

WAHNAPITAE FIRST NATION(WFN)

NEW HOUSING CONSTRUCTION

REQUEST FOR PROPOSAL

For Construction of a Seniors Complex with 5 units

WAHNAPITAE FIRST NATION, BAND OFFICE, CENTRE OF EXCELLENCE

259 TAIGHWENINI TRAIL RD.

OFFICE PHONE: (705) 858-0610

SECTION 1 - INSTRUCTIONS TO BIDDERS

1.0 GENERAL

Wahnapitae First Nation (WFN) is an Ojibway community located in Northern Ontario. Its traditional name, Wahnapitaeping, means “place where the water is shaped like a tooth.” Wahnapitae First Nation Indian Reserve #11 is accessible by all-season roads from the town of Capreol, 50 km north of Sudbury. About 166 residents live year-round in the community. The reserve land covers approximately 500 acres of land.

Development has occurred on reserve lands, primarily along the north shore of Lake Wanapitei. There are 68 homes in the community and more than one hundred residential lots. There are approximately 770 registered band members. Citizens elect a Chief and Councilors every four years under Band Custom Election. Wahnapitae First Nation is an expanding community with a growing population. It is working towards meeting the needs of the nation identified in its Community Development Plan, including Economic Development and Infrastructure.

Through the backing of the First Nations Market Housing Fund, Wahnapitae First Nation plans to encourage its members to settle or return to the community, with the option of buying or building a home. Wahnapitae First Nation (WFN) is looking forward to collaborating with you and your team on this new project and would like to thank you for your interest.

2.0 PROPOSAL SUBMISSION

1. Submission to:
 - a. Email: leo.deruiter@wahnapitaefn.com
 - b. Attention: Leo de Ruiter
2. Proposals shall be submitted and delivered on or before the March 1st, 2025. Proposals received after the bid close time will be disqualified and returned unopened.
3. Proposals shall be submitted with an all-inclusive price or fee which is in Canadian currency and shall reflect the bidder's total price, including all assessments, levies, and duties, overhead and profit, and/or as per the provided proposal form.

4. Bid Price EXCLUDES the Harmonized Sales Tax (HST) currently in force. All other taxes are to be included in the price.
5. Proposals shall remain open for acceptance by Owner during the bidding time.
6. The Owner will not entertain requests for gratuitous payments arising from errors alleged to have been made in any Proposal that has been accepted.
7. Bidders finding any discrepancies in, or omissions from the Proposal Documents, or having any doubt as to the meaning or intent of any part thereof, shall at once notify WFN. Neither the Owner nor Consultant will be responsible for verbal instructions. A discrepancy in the contract documents shall not limit the obligation of the Bidder to perform the aggregate of work described by the contract documents.
8. WFN shall not, under any circumstances, be responsible for any costs incurred by the bidder in the preparing of its Proposal.

3.0 OPENING PROPOSALS

WFN reserves the right to open the Proposals privately, and all bids will remain confidential. WFN is not obligated to accept the lowest or any Proposal. Awards shall be made on proposals that will give the greatest value based on quality, service, and price. WFN reserves the right to reject any or all Proposals, including, without limitation, the lowest Proposal, and to award the Contract to whomever the Owner, in its sole and absolute discretion, deems appropriate, notwithstanding any custom of the trade to the contrary nor anything contained in the Contract Documents or herein.

4.0 INSURANCE AND BONDING

Insurance:

1. The Wrap Up General Insurance liability policy referred to will have a total policy amount of \$5,000,000.00. The deductible will be \$5,000.00.
2. The All Risks Property Insurance taken out by the Owner/Construction Manager will be in the amount of the project. The deductible will be \$5,000.00.
3. The deductible of any insurance coverage will be paid by the firm causing the insurance to come into effect.
4. The successful bidder will ensure they have their own Comprehensive General Liability insurance to protect themselves adequately over and above the wrap-up General Liability insurance costs

5. The subcontractor will add the name of “WAHNAPITAE FIRST NATION” and The Owner (information will be determined once the project is awarded) as an additional named insured for the project on their Comprehensive General Liability insurance policy and will provide Wahnapiatae First Nation a copy of this policy rider.
6. The Successful bidder to provide current WSIB clearance certificate.

