



# REQUEST FOR PROPOSAL (RFP)

**Construction of One (1) Residential Home**  
**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 One (1) residential home** funded under the 2026-2027 fiscal year.

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

- **Project Owner:** Chippewas of the Thames First Nation
- **Project Type:** New Construction (Site-Built)
- **Number of Units:** 1
- **Housing Type:** One-storey
- **Estimated Size:** Approximately **1,100 sq. ft. per unit**
- **Fiscal Year:** 2026-2027

### Site Addresses:

- 11 Mashkode Way



### 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 four (4) two-storey residential units
- Coordination of inspections and approvals
- Utility connections
- Final cleanup, deficiencies, and project close-out

All work must comply with:

- Ontario Building Code
- Applicable federal, provincial, and local regulations
- Chippewas of the Thames First Nation standards and policies

### 4. Building Specifications (Minimum Requirements)

#### General

- **Construction Type:** Wood-frame, site-built
- **Stories:** One-Story
- **Bedrooms:** 3 bedrooms
- **Bathrooms:** One and half (1.5) per unit

#### Foundation & Structure

- **Foundation Type:**
  - ICF (Insulated Concrete Forms)
  - Slab-on-grade
  - Insulated foundation skirting

#### Roofing

- **Roof Type:** Metal roof

#### Mechanical & Electrical

- **Heating System:**
  - Electric radiant floor and ceiling heating
  - Two (2) ton heat pump per unit
- **Electrical:** Hydro connection required



## Plumbing & Services

- **Water:** Community (piped) water system
- **Wastewater:** Individual septic tank per unit

## 5. Proponent Qualifications

Proponents must demonstrate:

- Experience with **residential housing construction**, preferably in First Nations communities
- 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