



The Corporation of the Municipality of Brockton

REQUEST FOR EXPRESSION OF INTEREST for SALE & DEVELOPMENT OF MUNICIPAL LAND ON EASTRIDGE ROAD

2026-REOI - 01

Original, a hard copy and/or an electronic copy of a Proposal in a sealed envelope plainly marked "**2026-REOI-01 Development of Municipal Property**" will be received at:

Closing Location: **Municipality of Brockton Municipal Office**
100 Scott Street, Walkerton, ON N0G 2V0

Closing Date: **February 19, 2026**

Closing Time: **12:00 PM**

Any questions or clarification regarding this Request for Proposal must be submitted, in writing, to:

Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
fhamilton@brockton.ca

*** PROPOSALS WILL NOT BE OPENED IN PUBLIC ***

NOTE: Should any potential bidders download this Request for Proposal, it is the Proponent's responsibility to check for Addenda which will be posted on Brockton's website:
<https://www.Brockton.ca/Bids>

Key Incentives:

- Service and Construct a Residential Subdivision with Planning approvals and M Plan completed;
- No parkland fees will be applicable
- No Saugeen Valley Conservation Authority permits will be required
- Stage 1 and 2 Archaeological Assessment Completed to the satisfaction of the Saugeen Ojibway Nation
- Full municipal services available to the lot line for extension
- Retention of Block for securities
- Excellent location close to amenities with beautiful valley views
- Studies Completed: Geotechnical, Functional and Concept Servicing Reports

Key Requirements

- Signed Proposal Form
- Proposal documents including proposed purchase price over \$500,000 and \$10,000 deposit;
- Letter from a financial institution confirming financial capacity
- List of known proposed sub-contractors

1 DEFINITIONS

- a. "Best Value" means the value placed upon quality, service, past performance and price.
- "Claim" means any claim, demand, suit, action, or cause of action, whether arising in contract, tort or otherwise, and all costs and expenses relating thereto;
- b. "Competitive Selection Process" means the overall process for the selection of a Preferred Proponent (s) for the Project including, but not limited to, this REOI stage;
- c. "Contract" means an agreement between the Municipality and the Successful Proponent.
- d. "Delivery Address" means the delivery address identified as such on the cover page of this REOI.
- e. "Key Individuals of a Proponent" means the specific firms and persons, exclusive to the Proponent, filling the following roles (or equivalent) in the Proponent's Proposal;
- f. "must," "mandatory" or "required" means a requirement that must be met in order for a Proposal to receive consideration.
- g. "Preferred Proponent" means any entity, including the company, firm, consortium of any legal entity selected to negotiate the Project Agreement
- h. "Project" means the provision of complete services for the Development of the Property;
- i. "Proposal" shall mean the Proponent's submission to the REOI.
- j. "Proponent" means a party submitting a Proposal to this REOI.
- k. "Request for Proposal" (REOI) includes the documents listed in the index of the REOI and any modifications thereof or additions thereto incorporated by addenda before the close of REOI.
- l. "should" or "desirable" means a requirement having a significant degree of importance to the objectives of the Request for REOI.
- m. "Specifications" means the specifications which are included in the REOI.
- n. "Subcontractor" includes, inter alia, a person, firm or corporation having a contract with the Successful Proponent for the execution of a part or parts or furnishing to the Successful Proponent materials and/or equipment called for in the REOI.
- o. "Successful Proponent" means the Proponent submitting the most advantageous REOI as determined by the Municipality of Brockton.
- p. "Municipality" means The Corporation of the Municipality of Brockton.
- q. "Municipal Representative" means the representative or appointee engaged by the Municipality to supervise the work.
- r. "Work" means any labour, duty and/or efforts to accomplish the purpose of this project.

2 SCOPE OF THE PROPOSAL

2.1 INTRODUCTION

This document outlines the overall scope of the project, sets out the basic requirements for the Proposal document and provides the evaluation criteria to be used as the basis for awarding the Contract. The objectives of the REOI are to evaluate the Proponent's experience, technical expertise, project methodology, schedule and fees to provide the services for this assignment.

The Municipality is requesting expressions of interest to achieve these municipal objectives:

- Increase the supply of housing units and types in the Municipality of Brockton
- Increase housing supply to meet anticipated growth within the Municipality
- Help facilitate developments that are in line with Housing Accelerator Fund initiatives.

