feasibility**

- Provide detailed financial analysis, including projected costs for development.
- Develop a pro forma financial statement for the strip mall, including revenue forecasts from leasing spaces, operational costs, and expected return on investment.
- Identify potential funding sources, including government grants, loans, and partnerships.
- Conduct a risk analysis, evaluating economic factors that could impact project profitability and propose strategies for mitigating these risks.

## **Cultural and Community Considerations**

- Assess how the strip mall can reflect and support the cultural values and traditions of Wahnapiatae First Nation.
- Explore the potential social impact of the strip mall, including job creation, business incubation for Indigenous entrepreneurs, and access to services.
- Ensure that the design and operation of the strip mall will incorporate the community's input, focusing on the economic and cultural benefits for the First Nation.

## **Sustainability and Environmental Impact**

- Propose sustainability practices to minimize the environmental footprint, including energy efficiency, waste management, and the use of renewable resources.
- Evaluate any potential environmental impacts and propose mitigation strategies to ensure the development in in harmony with the natural surroundings.

## **Risk and Mitigation Strategy**

- Identify potential risks associated with the project, including market fluctuations, competition, and environmental challenges.
- Provide recommendations for mitigating these risks to ensure the long-term success of the development.

## **Deliverables**

The selected firm/consultant is expected to deliver the following:

- A comprehensive report detailing the findings of the market, site, and financial analyses.
- A financial model, including cost estimates, revenue projections, and an investment return timeline.
- Recommendations on the strip mall size, tenant mix, and design to best serve the community's needs.
- A presentation to Wahnapiatae First Nation's leadership and community members, summarizing the study's results and recommendations.

## **Proposal Requirements**

### **Company Profile**

- Overview of the firm/consultant, including relevant experience in hotel feasibility studies.
- Case studies or examples of similar projects completed in the past.
- Qualifications and experience of key personnel assigned to the project.

### **Project Approach**

- A detailed methodology and work plan for completing the feasibility study.
- Timeline for completing each phase of the project, including major milestones.
- A description of how cultural and community considerations will be incorporated into the analysis.

### **Budget**

- A breakdown of the proposed budget, including fees for each component of the study and any additional costs (e.g., travel, materials, etc.).

## Selection Criteria

- **Relevant Experience:** Demonstrated experience in conducting feasibility studies for strip mall or similar projects.
- **Understanding of Scope:** The extent to which the proposal addresses the specific needs and objectives outlined in this RFP.
- **Proposed Methodology:** The quality and appropriateness of the proposed approach to the study.
- **Cultural and Community Sensitivity:** Ability to incorporate local Indigenous culture and community considerations.
- **Budget and Value:** The competitiveness of the proposed budget in relation to the scope of work.

## Submission Instructions

All proposals must be submitted electronically in PDF format to Lilli Doughty, Economic Development Specialist, Wahnapiatae First Nation. The deadline to submit all proposals and documents is **Monday, November 18, 2024 at 12 pm**. Please use the subject line "Proposal for Hotel Feasibility Study." Submissions must be sent to [Lilli.Doughty@wahnapiataefn.com](mailto:Lilli.Doughty@wahnapiataefn.com).

For any further inquiries, please contact Lilli Doughty at [Lilli.Doughty@wahnapiataefn.com](mailto:Lilli.Doughty@wahnapiataefn.com) or 705-858-0610 ext. 213.

## Terms and Conditions

- Wahnapiatae First Nation reserves the right to accept or reject any or all proposal.
- All costs associated with the preparation of the proposal are the responsibility of the bidder.
- The selected firm/consultant will be required to enter into a contract outlining the scope of work and deliverables.

Thank you for your interest in this project. We look forward to receiving your proposal and collaborating to create a project benefits both the community and its economy.