



REQUEST FOR PROPOSAL (RFP)

ᑭᓐᓄᓄ ᑭᓐᓄᓄ OR "OUR HOUSE" AND TRADITIONAL FOODS PROCESSING FACILITY CONSTRUCTION

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

ISSUE DATE: 01-12-2023

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Company Name:

Contact Person Name:

Address: _____

City: _____

Prov: _____ Postal: _____

Email: _____

Phone: _____

Fax: _____

REQUEST FOR PROPOSAL (RFP)

NO: 915

COVER PAGE

GUIDELINES FOR PROPOSAL DELIVERY

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

brandon.bresden@tn-bc.ca

Attention: Brandon Bresden – Project Manager
Tla’amin Nation

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

1. INFORMATION FOR APPLICANTS

a. Summary

The Tla'amin Nation is seeking proposals for the construction of the ʔəms ʔayɛ or “Our House” Project.

ʔəms ʔayɛ or “Our House” will be a gathering place for celebration of our Tla'amin culture.

ʔəms ʔayɛ will include the following amenities and details:

- Coast Salish Styled communal gathering area that includes fireplace and inward facing bleachers with seating for 355, as well as a large earthen floor are to accommodate traditional dancing, singing, theatre, community gatherings and cultural feasts.
- An “Everything Tla’amin” Museum and artifacts display area. This area will be used to showcase hundreds of Tla’amin artworks and repatriated artifacts from around the world. Climate controlled repository for storage and archiving of Tla’amin Museum artifacts.
- Language lab and recording area to pass down our Ayaajuthum language, stories, and songs from elders to our community.
- Community and wheelchair accessible washrooms.
- Office spaces for community Language and Cultural team members.
- Commercial kitchen that will be a cornerstone in preparing traditional foods for Cultural gatherings and community feasts. There is also a covered outdoor area for processing and cooking traditional foods.
- **Traditional Food Processing Building:** Separate building adjacent to Our House. Including separate Big Game and Seafood processing areas with large commercial freezers and cooler. This will be a space Elders can share their wisdom about procuring and preparing foods from our lands and waterways. TFP also has bathroom, office space and staff room.
- Site will be landscaped to showcase local flora.

b. Community Background

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 can participate in making history, while situated in this stunning, safe, and serene coastal community in Tishosum. The **ʔəms ʔayɛ or “Our House”** Project has long been identified as a need for the community and will provide a much-needed cultural gathering area for years to come!

Tla'amin Lands are owned by the Tla'amin Nation in fee simple, 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.

2. REQUEST FOR CONTRACTORS

The Tla'amin Nation is seeking proposals from Contractors for the Construction of "Our House" and the Traditional Foods Processing Building.



The scope of work will include the following:

- Initial consultation with Tla'amin Nation's project team to confirm project scope, design, logistical and materials requirements.
- Clearing of site, hauling and disposal of all waste material.
- Construction of both "Our House" and the Traditional Food Processing buildings. This includes civil site work and building excavations, slab/ footings, framing, interior finishings, exterior roofing and building enveloping, windows/ doors, Structural components (timber frame and others), plumbing/ electrical/ mechanical and HVAC, and provision/ installation of any specialized equipment. Contractor shall verify list of this specialized equipment within Proposal.

- Landscaping, roadways, and parking lots for the entire site. This includes paved and gravel portions.
- Coordination, installation and connection of all site services and utilities. Sewer, water, hydro, internet. This includes provision of additional parts for Operation and Maintenance of these systems.
- Exterior perimeter site lighting.
- Enter a firm price contract with the Tla’amin Nation for the project deliverables.
- Establish and maintain project schedule. Construction expected to start in winter of 2023/24 with completion, commissioning, and handover to Tla’amin Nation no later than Dec 1, 2025.
- Provision of Inspection and Testing plans for Electrical, mechanical, HVAC and fire suppression systems in buildings.
- Maintain Site Security and ensure Local Traffic is not negatively affected during construction works.
- Ensure the building is compliant with BC Building Code.