The Municipality has applied for a draft Plan of Subdivision for property described in Section 2 below. The Municipality will complete the subdivision planning process and deposit an MPlan to transfer blocks to a developer to construct the services, road and homes.

2.2 BACKGROUND

The Corporation of the Municipality of Brockton is seeking Requests for Expressions of Interest ('REOI') from qualified developers for the development of a residential subdivision composed of 51 housing units on the property legally described as PART PARK LOT 48 PLAN 162 & PART LOT 32 CONCESSION 1 NORTH DURHAM ROAD BRANT, PART 3R9987, EXCEPT PART 1 3R10502 AND PART 1 3R11027; MUNICIPALITY OF BROCKTON bearing parcel identifier number "33196-0650 (LT) and referred to throughout this document as "the Eastridge Subdivision". The Municipality is inviting proposals that can help realize the potential for the Eastridge Subdivision as a new development for "missing middle" housing units. The Municipality seeks submissions from potential developers for the development of the Eastridge Subdivision into a vibrant, sustainable, and design-forward neighbourhood that responds to the community's housing and growth needs.

The registered owner for the subject lands is the Municipality of Brockton. The land is strategically located on Eastridge Road, adjacent to Cunningham Park and across from the Bruce Power Regional Soccer Park. This location provides an excellent opportunity to deliver attainable housing options within an established and growing community setting.

By issuing this REOI, Brockton seeks to engage the development industry in advancing its strategic growth objectives, fostering innovation in community design, and delivering a subdivision that strengthens the Municipality's housing supply in line with the Municipality's Housing Accelerator Fund

targets. Additional information about the Housing Accelerator Fund can be found on the [Municipality of Brockton's website](#).

2.3 SITE OVERVIEW

The location map below indicates that the site is irregular in shape with of frontage along Eastridge Road, with a total site area of approximately 8.15 acres. The site is gently sloped and free of trees. There is sufficient water and wastewater capacity for the site and these services are available to the current lot line. An Agreement with the developer of the adjacent residential subdivision to co-ordinate grading for the site and the successful proponent will be required and the Municipality can assist in coordinating this agreement. Municipal water and wastewater infrastructure has been installed to the Eastridge Subdivision, but the Preferred Proponent will need to extend all servicing to the individual lots in accordance with the Municipal Servicing Guidelines. The Preferred Proponent will need to arrange for electrical servicing, natural gas and telecommunications services to the individual lots, but these services are available to the lot line of the Eastridge Subdivision. A Stage 1 and 2 Archaeological Assessment Report has been completed and accepted by the Saugeen Ojibway Nation.

This location combines the benefits of a quiet, scenic setting with proximity to Walkerton's downtown schools and recreation facilities. Its topography supports efficient servicing and stormwater management while offering opportunities for innovative design that maximizes natural vistas and open space integration.

Strategically positioned within one of Walkerton's most promising growth areas, the Eastridge location presents a unique opportunity for high-quality, multi-unit residential development that complements the Municipality's broader objectives for sustainable and inclusive community building.

2.4 OFFICIAL PLAN AND ZONING BY-LAW

The Site is designated residential and zoned Residential Low Density Multiple (R2). The proposal is to register a "block plan" of subdivision that divides the property into 16 parcels and 9 blocks to accommodate the development of a minimum of 51 residential units at a residential density of at least 15.45 units per hectare as part of the Municipality's efforts to reach the targets established under the Housing Accelerator Fund. The Municipality is completing the Plan of Subdivision process and will be able to transfer the individual lots as shown on the draft Plan of Subdivision to the Preferred Proponent once that process has been completed. The draft Plan of Subdivision and all related planning documents can be found on the [Municipality of Brockton's website](#). The Saugeen Valley Conservation Authority has confirmed that the Eastridge Subdivision is not in the regulated area and will not require permits from that approval authority.