Bonding:

1. Subcontractor to provide proof that they can acquire bonding. Bonding may not be required for the project, but proof must still be provided.

5.0 QUERIES AND ADDENDA

1. Bidders finding discrepancies in, or omissions from the drawings, specifications, or other documentation, or are in doubt as to the meaning and intent of any part thereof shall contact:
 - a. Wahnapiatae First Nation
Attention: Leo de Ruiter
Email: leo.deruiter@wahnapiataefn.com
2. ALL QUESTIONS must be submitted no later than 48 hours before closing. If the question is sent within the 48-hour period before closing, it will not be taken into consideration. All questions during the proposing period must be emailed to the representative noted above.
3. When required, written instruction or explanation in the form of Addenda will be issued to Bidders.
4. The information contained in the Addenda supersedes and amends the drawings, specifications, and other documents.

6.0 PRODUCT / SYSTEMS OPTIONS

1. Where a Bid Document stipulates a product, alternatives may be considered by the Owner, Architect, and the construction manager.
2. When a request to substitute a product is made, Owner, Architect, and Others may approve the substitution as an alternative and will issue instructions in an addendum to the Bidders.
3. Where Bidders choose to submit alternatives to products and methods specified, the description of such alternatives shall be entered on the Proposal Form in the

space provided. These alternatives shall not form part of the base bid, unless otherwise noted or are required to be stated within this RFP.

4. In submission of alternatives, the Bidders shall include in their proposal, allowances for changes required in the Work to accommodate such alternatives. Later claims by the Bidders for an addition to the Contract Price because of changes in the work necessitated by the use of alternatives shall not be considered.

7.0 SITE EXAMINATION

1. If a site examination will be held (mandatory, or non-mandatory), the WFN representative will advise by way of an Addendum.

8.0 FORM OF CONTRACT

1. The successful bidder will be given a letter of intent to proceed with the Work.
2. The selected contractor will be required to enter into a formal agreement with Wahnapiatae First Nation, outlining the terms and conditions of the project. Additional administrative requirements, such as insurance coverage, health and safety protocols, and progress reporting, will be specified in the contract. The will be in the form of a CCDC Stipulate Price Contract

9.0 PROJECT SCHEDULE AND COMPLETION DATE

1. Bidders must include overtime, shift premium costs, and other related costs (such as temporary enclosures) to guarantee delivery of final onsite acceptance to meet the required completion date.
2. The successful Bidder will be required upon contract award to submit a schedule indicating proposed logic, delivery dates of shop drawings, material and equipment, and duration for construction activities, in order to interface with the WFN construction schedule.
3. It shall be the responsibility of the selected contractor to ensure that all materials, equipment, manpower, and necessary overtime and shift premiums, travel time, room, and board, etc. are allowed in his bid to meet the scheduled completion dates for his work.

9.1 Compliance with Building Codes:

All construction activities under this project must strictly adhere to the National Building Code of Canada (NBC), as well as any local building codes and regulations applicable within the jurisdiction of Wahnapiatae First Nation. This includes, but is not limited to, structural integrity, fire safety, electrical installations, plumbing, and accessibility standards. The Seniors Complex with 5 units will be heated utilizing electricity, not an alternative heating source unless approved by WFN prior to commencement of construction.

10.0 GARBAGE DISPOSAL AND CLEAN UP

1. WFN, in complete accordance with guidelines established by the Ministry of the Environment, will implement the following policy on this project, in order to provide a clean, safe, and efficient workplace. All companies and their personnel on site must cooperate to achieve these objectives. This policy will be clearly posted in the site trailer, and a copy made available to each successful bidder.
2. The removal of waste from the work area is the responsibility of the Successful bidder. Should Successful bidder fail to clean up their debris, WFN will, 24 hours after notifying the Successful bidder in writing, proceed with clean-up and back charge accordingly (including a 15% mark-up).
3. General Garbage - (i.e., food, papers, dirt, dust, and similar material which may be swept up).
4. The Successful bidder is required to pick up and organize the removal of the garbage containers, together with the general clean-up.