Owner Supplied Items:

- All kitchen appliances for both Our House and Traditional Food Processing buildings.
- The full log package including all log beams, columns, fasteners required for joinery, and install. All structural steel required is the responsibility of the General Contractor.
- Data communications and security systems
- Recording equipment in “Language Lab/ Classroom”
- Cedar lap siding for Our House and Electrical Shed.
- Moveable Furnishings (note Contractor is responsible for all millwork shown in contract documents and drawings)

The Tla’amin Nation requests that the following shall be taken into consideration when submitting your Proposal:

- All materials whereas practical to be sourced locally.

- Utilization of local subcontractors where practical. Special attention will be paid to this throughout review of Proposals.
- Utilization and hiring of local (Tla’amin Nation members and local Powell River area trades people where practical). Mentorship and employment opportunities for minimum of 2 Tla’amin Nation trades people. Details to be agreed upon with successful contractor.
- Any material to be hauled by Nation owned dump truck where practical and available.
- All gravel, sand, and rock to be purchased from Select Sand and Gravel.
- Any waste excavation materials will be repurposed on the Our House site.
- Submit any constructability efficiencies Eg. Solar exterior lights, recycled materials, disposal, and reuse of site materials (overburden and fill) etc.
- Ensure that Consultation is conducted with Tla’amin Project Manager to coordinate important Cultural Activities that will need to take place before and during construction. Eg. Ground Blessing and community gatherings.

3. SUBMISSION INFORMATION

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;
- Proposed approach for utilizing local subcontractors, Tla’amin and local personnel, and Tla’amin owned equipment:
- Two (2) to three (3) most recent clients/projects and corresponding references;
- Description of proposed approach and estimated timeline for execution of the project;
- Budgetary costs for all items identified in Section 2;
- Budgetary costs for any fees associated with consulting with Tla’amin Nation for the works, utility connections etc.
- Submit bid form as per Section 00 41 13- CCDC 2
- Proposed schedule of deliverables to completion;

- A description of the basis, timing and terms of proposed billings; Milestone or Progress Billing. Include percentage of holdback (?%) until all deliverables have been received and signed off by TN.
- 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

This section details all criteria against which proposals will be evaluated. The Tla’amin Nation reserves the right to not select any proposal. **All proposal should be based on CCDC 2- Stipulated Price Contract in reference to the tender documents.**

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

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.

Proposals meeting the minimum criteria will be evaluated as follows:	Weight
Understanding of the requirements and completeness of proposal	5%
Qualifications and experience, including references	15%
Overall project approach and timeline	20%
Budget estimates, and utilization of locally sourced sub-contractors, materials and Tla’amin Nation personnel.	60%
Total	100%

b. Submission Deadline

Contractor site visits to occur prior to Dec 18th. Contact Brandon Bresden brandon.bresden@tn-bc.ca to schedule. All questions must be submitted to Brandon Bresden (brandon.bresden@tn-bc.ca) by **4:00pm Jan 12th, 2023**. **All questions submitted by interested parties will be collected, answered and distributed back in whole to all interested contractors by Jan 16th, 2023.**

The complete proposals must be submitted electronically by 2:00pm January 26nd, 2024.

5. TERM

The successful contractor(s) will be contacted by **February 9, 2024**. They will then coordinate a Project Kickoff meeting that will be chaired by the Tla’amin Project Manager and led by the successful contractor representative. High Level Project Schedule will be agreed to at outcome of this meeting and updated throughout completion of the project.

6. REFERENCES

Tla’amin Nation will conduct reference checks 7 days or more after the proposal is submitted. Tla’amin Nation will not enter 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

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

Brandon Bresden
Project Manager, Tla’amin Nation
Brandon.bresden@tn-bc.ca (250) 507-8853

APPENDIX A: DESIGN DRAWINGS

All IFT drawings and specifications will be issued via separate email. Contractors to email brandon.bresden@tn-bc.ca for link. This is the same package as posted on BC Bid.