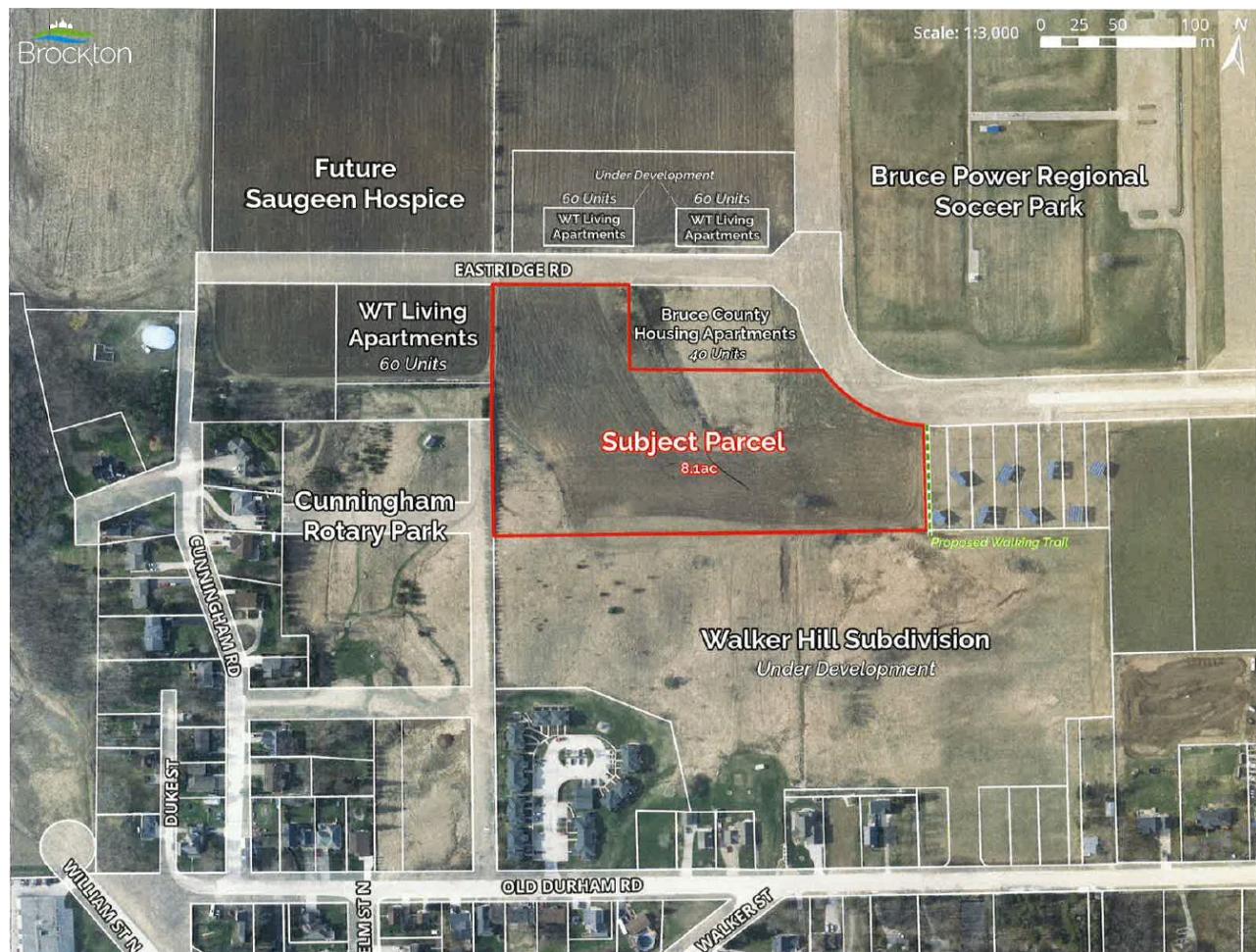
2.5 INCENTIVES TO BUILD

The Eastridge Subdivision provides the Preferred Proponent with an opportunity to complete a development without undergoing the Plan of Subdivision process. The Municipality will require a Subdivision Agreement with the Preferred Proponent once an M-Plan has been filed and the lots created. As the Municipality has completed components of the development process, no parkland or fees in lieu of parkland will be required to be paid by the Preferred Proponent. The Municipality will ensure that all applications and inquiries related to the Eastridge Subdivision receives priority status for fast-tracked approvals. Further, the Municipality will holdback Block 24 and/or Block 28 until such time as the Preferred Proponent has obtained building permits for at least 25 residential units within the Eastridge Subdivision. The Municipality may, depending on the financial bid, retain Block 24 and/or Block 28 as securities for the Works described below in Section 3, or financial securities associated with 75% of the anticipated servicing and development costs, and/or a combination of the financial securities and/or retaining lands to be included in the Contract with the Preferred Proponent.

