



REQUEST FOR  
PROPOSALS

# PRESERVING AND REVITALIZING THE MAISON PASCAL-POIRIER

DEFINING ITS FUTURE USE

March 2026



## OVERVIEW

The Town of Shediac is inviting proposals from organizations, businesses or groups interested in developing, preserving and providing stewardship for the future use of the Maison Pascal-Poirier, a heritage property located at 399 Main Street. This Request for Proposals (RFP) is issued following a resolution of Municipal Council to entrust the site to a partner seeking to develop a project that preserves and enhances the Maison Pascal-Poirier.

This initiative aligns with the priorities of the Town of Shediac's 2025-2027 Strategic Plan, which identifies the need to establish a clear vocation (mandate) for the site. The municipality seeks a proponent with the experience, capacity and vision to deliver a sustainable project that respects the heritage value and historical significance of the site under municipal oversight. It is expected that the successful proponent assumes primary responsibility for the management of the site, including day-to-day operations and ongoing maintenance, under a lease or stewardship agreement to be negotiated.





## CONTEXT

Built in 1825, the Maison Pascal-Poirier is the oldest remaining residence in Shediac and retains many of its original architectural features, contributing to its heritage recognition. The one-and-a-half-storey home holds significant cultural and historical importance as the birthplace and longtime residence of Pascal Poirier (1852–1933), a leader, author and the first Acadian appointed to the Canadian Senate in 1885.

Ownership of the Maison Pascal-Poirier was transferred by the Société Mer-Rouge to the Town of Shediac on November 26, 2001. Since that time, the Town has attempted to maintain a level of programming to ensure the building remained accessible to the community. However, the house has remained closed since the beginning of the COVID-19 pandemic in 2020 and is currently vacant.

Multiple condition assessments conducted between 2020 and 2025 have identified significant remediation needs associated with the building. Updated professional assessments now estimate that stabilization and preservation costs could be in the range of \$693,000, based on the research currently available. This estimate does not include additional investment that may be required to repurpose the building for a new use. These cost estimates are provided for information purposes only and are intended to support proponents in developing realistic and well-informed proposals.

In 2025, the Town, with the support of consultants, carried out a consultation process that included engagement with over 50 targeted stakeholder groups and individuals, as well as a public survey with more than 130 responses. The feedback provided general insight into community perspectives on the future of the Maison Pascal-Poirier, including ideas related to its preservation and possible future use. Some organizations also expressed interest in potentially playing a role in the site's future.

The Town of Shediac is a dynamic and growing municipality recognized as one of New Brunswick's leading tourist destinations. This bilingual municipality is characterized by strong community engagement and a development approach focused on sustainability. The Town maintains a strong focus on strategic planning, excellence in public services and the integration of environmental resilience principles to meet the needs of its permanent population while supporting a significant seasonal population. In 2023, as part of New Brunswick's local governance reform, the municipal boundaries of the Town of Shediac were expanded to include portions of the former local service districts of Pointe-du-Chêne, Shediac Cape, Scoudouc and Scoudouc Road, leading to an expansion of the Town's territory and population.

## OBJECTIVES

The Town is seeking proposals that support the following objectives:

1. Define a future purpose (vocation) for the Maison Pascal-Poirier
2. Preserve and enhance the historical character of the building
3. Showcase the legacy of Pascal Poirier
4. Undertake or coordinate required remediation work
5. Ensure effective long-term management and sustainability of the site once remediation is completed

## PROPONENT ELIGIBILITY

Proposals may be submitted by:

- Incorporated non-profit organizations
- Cultural or heritage organizations
- Foundations
- Community groups (with demonstrated governance capacity)
- Partnerships or collaborative proposals
- Private businesses or for-profit organizations

The Town reserves the right to request proof of legal status, financial capacity and governance structure.

## PROPOSAL REQUIREMENTS

Proposals must clearly address and demonstrate the proponent's approach in each of the following areas:

- **A clearly defined future mandate (vocation) for the Maison Pascal-Poirier**, identifying a cultural, heritage, educational, community or mixed-use purpose that reflects community values, recognizes the historical significance of Pascal Poirier and serves the public interest.
- **A demonstrated understanding of the current condition of the building**, including the challenges and constraints associated with its preservation, remediation and reuse.
- **A comprehensive renovation and remediation approach**, identifying the work required to restore, preserve and adapt the building in support of the proposed mandate.
- **An implementation approach for the renovation**, demonstrating how the proponent intends to carry out or oversee the required work.
- **A governance and responsibility model**, identifying how responsibility for the site would be assumed following renovation (ownership, lease or other arrangement), demonstrating organizational capacity for ongoing operations, maintenance and governance and outlining how long-term stewardship of the Maison Pascal-Poirier will be ensured.
- **A management and operational approach following renovation**, including intended programming and the measures planned to ensure the site accessibility to the public.
- **A financial and funding strategy**, demonstrating the proponent's capacity to undertake the renovation and support the proposed mandate, including anticipated funding sources, partnerships and any municipal contribution requested, whether financial or in-kind.