11.0 SAFETY

1. The Successful bidder shall adhere to the Provincial Occupational Health and Safety Act and Regulations (the "Act"). Within the definition and requirements of the Act, WFN shall have full authority over the Successful bidder with respect to safety matters.
2. Subcontractors shall provide their own first-aid facilities in accordance with the Act and first aid regulation in accordance with the W.S.I.B. However, for emergency situations, WFN on-site first aid station is located at the main site office.

3. Any work required to be done by WFN due to failure to do so on the part of the Subcontractor, shall be charged to the account of the Successful bidder.
4. All project-specific safe work practices/procedures intended to be implemented by the Successful bidder shall, prior to starting on site, be submitted for review to WFN safety director and/or Superintendent.

12.0 MATERIAL ACCESS, STORAGE, AND HOISTING

Should the Successful bidder require storage space for tools and/or materials shall first check with WFN. In the event that storage is not available, it will be the Successful bidders' responsibility to arrange and pay for their own storage. The Successful bidder, immediately upon becoming aware, must report verbally, then in writing to WFN all thefts and breaches of project security. Storage containers may be moved as required to maintain ongoing access to the project and to allow for completion of work. The moving of trailers and storage containers is the Successful bidder's responsibility.

It shall be the Successful bidder responsibility to inform their employees as to where storage has been made available.

All transporting equipment should have soft rubber wheels to ensure no floor damage. When transporting heavy materials, the floor must be covered with plywood by the respective sub-trade. Access to other premises in the building must be maintained.

All temporary pedestrian access to be maintained adequately lit, clean, clear, unobstructed, and constructed in accordance with Provincial and Municipal statutory requirements.

SECTION 2 - SCOPE OF WORK AND REQUIREMENTS

1.0 GENERAL

1. A Seniors Complex with 5 units is planned to be built within Wahnapiatae First Nation.
2. The funding for this project is from ISC and is fixed based on this amount, which is to complete all scopes of work as described in this document.
3. This contract will be a Stipulated Price Contract (CCDC2) as the budget is fixed; we are looking for the best proponent to deliver this project to our community.
4. The scope of work within this document must be completed within the Construction Budget; WFN is not responsible for payment above the approved budget in the Stipulated Price contract.

5. The scope of work for the Seniors Complex with 5 units detailed is not limited to the reviews and coordination of inspections required to ensure the Seniors Complex with 5 units are “turn-key”.
 - a. Type of Structure: Seniors Complex with 5 units (Five Units)
 - b. Size of Each Unit: Approximately 1000 to 1200 square feet
 - c. Layout of Each Unit:
 - i. One Bedroom & One Study/Guest room
 - ii. One (1) Bathroom
 - iii. Kitchen
 - iv. Living Area
 - d. Additional Requirements:
 - i. Energy-efficient design
 - ii. Use of sustainable and locally-sourced materials
 - iii. Compliance with local building codes and First Nation cultural considerations
 - e. Communal area with separated storage/private rooms

6. Design Requirements

1. The design of the Seniors Complex with 5 units should be very close to the attached print and should prioritize energy efficiency, sustainability, and functionality, aligning with Wahnapiatae First Nation’s commitment to building high-quality, long-lasting homes for its residents. The units should incorporate modern, practical layouts that provide comfort and maximize space utilization for families.
2. Key design considerations include:
 1. **Energy Efficiency:** Incorporating energy-efficient features, such as proper insulation, LED lighting, energy-efficient windows, and electric heat systems, to reduce long-term operational costs and environmental impact.
 2. **Sustainability:** Use of sustainable, locally-sourced, and durable materials wherever possible to minimize environmental footprint and support the local economy.
 3. **Cultural Considerations:** The design should respect the cultural significance and needs of Wahnapiatae First Nation, ensuring that the homes integrate harmoniously with the community and the natural surroundings.
 4. **Accessibility:** The design should include features that ensure accessibility for all members of the community, including potential

considerations for future retrofitting to accommodate aging residents or those with mobility challenges.

5. Wahnapiatae First Nation will be actively involved in the design process. The successful bidder is expected to consult with Wahnapiatae First Nation before finalizing any design plans. This ensures that the design meets the community's needs and aligns with Wahnapiatae's cultural values. Additionally, Wahnapiatae First Nation should be consulted before the proposal closing date to review and provide feedback on any design prints, ensuring alignment with project goals.
6. The successful bidder will be required to submit detailed plans that meet these design criteria for approval by Wahnapiatae First Nation before proceeding with construction.

