



REQUEST FOR PROPOSAL (RFP)

Construction of One (1) Residential Housing Unit
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) new residential housing unit** funded under the **CMHC Section 95 Housing Program** for the 2025–2026 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
- **Program:** CMHC Section 95
- **Project Type:** New Construction (Site-Built)
- **Number of Units:** One (1)
- **Housing Type:** Two-storey detached homes
- **Estimated Size:** Approximately **1,413 sq. ft. per unit**
- **Fiscal Year:** 2025–2026

Site Addresses:

- 5 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 one (1) residential 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
 - Provide engineered, architectural stamped drawings of proposed new build.
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4. Building Specifications (Minimum Requirements)

General

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

- **Foundation Type:** 8" thick and 66" inches in height of foundation wall, poured concrete.
- **Supply and install 4" inch socked weeping tile around concrete footings with minimum 6" inch gravel coverage.**
- **Supply and install 6" inches of ¾ "crushed stone throughout crawl space area.**
- **Supply and install sump pump pit and pump.**
- **Exterior foundation walls to be damp proofed, plus Dimplex wrap.**
- **Place and finish 3" inch thick concrete floor slab over crawl space.**
- **Spray foam, minimum 2" inches to rim joist and 66" inches of foundation wall.**

Roofing

- **Roof Type:** Engineered wooden trusses on 24" inches on centers.
- Roof sheathing to be ½ spruce plywood with plywood clips.
- **Metal roof with fasteners not showing, complete with ridge venting.**
- **Fascia to be metal or vinyl finish. Soffit to be perforated.**

Supply and install eavestrough and downspout to roof edges.

Mechanical & Electrical

- **Heating System:** energy efficient natural gas furnace, complete with all furnace ductworks.
- **Supply and install HRV unit.**
- **Supply and install bathroom and kitchen exhaust fans, to be vented to exterior of housing units., complete with insulated exhaust venting piping and weatherproof exhaust hood.**
- **Supply and install A/C unit per housing unit, complete with wiring and thermostat.**
- **Purge, fire and test all equipment.**
- **Electrical:** Hydro connection required, 100-amp breaker style panel required.
- All ESA permits and inspection fees.
- Trench in electrical service from roadway to new build.

Plumbing & Services

- **Water:** Community (piped) water system, trench in waterline from lot line to new build.
- Supply and install one piece tub/shower units, 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 all water lines with Pex, complete with shutoffs for all fixtures.
- Supply and install two frost free hose bibs, complete with shutoff inside of crawl space.
- supply and install one submersible sump pump per unit complete with backup water powered system.
- Supply and install all drain water piping, complete with venting, cleanouts.
- Plumbing tests required by inspections.
- **Wastewater:** supply and install drain piping to existing sanitary line at front of lot line. Cleanouts 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