All work associated with the proposed project must comply with applicable heritage, planning and regulatory requirements. Proponents should be mindful of the building's fragile condition and the importance of timely stabilization as part of any proposed approach. Proponents are expected to approach the project with sensitivity to the cultural, historical and symbolic importance of the Maison Pascal-Poirier to the community.

Each proposal must include, at a minimum, the following sections:

- Executive Summary
- Organizational Profile & Experience
- Proposed Vocation and Vision
- Market Analysis
- Heritage Conservation Approach
- Remediation & Preservation Approach
- Management & Operations Plan
- Human Resources Plan
- Marketing Plan
- Projected Financial Plan (10 Years) Including Cashflow Projection
- Funding Strategy
- Contingency Plan
- Timeline & Milestones
- References

The proponent may include any additional information deemed relevant to demonstrate their ability to successfully complete the mandate.

Proponents are expected to provide sufficient detail to demonstrate the feasibility, credibility and viability of their proposed project.

This Request for Proposals is intended to identify a preferred project and proponent. Any implementation or property arrangements will be subject to further negotiation and approval. Final plans and other relevant documents might be required following selection and subject to Council approval.

## **EVALUATION CRITERIA**

All proposals received will be evaluated by a selection committee based on the following criteria:

20 % - Quality and clarity of proposed vocation

20 % - Organizational governance, management and capacity

20 % - Feasibility and sustainability of the proposed project

20 % - Preservation and remediation approach

20 % - Community benefit and alignment with Town priorities

The Town of Shediac reserves the right to select the proposal that offers the best overall value.

## TERMS AND CONDITIONS

- The Town of Shediac reserves the right to reject any or all proposals.
- Subject to Council approval and available resources, the Town of Shediac reserves the right to remove certain elements of this Request for Proposals and to negotiate modifications in order to better meet its objectives.
- All costs related to the preparation and submission of the proposal are the responsibility of the proponent.
- All information and documents submitted as part of this Request for Proposals become the property of the Town of Shediac.
- The Town of Shediac reserves the right to request and obtain, within a reasonable timeframe, any additional information required from proponents in order to complete the evaluation of proposals.
- Proposals shall remain irrevocable and valid for acceptance for a period of ninety (90) days following the submission deadline. This period may be extended at the request of the Town of Shediac, with the written consent of the proponent.
- The Town will retain oversight, but will not act as the primary manager or operator.
- The Town may provide existing condition assessments, consultation reports and technical documentation to the successful proponent for reference and planning purposes.
- The Town may, at its discretion, organize scheduled site visits for interested proponents during the RFP period. Due to the current condition of the building, access will be strictly controlled and limited to designated areas. All visits must be arranged in advance through the Town and no unsupervised access to the property is permitted. The Town reserves the right to restrict interior access where health and safety considerations require it.
- The Town of Shediac does not guarantee that any proposal will proceed to implementation, nor does it guarantee the availability of municipal resources.
- The successful proponent will be required to enter into a formal agreement with the Town.

## INSTRUCTIONS

All interested proponents are invited to submit a detailed proposal in response to this Request for Proposals.

- Proposals must be submitted in PDF format.
- Proposals may be submitted in French or English.

Proposals must be received no later than **April 15 at 3 pm**. Late or incomplete submissions will not be considered.

Proposals must be submitted electronically by email to the attention of:

Yves Leger  
Chief Administrative Officer  
Town of Shediac  
[yves.leger@shediac.ca](mailto:yves.leger@shediac.ca)

Subject: Request for Proposals- Maison Pascal-Poirier - [Name of your organization]

If the size of the submission exceeds 10 MB, proponents must use a file transfer service (e.g., WeTransfer, Dropbox) and include the download link in the email.

## QUESTIONS OR CLARIFICATIONS

All questions related to this Request for Proposals must be submitted by email to [yves.leger@shediac.ca](mailto:yves.leger@shediac.ca) no later than **April 1 at 3 pm**.

The Town of Shediac will provide all proponents with a document compiling relevant questions and corresponding responses. This document will take the form of an addendum and will be distributed to all proponents. Any addendum issued by the Town of Shediac shall form an integral part of this Request for Proposals, provided it is issued at least three (3) business days prior to the proposal submission deadline.