2.6 RESERVE BID AND DEPOSIT

The Municipality has established a minimum reserve bid of \$500,000.00 for the Eastridge Subdivision lands. Proposals with a purchase price under the reserve bid will only be considered at the discretion of Council of the Municipality of Brockton in its sole and absolute discretion. The Municipality will require a deposit to be provided with all Requests for Expressions of Interest in the form of a certified cheque or bank draft in the amount of \$10,000.00. The Preferred Proponent will be responsible for all their own legal and other fees associated with the transfer of lands.

2.7 LOCATION MAP



*Click on the map to open it in a PDF version

3 SCOPE OF WORK

The Scope of Work is intended to define the work activities as accurately as possible. The Municipality has applied for draft Plan of Subdivision approval through the County of Bruce, which includes a Planning Justification Report, draft MPlan to be registered, Conceptual Servicing Plan, Grading Plan, Concept Plan, Functional Servicing Report, Geotechnical Report and Stage 1 and 2 Archaeological Assessment. A public meeting to consider the Plan of Subdivision is scheduled for February 24, 2026. Proponents are encouraged to review these documents on the [Municipality of Brockton's website](#).

The Project will include the following components:

- Entering into a Subdivision Agreement with the Municipality and complying with the Grading requirements set by the Municipality to align with the development on the lands adjacent to the Eastridge Subdivision;
- Apply for and receive any applicable development permits;
- Apply for and received the appropriate building permits;
- Construct the development including all utility servicing in accordance with the conditions of the building permit, the draft Plan of Subdivision, the terms of a Subdivision Agreement to be entered into with the Preferred Proponent and the Municipal Servicing Guidelines and the Functional Servicing Report;
- Provide the Municipality payment for the Eastridge Subdivision;
- Undertake transfer of title from the Municipality to the Preferred Proponent for the Eastridge Subdivision, noting the Municipality will retain title to Block 19, Block 23, Block 21 and Road A.
- Construction of homes;
- Determine use of Block 20 based on elevation and grading constraints.
- Livability of the individual units and the development as a whole;
- Time period required to complete full construction; and
- Revenue to the Municipality for the land sale.

4 SCHEDULE

The REOI will follow the following timelines:

Activity	Timeline
REOI issued to Proponents	January 28, 2026
Last Date for Enquiries	February 9, 2026
Response to Enquiries to all Proponents	February 12, 2026
Closing Time	February 19, 2026
Selection & Announcement of Preferred Proponent (pending approval from Brockton Council)	February 24, 2026

5 FORM OF PROPOSAL

Project Title: 2026-REOI-01 Sale & Development of Municipal Lands on Eastridge Road

The Proponent confirms it has obtained and carefully examined all the documents making up the Request for Proposal issued by the Municipality of Brockton and any addenda issued in connection therewith.

The Proponent undertakes and agrees that:

5.1 EXECUTION OF AGREEMENTS

If the Proposal is accepted, the Preferred Proponent and the Municipality will enter into an Agreement of Purchase and Sale for the Eastridge Subdivision (save and except for Block 19, Block 21, Block 23, Road A and any Blocks to be retained for securities or until such time as the Preferred Proponent has obtained building permits for at least 25 units).

5.2 ACCEPTANCE OF PROPOSAL

The acceptance of the Proposal by the Municipality shall be made only by the notice in writing from the Municipality, and will be addressed to the Successful Proponent at the address given in this Form of Proposal; and if the Proposal Documents are so worded, the Proposal may be accepted either in whole or part.

5.3 FAILURE OR DEFAULT OF PROPOSER

If the Proponent for any reason fails or defaults in respect of any matter which is an obligation of the Proponent under the terms of this Proposal, the Municipality may consider the Proponent has abandoned the offer made or the Agreements referred to in Section 5.1, if the offer has been accepted, whereupon the acceptance, if any, of the Municipality shall be null and void and the Municipality shall be free to select an alternate solution of its choosing.

Executed at _____, in the Province of Ontario this _____ day of _____, 2026, under seal of the Proponent as a speciality instrument.

NOTE: If the Proponent is a corporation, in addition to signature, affix corporate seal (if available). If a natural person makes the Proposal, the Proponent must sign it with his/her name typed or clearly printed below the signature. If the Proponent is carrying on business under a firm name and NOT incorporated, the members of the firm must sign below the firm name and their names must be typed or clearly printed below the signature.

