



# REQUEST FOR PROPOSAL (RFP)

**Construction of One (1) 4-Plex 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 (4) plex housing unit** 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:** One (4) plex
- **Housing Type:** One-storey with crawl space.
- **Estimated Size:** Approximately 900 **sq. ft. per unit.**
- **Fiscal Year:** 2026-2027

### Site Addresses:

- Lots 7 and 9 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 (4) plex unit for residential use
- 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
- Provide engineered, architectural stamped drawings of proposed new builds.

### 4. Building Specifications (Minimum Requirements)

#### General

- **Construction Type:** Wood-frame, site-built
- **Stories:** One-Story
- **Bedrooms:** 2 bedrooms per unit.
- **Bathrooms:** One (1) per unit

#### Foundation & Structure

- **Foundation Type: 8" poured foundation, with 66" crawl space.**
- 4" socked weeping tile around perimeter of footings with 6" minimum gravel coverage.
  - 6" crushed stone to interior of crawl space, supply and install sump pump pit and pump.
  - Exterior of foundation walls to be damp proofed and Dimplex wrapped.
  - Place and finish 3" concrete floor to crawl space area, complete with floor drain.
  - Sanitary lines to be installed with cleanouts and connected to existing sanitary line at lot line.
  - Exterior walls 2 x6 wood, with 2 x 4 wood interior walls.
  - Subfloor 5/8" plywood T&G.
  - Exterior sheathing on unit to be 7/16" wafer board with Tyvek.



## Roofing

- **Roof Type:** Engineered roof trusses, 24" O.C. roof sheathing to be ½ spruce plywood. Metal roofing with no fasteners showing. Ridge venting.
- Fire rating per code for crawl space, shared interior walls, and attic spaces.

## Mechanical & Electrical

- **Heating System: Energy efficient Natural Gas furnace.**
- Heat Recovery unit per housing unit.
- A/C unit per housing unit.
- Supply and install thermostat and HRV controls per housing unit.
- Supply and install all gas line piping for furnace and hot water heater.
- Purge, fire and test all equipment.
- Supply and install all materials and labour as required.
- **Electrical:** 100 amp service with breaker panel per unit.
- All ESA permits and inspection fees.
- Install and supply bathroom and kitchen exhaust fans with insulated venting with weatherproof vent hoods.

## Plumbing & Services

- **Water:** Community (piped) water system from lot line, supply and install main shutoff inside crawl space per unit. Water lines to be pex with shutoffs for all fixtures.
- Hot water tank to be 40-gallon, natural gas unit.
- 1 piece acrylic tub/shower unit complete with "Meon" fixtures.
- Double stainless steel kitchen sink, "Meon" fixtures.
- American Std toilet with insulated tank.
- 1 frost free hose bib per unit with interior shut off in crawl space.
- **Wastewater:** to be connected to existing sanitary piping at lot line.

## 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



**Deshkan Ziibiing**  
Chippewas of the Thames  
First Nation

320 Chippewa Road  
Muncey, ON, N0L 1Y0  
Tel: 519-289-5555  
Fax: 519-289-2230  
info@cottfn.com

## 9. Submission Instructions

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

Submission 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