Section 4 SUBMISSION REQUIREMENTS AND EVALUATION

Documentation to be submitted on or before closing date:

1. Section 1 – Submission Cover letter and submitted in PDF Format, labelled:
 - a. (Company name) - Section 1 – Cover Letter- (date)
2. Provide a proposed Construction Schedule for the planned Scope of Work
 - a. (Company name) – Schedule - (date)
3. Project 3 Reference Letters from Clients or Consultants, with project details and each to be for a different project, provide submission in PDF format, labelled:
 - a. (Company name) – References - (date)
4. Provide a letter stating your companies understanding of the scope of work, brief methodology and not limited too.
 - a. Alternate project options or proposed modifications, if applicable to meet budget or other requirements,
 - b. Confirm your understanding of the budget and that your proposed methodology will be an efficient approach to ensure budget is met,
 - c. Understanding of the scope of work
 - d. CV's of key company personnel,
 - e. And any other relevant information you feel that may be helpful to understand your companies capacity.
 - f. Submission will be attached in PDF and labelled:
 - i. (Company name) – Letter of Understanding and Methodology - (date)

Evaluation:

1. All sections will be evaluated on a scale of 1-10, with 10 being the highest value.
 - a. Company Details and Fee Submission forms (50%)
 - b. Construction Schedule (10%)
 - c. References (20%)
 - d. Letter of Understanding and Methodology (20%)
2. The total for each proponent will be out of 100%, based on the noted weighting.
3. Evaluation will be completed by WFN and will be completed by a minimum of three individuals. The Recommendation after evaluation will go to the Chief & Council for approval. Only after

approval will results be released and shared.

4. Note: This Request for Proposal does not represent a call for proposal. Except as expressly and specifically permitted in this RFP, no contractor shall have any claim for compensation of any kind whatsoever as a result of participating in this RFP, and by submitting a proposal, each contractor shall be deemed that it has agreed it has no claim.

Section 5: COMPANY DETAILS AND FEE SUBMISSION FORMS

Closing Date April 24th, 2025

Closing Time: 2PM

All Documentation due is by email no later than the time and date noted, if the submission is late, it will not be valid for evaluation.

To:

Leo de Ruiters

Wahnapitae First Nation

259 Taighwenini Trail Rd.

Herein referred to as the "Owner".

The UNDERSIGNED, herein referred to as the "CONTRACTOR"

with the legal company name of _____

a company duly incorporated under the laws of _____

and having its Head Office at _____

HEREBY UNDERTAKES AND AGREES WITH THE OWNER AS FOLLOWS:

Section 6 Approval of Additional Construction Expenses:

1. **Scope of Work and Proposed Costs:** The contractor is expected to carefully review the project's scope of work and provide a comprehensive and accurate cost breakdown in their initial proposal. This cost breakdown should cover all the necessary elements required to successfully complete the helipad construction project, as outlined in the RFP package.

2. **Additional Construction Expenses:** In the event that unforeseen circumstances or project complexities arise during the construction phase, resulting in significant additional expenses that were not originally outlined in the initial proposal, the contractor must seek approval from Wahnapiatae First Nation before proceeding with the incurring expenses.

3. **Approval Process:**

a. **Notification:** The contractor shall promptly notify Wahnapiatae First Nation in writing of the proposed additional construction expenses, providing a detailed explanation of the unforeseen circumstances or project complexities that necessitate the additional costs.

