



REQUEST FOR PROPOSAL (RFP)

Construction of Five (5) Tiny -Homes
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 five (5) new residential micro units** 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:** Five (5)
- **Housing Type:** One-storey detached homes
- **Estimated Size:** Approximately **450 sq. ft. per unit**
- **Fiscal Year:** 2026-2027

Site Addresses:

- 20851 Muncey Road , see diagram for site layout.



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 (5) micro units/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
- Provide engineered, architectural stamped drawing of proposed new builds.

4. Building Specifications (Minimum Requirements)

General

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

Foundation & Structure

- **Foundation Type:** 8" inch poured concrete foundation with 60" height in foundation wall.
- **Supply and install 4" inch socked weeping tile around concrete foundation footings with minimum 6" inches of gravel coverage.**
- **Supply and install 6" inch main drain tile to tie into new micro home footing drain tile. Drain to exit into ravine complete with steel rat trap grate.**
- **Exterior foundation walls to be damp proofed, plus Dimplex wrap.**
 - **Place and finish 3" inches thick concrete floor slab in crawl space.**
 - **Supply and install 2" inch minimum spray foam to rim joist and 60" inches of foundation walls.**



Roofing

- **Roof Type:** supply and install 25 year asphalt shingles three tab.
- **Engineered wooden trusses on 24” inches on centers.**
- Roof sheathing to be ½ spruce plywood with plywood clips.
- Fascia and soffit to be metal or vinyl finish. Soffit to be perforated.
- Supply and install eavestrough and downspouts to roof edge.

Mechanical & Electrical

- **Heating System: supply and install electrical baseboard heating.**
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- **Electrical:** Hydro connection required, 100 amp breaker panel required.
- **All ESA permits and inspection fees.**
- Trench in electrical service from existing to new builds.

Plumbing & Services

- **Water:** Community (piped) water system, trench in waterline service to new builds.
- **Supply and install shower unit with “Meon” fixtures.**
- supply and install stainless steel double kitchen sink, complete with “Meon” fixtures.
- Supply and install 40 gallon electric hot water heater.
- Supply and install all water lines with Pex, complete with shutoffs to all fixtures.
- Supply and install one frost free hose bib, complete with shutoff inside of crawl space.
- Supply and install all drain water piping, complete with venting, cleanouts.
- Plumbing tests required by inspections.
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- **Wastewater:** supply and install drain piping to existing sanitary line.
- **Cleanouts required in crawl space and at end run.** See diagram.

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:** February 2026
- **Questions Deadline:** Early April 2026
- **Proposal Submission Deadline:** Mid-April 2026
- **Anticipated Award Date:** May/June 2026



9. Submission Instructions

Proposals must be submitted electronically or in hard copy to:

Ashley Mostafa- Housing Manager
Chippewas of the Thames First Nation
Email: amostafa@cottfn.com

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