(Corporate Name if Proponent is a Corporation)

Per: _____

Per: _____

Complete Mailing Address of Proponent:

6 INSTRUCTIONS TO PROPOSERS

The following terms will apply to this REOI and to any subsequent Contract. Submission of a Proposal in response to this REOI indicates acceptance of all the following terms:

6.1 GENERAL

- a. The law applicable to this REOI shall be the law in effect in the Province of Ontario. Except for an appeal from an Ontario Court to the Supreme Court of Canada, no action in respect to this REOI shall be brought or maintained in any court other than in a court of the appropriate jurisdiction of the Province of Ontario.
- b. In carrying out its obligations hereunder, the Proponent shall familiarize itself and comply with all applicable laws, bylaws, regulations, ordinances, codes, specifications and requirements of all regulatory authorities, and shall obtain all necessary licenses, permits and registrations as may be required by law. Where there are two or more laws, ordinances, rules, regulations or codes applicable to the Works, the more restrictive shall apply.
- c. Applicability of law: All references in the REOI to statutes and regulations thereto and Municipal bylaws shall be deemed to be the most recent amendments thereto or replacements thereof.
- d. Copyright: All designs, drawings, concept drawings, specifications, digital, hard copies, web pages, internet pages, maps and plans commissioned by the Municipality, shall remain the property of the Municipality and or its agents.
- e. The REOI, accepted submission, between the Municipality and the Successful Proponent shall supersede all prior negotiations, representations or agreements either written or oral. The Contract may be amended only by written instrument agreed and executed by the Successful Proponent and the Municipality.

7 REQUEST FOR REOI PROCESS

7.1 NOT A TENDER CALL

This REOI is not a tender call, and the submission of any response to this REOI does not create a tender process. This REOI is not an invitation for an offer to contract, and it is not an offer to contract made by the Municipality.

7.2 NO OBLIGATION TO PROCEED

Though the Municipality fully intends at this time to proceed through the REOI, in order to select the Works, the Municipality is under no obligation to proceed to the purchase, or any other stage. The receipt by the Municipality of any information (including any submissions, ideas, plans, drawings, models or other materials communicated or exhibited by any intended Proponent, or on its behalf) shall not impose any obligations on the Municipality. There is no guarantee by the Municipality, its officers, employees or Managers, that the process initiated by the issuance of this REOI will continue, or that this REOI process or any REOI process will result in a contract with the Municipality for the purchase of the equipment, service, or project.

7.3 LATE PROPOSALS

Proposals received after the final date and time for receipt of Proposals will be considered as "*Late Proposals*". *Late Proposals* will not be accepted and will be returned unopened to the sender.

8 PRE-REOI INFORMATION

8.1 COST OF PREPARATION

Any cost incurred by the Proponent in the preparation of this Proposal will be borne solely by the Proponent.

8.2 INTENTION OF THE MUNICIPALITY

The Proponent that submits the most advantageous Proposal to the Municipality and which represents Best Value as determined by the Municipality in its sole and absolute discretion may be awarded the project. The Municipality reserves the right to accept or reject all or part of the REOI, however, the Municipality is not precluded from negotiating with the Successful Proponent to modify its Proposal to best suit the needs of the Municipality.

8.3 REJECTION OF PROPOSALS

The Municipality reserves the right to reject, at the Municipality's sole discretion, any or all Proposals, and, without limiting the foregoing, any Proposal which either:

- a. is incomplete, obscure, irregular or unrealistic;
- b. has non-authorized (not initialed) erasures or corrections in the Proposal or any schedule thereto;
- c. omits or fails to include any one or more items in the Proposal for which a price is required by the REOI;

- d. fails to complete the information required by the REOI to be furnished with a Proposal; and/or
- e. fails to complete the information required whether the same purports to be completed or not.

Further, a Proposal may be rejected on the basis of the Proponents past performance, financial capabilities, completion schedule and compliance with Federal, Provincial, and/or Municipal legislation.

As it is the purpose of the Municipality to obtain a Proposal most suitable to the interests of the Municipality and what it wishes to accomplish, the Municipality has the right to waive any irregularity or insufficiency in any Proposal submitted and to accept the Proposal which is deemed most favourable and the Best Value to the Municipality.

8.4 EVALUATION CRITERIA

The Evaluation Matrix attached outlined in Section 12, but not restricted thereto, will be used to evaluate Proposals. Awards will be made based on the Best Value offered, and the Best Value will be determined by the Municipality. The quality of the service to be supplied, the conformity with the specifications, the suitability to requirements, guarantee clauses, and references shall all be taken into consideration.