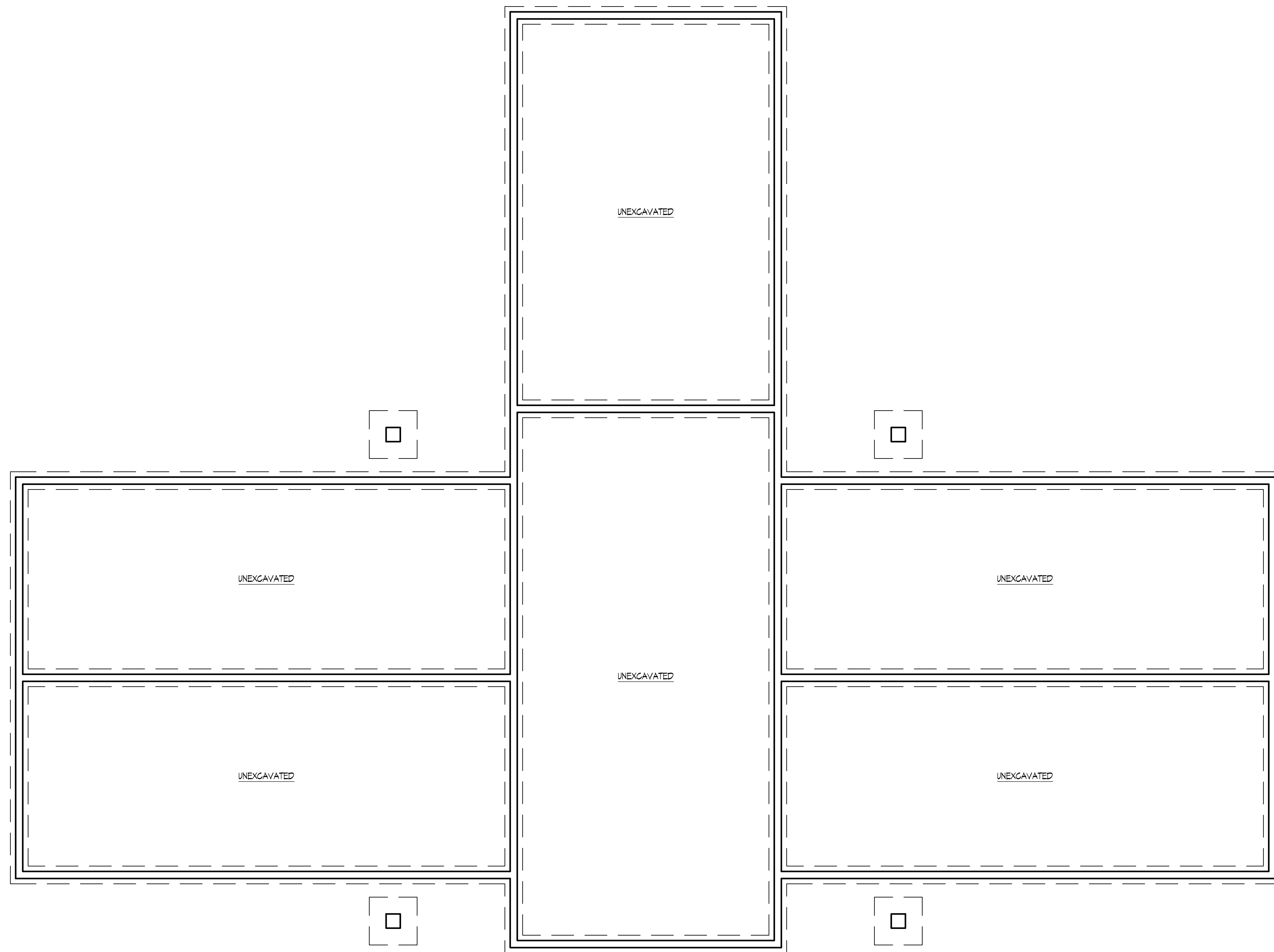
b. **Cost Breakdown:** The contractor shall include a comprehensive cost breakdown, specifying the nature and scope of the additional expenses, along with supporting documentation, such as quotations, invoices, or professional assessments, to substantiate the need for the additional costs.

c. **Chief and Council Approval:** Wahnapiatae First Nation's Chief and Council shall review the contractor's request for additional construction expenses. A formal approval or denial will be provided in writing to the contractor.

4. **Limits of Contractor Authority:** Without prior approval from Wahnapiatae First Nation's Chief and Council, the contractor shall not proceed with incurring significant additional construction expenses that exceed the scope and costs outlined in the initial proposal. Any unauthorized expenses will not be reimbursed or considered valid.

5. **Contract Amendment:** If additional construction expenses are approved by Wahnapiatae First Nation's Chief and Council, a contract amendment or change order will be issued, documenting the approved changes in scope and associated costs. The contractor shall not proceed with the approved changes until the contract amendment is executed by all parties involved.

