



## **REQUEST FOR PROPOSAL (RFP)**

### **STRATEGIC PARTNERSHIPS-CONSTRUCTION OF 10 UNITS OF HOUSING**

TLA'AMIN NATION  
4779 KLAHANIE ROAD, POWELL RIVER, BC, V8A 0C4

ISSUE DATE: OCTOBER 25, 2021.

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# REQUEST FOR PROPOSAL (RFP)

NO: \_\_\_\_\_

## COVER PAGE

Company Name:

\_\_\_\_\_

Contact Person Name:

\_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Prov: \_\_\_\_\_ Postal: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

**Issue Date:**  
October 25, 2021

**Closing Date:**  
No later than 5:00pm November 1<sup>st</sup>, 2021

### GUIDELINES FOR PROPOSAL DELIVERY

An electronic copy of your proposal must be delivered by email to:

[brandon.louie@tn-bc.ca](mailto:brandon.louie@tn-bc.ca)

Attention: Brandon Louie – Project Manager  
Tla’amin Nation

Email attachments should be clearly marked with the name of the applicant.

## 1. INFORMATION FOR APPLICANTS

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### a. Summary

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Tla'amin Nation (TN) is seeking to grow partnerships through local contractors wishing to join us in our growing New Residential Construction Program. This program has started with the immediate construction of 10 units of row housing and is expected to grow significantly beyond this project. Tla'amin wishes to work alongside the greater community in this opportunity. Scopes will be coordinated with the TN project and construction management team. Agreements will be based on unit rate labor. If you are interested in this strategic partnership with Tla'amin Nation please submit proposals to [brandon.louie@tn-bc.ca](mailto:brandon.louie@tn-bc.ca). Please follow the requirement outlined in this RFP.

Tla'amin understands that the region is experiencing a high volume of residential construction and the contractor's availability to support the Tla'amin projects at each opportunity may be limited. It is expected there will be multiple agreements with multiple contractors under this RFP.

Based on performance during these initial opportunities future consideration will be given to fixed fee awards of complete units wholly managed by the qualified subcontractor.

### b. Community Background

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The Tla'amin Nation is a modern, forward-thinking First Nation government at an exciting point in its history. In April 2016, the community became self-governing through the BC Modern Treaty Process. You have the opportunity to participate in making history, while situated in this stunning, safe and serene coastal community in Qathet Region of BC. As we continue to build our capacity as a Nation, we welcome mutual and meaningful relationships with our surrounding neighbors.

Tla'amin Lands are owned by the Tla'amin Nation, and the Nation has law-making authority with respect to management, planning, zoning and development on Tla'amin Lands. Federal and provincial law will also apply to all lands owned by Tla'amin Nation.

For more information on the Tla'amin Nation, refer to the Tla'amin Nation website:  
[www.tlaaminnation.com](http://www.tlaaminnation.com).

## 2. REQUEST FOR SUB CONTRACTORS

### a. Nature of the Immediate Services Required – 10 units of Housing

Tla'amin Nation is seeking hourly rate proposals from contractors, for the construction of multi-family residential duplex to lock up status. This includes all exterior finishes (plans to be provided upon contractor selection).

The partnership scopes for each duplex include the following features:

- TN will be providing building foundations, site preparation, materials, and any agreed administrative and management work. For this proposal purpose, we are seeking sub-contracted labor and supervision rates to bring one or more buildings to lockup stage. All agreed upon work will be managed via resultant Purchase Orders using the rates in the .
- All work will be in compliance with BC Building Code.



**AFTER a unit rate agreement is established** there will be initial consultations with the Tla'amin Nation's project team to review and define specific project support opportunities for the contractor. As a result of these discussions Purchase Orders will be issued identifying the rate and scope of services and an estimated value.

**Future Opportunity:** Based on performance during these initial opportunities future consideration will be given to fixed fee awards of complete units wholly managed by the qualified subcontractor.

### 3. SUBMISSION INFORMATION

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The successful applicant must meet the requirements set out in this RFP. Applicants shall submit the following information with their proposal:

- Executive Summary demonstrating understanding of the RFP;
- Number of years the applicant/firm has been in business;
- Identification and resumes of key staff and roles that each of them would play in fulfilling the proposal;
- Unit rates of all billable staff being offered. This may include trades, general labor, supervision, management rates, or any other skills being offered;
- Two (2) to three (3) most recent clients/projects and corresponding references;
- A description of the basis, timing, price escalation and terms of proposed billings;
- Work Safe BC clearance letter prior to work being awarded; and
- General liability amount (\$) of insurance carried by the company to be identified.

### 4. EVALUATION

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This section details all criteria against which proposals will be evaluated. **The Tla'amin Nation reserves the right to not select any proposal.**

Applicants should ensure they fully respond to all submission information outlined above and the criteria listed below to receive full consideration during evaluation.

A shortlist of applicants may be contacted for an interview.

#### a. Criteria

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Proposals not clearly demonstrating that they meet the following criteria may be excluded from further consideration during the evaluation process.

Proposals for this RFP which meet all criteria will be evaluated as follows.

<b>Proposals meeting the minimum criteria will be evaluated as follows:</b>	<b>Weight</b>
Understanding of the requirements and completeness of proposal	25%
Qualifications and experience, including references	25%
Budget estimates	50%
<b>Total</b>	<b>100%</b>

b. Submission Deadline

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All questions must be submitted to Brandon Louie([brandon.louie@tn-bc.ca](mailto:brandon.louie@tn-bc.ca)) by 5:00pm November 1<sup>st</sup>, 2021.

**The complete proposals must be submitted electronically by 5:00pm November 1<sup>st</sup>, 2021.**

5. TERM

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The successful contractor(s) will be contacted by November 10th, 2021 to coordinate a project schedule. This will continue until project scope has reached completion.

6. REFERENCES

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Tla'amin Nation will conduct reference checks 7 days or more after the proposal is submitted. Tla'amin Nation will not enter into a contract with any applicant whose references, in the opinion of Tla'amin Nation, do not confirm the information provided in the RFP.

7. INQUIRIES

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All inquiries regarding the services of the anticipated contract or the administrative details of the RFP are to be directed to:

**Brandon Louie**  
**Project Manager, Tla'amin Nation**

Brandon.louie@[tn-bc.ca](mailto:brandon.louie@tn-bc.ca)

**(604) 317-9118**



