



# REQUEST FOR PROPOSAL (RFP)

**Construction of Two (2) Residential Housing Units**  
**Chippewas of the Thames First Nation**  
**Fiscal Year 2025–2026**

## 1. Invitation to Proponents

Chippewas of the Thames First Nation (COTTFN) is inviting qualified and experienced contractors to submit proposals for the **site-built construction of two (2) new residential housing units**.

The intent of this RFP is to select a contractor capable of delivering high-quality, durable housing that meets program requirements, applicable codes, and community standards.

## 2. Project Overview & Site Address

- 1 Mashkode Way
- 3 Mashkode Way
  
- **Project Owner:** Chippewas of the Thames First Nation
- **Program:** CMHC Section 95
- **Project Type:** New Construction (Site-Built)
- **Housing Type:** One-storey detached home
- **Estimated Size:** Approximately **1,413 sq. ft. per unit**
- **Fiscal Year:** 2025–2026

## Building Specifications (Minimum Requirements)

### General

- **Construction Type:** Wood-frame, site-built
- **Stories:** One Story (1)
- **Bedrooms:** Four (4) per unit
- **Bathrooms:** One & half (1.5) per unit
- Provide engineered, architectural stamped drawings of proposed new builds.



### 3. Scope of Work

The successful proponent will be responsible for **all labour, materials, equipment, and supervision** required to complete the project, including but not limited to:

- Site preparation and mobilization
- Construction of unit
- Coordination of inspections and approvals
- Utility connections
- Final cleanup, deficiencies, and project close-out

All work must comply with:

- Ontario Building Code
- CMHC Section 95 requirements
- Applicable federal, provincial, and local regulations
- Chippewas of the Thames First Nation standards and policies
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#### Foundation & Structure.

- **Foundation Type: 8" thick and 66" in height poured concrete foundation.**
- **Supply and install 4" inch socked weeping tile around concrete footings with minimum 6" inch gravel coverage.**
- **Supply and install 6" inch of crushed stone throughout crawl space floor area.**
- **Place and finish 3" inches thick concrete floor slab in crawl space area. Supply and install sump pump pit and pump.**
- **Exterior foundation walls to be damp proofed, plus Dimplex wrap.**
- **Spray foam, minimum 2" inches to rim joist and 66" inches of foundation walls.**

#### Roofing

- **Roof Type:** Engineered wooden trusses on 24" inch on centers.
- Roof sheathing to be ½ inch spruce plywood with plywood clips.
- Metal roof with fasteners not showing, complete with ridge venting.
- Supply and install eavestrough and downspouts to roof edges.
- Fascia to be metal or vinyl finish, soffit to be perforated.



## Mechanical & Electrical

- **Heating System:** high energy efficient natural gas furnace, complete with all furnace ductworks.
- **Supply and install HRV unit**
- **Supply and install bathroom and kitchen exhaust fans (110 cfm per unit). Complete with insulated ductwork and weatherproof exhaust hoods.**
- **Supply and install A/C unit. Complete with wiring and thermostat.**
- **Purge, fire and test all equipment.**
- **Electrical:** Hydro connection required 100-amp breaker panel with breakers.
- All ESA permits and inspection fees. Trench in electrical service from roadway to new builds.

## Plumbing & Services

- **Water:** Community (piped) water system. Trench in waterline from lot line to new build.
- Supply and install one piece tub/shower unit, complete with “Meon” fixtures.
- Supply and install stainless steel double kitchen sink, complete with “Meon” fixtures.
- Supply and install 60-gallon natural gas hot water heater, complete with all venting.
- Supply and install water supply lines with Pex, complete with shutoffs for all fixtures.
- Supply and install two frost free hose bibs, complete with shutoffs inside of crawl space.
- Supply and install one submersible sump pump complete with backup water powered system.
- Supply and install all drain water piping, complete with venting, cleanouts.
- Plumbing tests required by inspection.
- **Wastewater:** Supply and install drain piping to existing sanitary line at front of lot line, cleanout located in crawl space.

## 5. Proponent Qualifications

Proponents must demonstrate:

- Experience with **residential housing construction**, preferably in First Nations communities
- Experience with **Section 95 or CMHC-funded projects** (preferred)
- Capacity to deliver multiple units concurrently
- Knowledge of remote or community-based construction environments
- Strong health and safety record



## 6. Proposal Submission Requirements

Proposals must include the following:

1. **Company Profile**
  - Legal name, address, and contact information
  - Years in operation
2. **Relevant Experience**
  - Description of similar projects completed
  - At least three (3) references
3. **Project Approach**
  - Construction methodology
  - Proposed schedule and timeline
4. **Cost Proposal**
  - Detailed cost breakdown per unit
  - Identification of allowances and contingencies
5. **Schedule**
  - Estimated start and completion dates
6. **Health & Safety**
  - WSIB clearance
  - Health and safety policy
7. **Insurance**
  - Proof of general liability insurance

## 7. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Demonstrated experience and qualifications
- Understanding of project scope and requirements
- Proposed schedule
- Cost competitiveness and value for money
- Past performance and references

## 8. RFP Schedule (Tentative)

- **RFP Issue Date:** March 2026
- **Questions Deadline:** April 2026
- **Proposal Submission Deadline:** May 2026
- **Anticipated Award Date:** May 2026



## 9. Submission Instructions

**Ashley Mostafa- Housing Manager**  
Chippewas of the Thames First Nation

Submissions via Portal

## 10. Rights of the Owner

Chippewas of the Thames First Nation reserves the right to:

- Accept or reject any or all proposals
- Waive minor irregularities
- Negotiate scope and pricing with the preferred proponent