6. **Cost Control and Transparency:** Throughout the project, the contractor is expected to exercise diligent cost control and transparent communication to prevent or minimize the need for additional construction expenses. Open dialogue between the contractor and Wahnapiatae First Nation is encouraged to address any potential issues or changes in a proactive manner.



REVISIONS

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING AND HAS THE CONSULTATION AND REVIEW REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 REQUIRED UNLESS DESIGNER'S DESIGN OR TITLE OF THE BUILDING CODE
 RYAN VIS, M.A.A.T.O. 26412
 DATE FEB. 20, 2025
 REQUIRED UNLESS DESIGNER'S DESIGN OR TITLE OF THE BUILDING CODE
 VISION DESIGN & DEVELOPMENT 100040
 FILED
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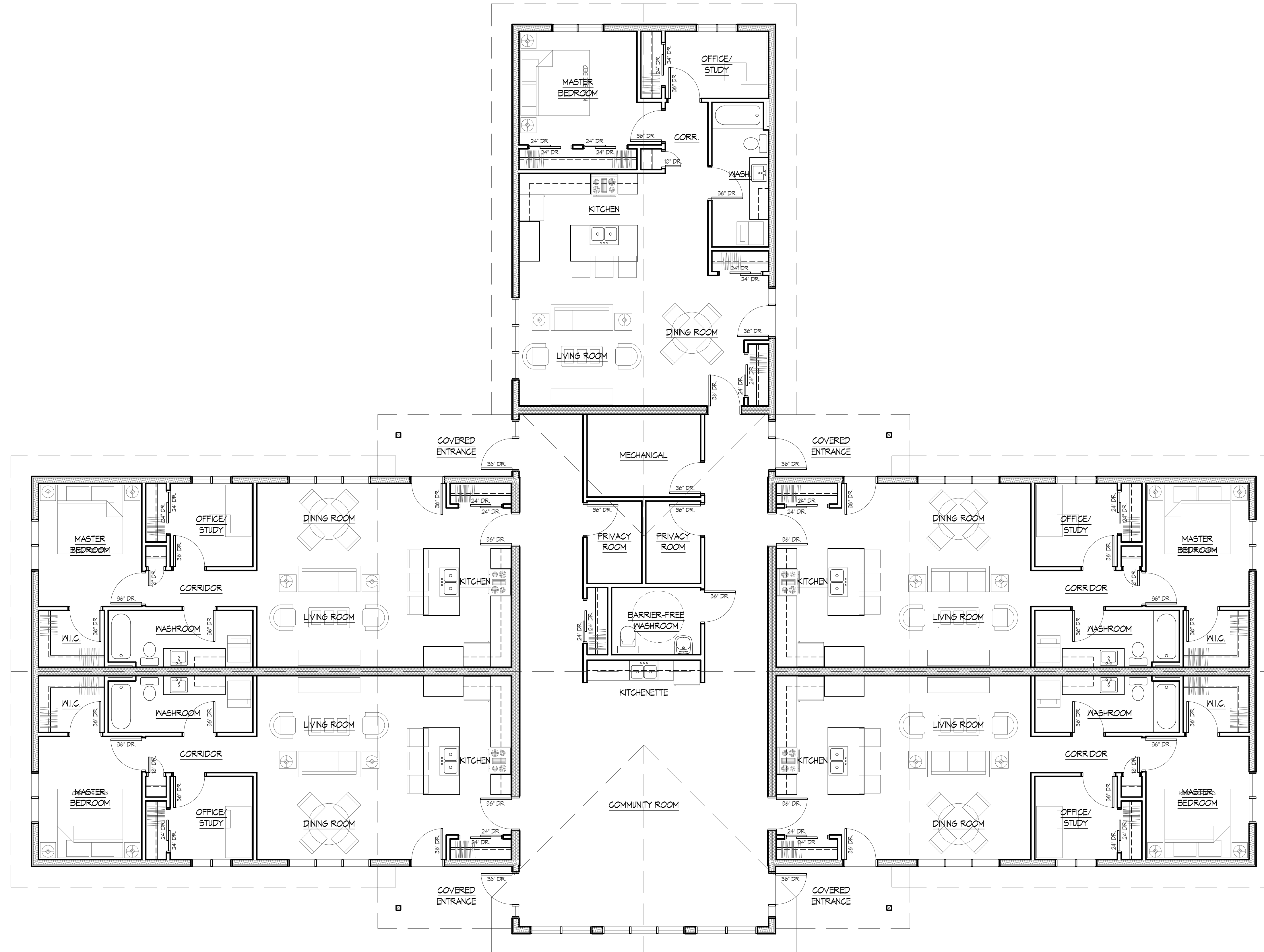