8.5 EVALUATION COMMITTEE

Evaluation of Proposals will be by an Evaluation Committee formed by the Municipality.

8.6 CONFIDENTIALITY

All submissions shall remain confidential during the procurement process until a recommendation is made to the Council of the Municipality of Brockton, and an award of the project has been made.

Service providers may identify any materials they wish to remain confidential in the submission and under which exemption the material would be compliant with Section 239 of the *Municipal Act*. Service providers must cite the specific subsection of Section 239 as the basis for preventing the material from being released to the public. The Municipality retains sole discretion as to any materials that may or may not remain confidential. It is further understood that the Ontario Information and Privacy Commissioner retains the final determination as to any materials that may be released to the public.

8.7 CLARIFICATION

The Municipality reserves the right to seek Proposal clarification with the Proponents to assist in making evaluations.

8.8 ACCEPTANCE OF PROPOSAL

The Municipality shall not be obligated in any manner to any Proponent whatsoever until a written agreement has been duly executed relating to an approved Proposal.

No act of the Municipality, other than a notice in writing signed by the Municipality's Corporate Officer, shall constitute an acceptance of a Proposal. Such acceptance shall bind the Successful Proponent to execute in a manner satisfactory to the Municipality.

8.9 NEGOTIATION DELAY

If a written Agreement of Purchase and Sale and Subdivision Agreement cannot be negotiated within thirty (30) days of notification of the Successful Proponent, the Municipality may, at its sole discretion at any time thereafter, terminate negotiations with that Proponent and either negotiate a Contract with the next qualified Proponent or choose to terminate the REOI process and not enter into an Agreement with any of the Proponents.

8.10 ENQUIRIES

All enquiries related to this REOI are to be directed, in writing, to the following person. Information obtained from any other source is not official and should not be relied upon. Enquiries and responses will be recorded and may be distributed to all Proponents at the Municipality's option. Questions will be answered if time permits.

Fiona Hamilton, Director of Legislative and Legal Services (Clerk)
Municipality of Brockton Municipal Office
100 Scott Street
Walkerton, ON N0G 2V0
fhamilton@brockton.ca

9 PROPOSAL PREPARATION

9.1 FIRM PRICING

Proposals must be firm for at least 90 days after the final date.

9.2 CURRENCY AND TAXES

Prices quoted are to be in Canadian dollars with applicable taxes extra.

10 ADDITIONAL TERMS

10.1 SUB-CONTRACTING

- a. Using a local Sub-contractor (who must be clearly identified in the Proposal) is acceptable. This includes a joint submission by two (2) Proponents having no formal corporate links. However, in this case, one of these Proponents must be prepared to take overall responsibility for successful interconnection of the two (2) product or service lines and this must be defined in the Proposal.
- b. A Sub-contractor individual or firm, whose current or past corporate or other interests may, in the Municipality's opinion, give rise to a conflict of interest in connection with this project will not be permitted. This includes, but is not limited to, any firm or individual involved in the preparation of this Proposal.

10.2 LIABILITY FOR ERRORS

While the Municipality has used considerable efforts to ensure an accurate representation of information in this REOI, the information contained in this REOI is supplied solely as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the Municipality, nor is it necessarily comprehensive or exhaustive. Nothing in this REOI is intended to relieve Contractors from forming their own opinions and conclusions with respect to the matters addressed in this REOI.

10.3 AGREEMENT WITH TERMS

By submitting a Proposal, the Proponent agrees to all the terms and conditions of this REOI. Proponents who have obtained the REOI electronically must not alter any portion of the document, with the exception of adding the information requested. To do so will invalidate the Proposal.

10.4 USE OF REQUEST FOR PROPOSAL DOCUMENTS

This document, or any portion thereof, may not be used for any purpose other than the submission of Proposals.

11 CONDITIONS

- a. A qualified Proposal is one which meets the needs and specifications of the Municipality, the terms and conditions contained in the REOI. The preferred Proposal is a qualified Proposal offering the Best Value, as determined by the Municipality.
- b. The Municipality will decide whether a Proposal is qualified by evaluating all of the Proposals based on the needs of the Municipality, specifications, terms and conditions and value. The Evaluation Committee will examine all Proposals and recommend which Proposal is in the Municipality's best interest.
- c. The Municipality reserves the right to reject any or all unqualified Proposals.
- d. The Municipality may prefer a proposal with a lower bid if it offers greater value and better serves the Municipality's interests, as determined by the Municipality, over a proposal with a higher bid. The Municipality's decision shall be final.
- e. The Municipality reserves the right to accept or reject a Proposal, where only one Proposal is received.
- f. The Municipality reserves the right in its sole discretion, and shall not be obligated, to accept or reject all or part of any Proposal which is non-compliant with the requirements of this REOI.

11.1 LIMITATION OF DAMAGES

Each Proponent on its own behalf and on behalf of the Proponent Team and any member of a Proponent Team:

- a. agrees not to bring any Claim against the Municipality or any of its employees, advisors or representatives for damages in excess of an amount equivalent to the reasonable costs incurred by the Proponent in preparing its Proposal for any matter in respect of this REOI or Competitive Selection Process, including:

- i. if the Municipality accepts a non-compliant proposal or otherwise breaches (including breach of material terms) the terms of this REOI or the Competitive Selection Process; or
- ii. if the Project or Competitive Selection Process is modified, suspended or cancelled for any reason (including modification of the scope of the Project or modification of this REOI or both) or the Municipality exercises any rights under this REOI; and

- b. waives any and all Claims against the Municipality or any of its employees, advisors or representatives for loss of anticipated profits or loss of opportunity if no agreement is made between the Municipality and the Proponent for any reason, including:
 - i. if the Municipality accepts a non-compliant proposal or otherwise breaches (including breach of material terms) the terms of this REOI or the Competitive Selection Process; or
 - ii. if the Project or Competitive Selection Process is modified, suspended or cancelled for any reason (including modification of the scope of the Project or modification of this REOI or both) or the Municipality exercises any rights under this REOI.

12 EVALUATION MATRIX

12.1 MANDATORY REQUIREMENTS

The Municipality has determined that the following are the Mandatory Requirements:

- a. the Proponent must have signed and delivered—the Proposal in accordance with this Request for Expression of Interest.
- b. the Proposal must be received at the Delivery Address no later than the Proposal Closing Time.
- c. A deposit of \$10,000 in the form of a certified cheque or bank draft made payable to the Municipality of Brockton,

12.2 EVALUATION OF PROPOSALS

The Municipality will evaluate Proposals in the manner set out in this Schedule. To assist in evaluation of the Proposals, the Municipality may, in its sole and absolute discretion, but is not required to:

- a. conduct reference checks relevant to the Project with any or all of the references cited in a Proposal to verify any and all information regarding a Proponent, inclusive of its directors/officers and Key Individuals, and to conduct any background investigations that it considers necessary in the course of the Competitive Selection Process, and rely on and consider any relevant information from such cited references in the evaluation of Proposals;
- b. seek clarification of a Proposal or supplementary information from any or all Proponents and consider such clarifications and supplementary information in the evaluation of Proposals; and
- c. request interviews or presentations with any, all or none of the Proponents to clarify any questions or considerations based on the information included in Proposals during the evaluation process.

The Municipality may in its sole and absolute discretion rely on and consider any information received as a result of such reference checks, background investigations, requests for clarification or supplementary information and interviews/presentations in the evaluation of Proposals.

12.3 EVALUATION PROCESS AND CRITERIA

An Evaluation Committee will evaluate each Proposal. The Evaluation Committee will recommend a preferred Proponent to Council of the Municipality of Brockton. Council of the Municipality of Brockton may, in its sole and absolute discretion, accept or reject the recommendations of the Evaluation Committee.

Rated Evaluation of the Proposal:

The qualitative evaluation will be a comparative assessment of the Proposals. The Municipality's Evaluation Committee members will rate Proposals against the predetermined evaluation criteria for the relevant activity. Proposals will receive points related to the criteria to the extent that the Evaluation Committee, in its sole and absolute discretion, considers appropriate in terms of adding value to the Project. If there are no discernible differences between Proponents in a specific evaluation category, or no price differential can be supported, all Proponents will score zero in that category.

The evaluation process and results will be kept confidential. Only the decision on the preferred Proponent will be revealed.