**WAHNAPITAE
 FIRST NATION
 SENIOR LIVING**

WAHNAPITAE FIRST NATION, ONTARIO
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. DRAWINGS AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT.
 DO NOT SCALE DRAWINGS

PROJECT: 2509 DRAWING: R. VIS 26412/100640
 DATE: FEB. 20, 2025 SCALE: 3/16" = 1'-0"
 DESCRIPTION: FOUNDATION PLAN

DRAWING: **A100**



REVISED

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING AND HAS THE CONSULTATION AND ACCESS TO THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 REQUIRED UNDER DESIGNER'S DEPARTMENT CERTIFICATE OF THE BUILDING CODE
 RYAN VIS M.A.A.T.O. 28412
 SCALE: 3/16" = 1'-0" 100
 REQUIRED UNDER DESIGNER'S DEPARTMENT CERTIFICATE OF THE BUILDING CODE
 VISION DESIGN & DEVELOPMENT 100840
 FEB. 20, 2025 100840
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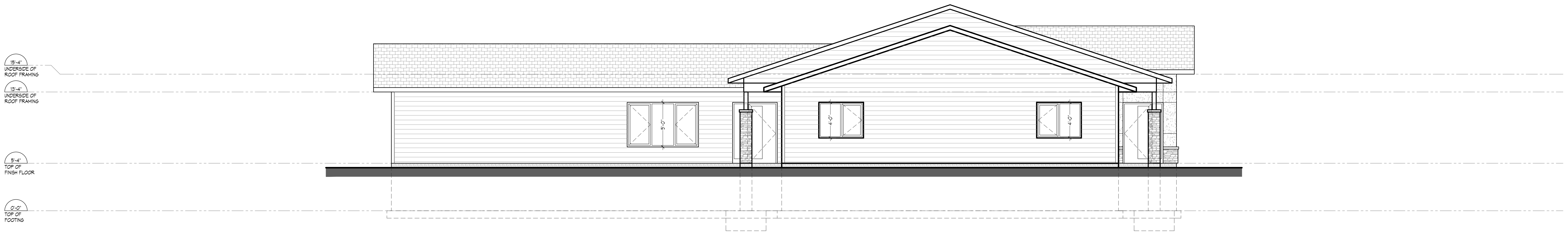


VISION
 DESIGN & DEVELOPMENT
 100840 DRIVE
 MISSISSAUGA, ONTARIO
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 PROJECT: 2509 DRAWING: 100840
 DATE: FEB. 20, 2025 SCALE: 3/16" = 1'-0"
 DESCRIPTION: MAN FLOOR PLAN

DRAWING: **A101**



1 EXTERIOR ELEVATION
3/16" = 1'-0"

REVISIONS

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING AND HAS THE CALCULATIONS AND NOTES THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 REQUIRED UNLESS DESIGN'S DEPT/ARTICLE 17 OF THE BUILDING CODE
 RYAN VIS M.A.A.T.O. 26412
 DATE FEB. 20, 2025
 REQUIRED UNLESS DESIGN'S DEPT/ARTICLE 17 OF THE BUILDING CODE
 VISION DESIGN & DEVELOPMENT 100840
 FILE 26412-001
 REQUIRED UNLESS DESIGN'S DEPT/ARTICLE 17 OF THE BUILDING CODE



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WAHNAPITAE FIRST NATION, ONTARIO

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 PROJECT 2509 DRAWN BY R. VIS 26412/100840
 DATE FEB. 20, 2025 SCALE 3/16" = 1'-0"
 DESCRIPTION EXTERIOR ELEVATIONS

DRAWING
A201