The following criteria will be used for qualitative evaluation:

Evaluation Criteria: Total Value 100 points	
Development Company's Experience	30 points
<ul style="list-style-type: none">Related experience, local knowledge, capability, and background of the company and the principal contact leading this assignment.Experience, capability, and professional standing of each key participant on Proponent's Team.	
Financial Capacity	Pass/Fail
<ul style="list-style-type: none">Evidence of the financial capacity of the proponent organization or team, indicating that adequate resources are available to implement the vision detailed	
Reference Checks & Background Investigations	Pass/Fail
<ul style="list-style-type: none">Results of reference checks and background investigations conducted on Proponents and directors/officers and Key Individuals	
Comparable Projects	20 points
<ul style="list-style-type: none">Suitability of the Proponent's Proposed Comparable Projects to the experience required for this assignment.	
Evaluation of Implementation and Build Out of the Concept Plan	30 points
<ul style="list-style-type: none">Servicing, InfrastructureConstruction TimelinePhasing Proposed	
Revenue to the Municipality from land sale	10 points
<ul style="list-style-type: none">RevenueTerms	
Market Affordability	5 points
<ul style="list-style-type: none">Price point of the units (within 10%)Marketing strategy and timelineRental Units vs freehold ownership plans	
Concept for Block 20	5 points

13 PROPOSAL REQUIREMENTS

13.1 SUBMISSION PACKAGE

A Proponent should submit three (3) hard copies and one (1) electronic copy (CD or USB flash drive, with a label on each describing its contents), appropriately packaged and clearly marked ***“2026-REOI-01 Sale and Development of Municipal Lands on Eastridge Road”***.

13.2 COVERING LETTER

A covering letter signed by an authorized representative of the company should be provided outlining the intent of the response and stating that the information contained in the response accurately describes the services to be provided. The response must also guarantee that all quoted prices will be honoured for a specified period from the submission date.

13.3 EXPERIENCE

Please answer the following questions with short narratives.

- a. Provide a brief description of your organization, including the year it was founded, its mission, major accomplishments and other information that demonstrates your capacity to carry out development of a residential subdivision. References must be provided. If there are special concerns or restrictions on our use of the reference, these concerns must be addressed in the Proposal. We will not complete any agreement without adequate reference checks. Please provide references as described.

13.4 FINANCIAL CAPACITY

It is the Proponent's responsibility to adequately demonstrate to the Municipality that it has the financial capacity to undertake the project by providing a letter from a recognized financial institution indicating that the Proponent has the financial capacity to undertake a project of this size.

13.5 COMPARABLE PROJECTS

Provide examples with details of projects the Proponent considers most relevant to this project, which may include:

- a. Canadian and/or Ontario housing projects,
- b. Other long-term similar arrangements; and
- c. Other public infrastructure projects.

Proponents should submit a minimum of two (2) and up to five (5) projects.

13.6 EVALUATION OF IMPLEMENTATION AND BUILD OUT OF THE CONCEPT PLAN

Provide a clear outline of the concept (project):

- a. Describe the proposal for servicing, infrastructure and phasing;
- b. Describe the timeline for servicing;
- c. Describe the timeline for obtaining building permits. Proponents will receive greater scores in accordance with the number of building permits for residential units that the Proponent will obtain prior to December 1, 2027;
- d. Identify and explain any arrangements for joint ventures and explain how the joint venture was formed and will be managed in the long-term, if applicable;
- e. Provide any proposed site layout, building schematics, drawings or floor plans (if available);
- f. Describe general standards to be applied in the design and construction of housing units;
- g. Describe any proposal for Block 20; and
- h. Describe whether units will be rental units or freehold ownership.

Proponents are encouraged to look for creative solutions to solving issues of affordability.

Project Schedule: Include a project schedule showing a chronological progression of work with time estimates for major activities and an overall time-length for completion. The project schedule should include identification of project milestones.

13.7 FINANCIAL PROPOSAL

Provide the following information:

- a. The overall purchase price and proposed closing date for payments to the Municipality;
- b. Price points for the housing units (within 10%);
- c. Evidence that financing for the Project is in place or that there is a strong probability that financing can be easily obtained; and
- d. If the Proponent is an HST registrant, please provide the HST number.
- e. A deposit of \$10,000 in the form of a certified cheque or bank draft made payable to the Municipality of Brockton to be held without interest pending the execution of an Agreement of Purchase and Sale with the Preferred Proponent. The Municipality acknowledges and agrees that if the Proponent is not selected, the Deposit shall be returned by the Municipality to the Proponent by March 27, 2026.

Schedule "A"
DRAFT PLAN OF SUBDIVISION

