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TLA'AMIN NATION

REQUEST FOR PROPOSAL (RFP)

TRANSITIONAL HOUSING CONSTRUCTION

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

ISSUE DATE: MAY 12TH, 2025.

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REQUEST FOR PROPOSAL (RFP)

NO: 931

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Issue Date:
May 12th, 2025
Closing Date:
June 5th, 2025 (no later than 4:30pm)

Company Name: _____
Contact Person Name: _____
Address: _____
City: _____
Prov: _____ Postal: _____
Email: _____
Phone: _____
Fax: _____

GUIDELINES FOR PROPOSAL DELIVERY

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

publicworks@tn-bc.ca

Attention: Housing & Public Works
Tla'amin Nation

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

1. INFORMATION FOR APPLICANTS

a. Summary

Tla'amin Nation (TN) invites qualified contractors to submit proposals for the design and construction of six (6) self-contained transitional housing units on TN lands. The six transitional housing units may be designed as six individual units, two triplexes, or another combination that meets the project objectives and site constraints, subject to approval by Tla'amin Nation. These units will provide safe, temporary accommodation for Tla'amin citizens experiencing housing instability—including individuals who are unhoused, at risk of homelessness, fleeing domestic violence, or displaced by no-fault eviction—while they seek permanent housing solutions.

The successful proponent will collaborate closely with TN throughout planning, permitting, construction, and hand-over phases, as detailed in Section 2 of this RFP.

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. Tla'amin Lands are owned by the Tla'amin Nation in restricted 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. Tla'amin is working hard to provide safe, healthy housing for all Tla'amin Citizens. Tla'amin has a Construction Services team, some heavy equipment, a Sand & Gravel operation, and locally available labour that could also be utilized for this project. TN has a fast-growing Administration team & good experience with development of our Lands over the last 5 years and will support the successful contractor throughout the project.

For more information on the Tla'amin Nation, refer to the Tla'amin Nation website: tlaamination.com

2. REQUEST FOR CONTRACTORS

a. Nature of Services Required

The Tla'amin Nation is seeking proposals from contractors for the Design, Delivery & Construction of 6 Self-contained housing units, 500-600 sq. ft. in size. Modular/Prefabricated or Traditional Stick-Frame construction methods are both acceptable. Standalone or multi-unit developments are both acceptable. All homes need to meet minimum BC Building Code standards.

Project must be complete & ready to occupy between October 30th and December 1st, 2025

Scope of services includes:

- Initial consultation with the Tla'amin Nation's project team to confirm project scope, design, logistical requirements, and contract price.
- Provide Tla'amin Nation with proposed IFC design drawings & note level of accessibility provided
- Establish project schedule.
- Enter a firm price contract with the Tla'amin Nation for the project deliverables.
- Construct Housing Units to Occupancy stage.
- Provide at least 1 year of warranty on the buildings.
- Landscaping & Driveways
- Civil: water & sewer service lines to curb connection. Perimeter drainage.

Tla'amin Nation will provide:

- Project Management.
- Building Inspections throughout Construction & Completion.
- Archaeological Monitoring during Ground Disturbance.
- Surveying.
- Permitting prior to start of project.
- Site Preparation.
- Connection of water & sewer at curb.
- Fencing.

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 and scope of the Project.
- Number of years the applicant/company has been in business.
- Identification and resumes of key staff and roles that each of them would play in fulfilling the proposal.
- Two (2) to three (3) most recent clients/projects and corresponding references, including experience working on a First Nations owned project, if applicable.
- Description of proposed approach and estimated timeline for execution of the project, including major milestone dates.
- Budgetary costs for all items identified in Section 2.
- Budgetary costs for any fees associated with consulting with Tla'amin Nation for the works and utility connection.
- A description of the basis, timing and terms of proposed billings.
- Work Safe BC clearance letter prior to work being awarded.
- 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.

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.

Tla'amin Nation reserves the right to keep evaluations confidential.

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	10%
Overall project approach	15%
Schedule	30%
Budget estimates	40%
Total	100%

b. RFP Schedule

There will be an optional site-visit for interested bidders with Tla’amin Nation on May 19th at 1:00pm.

All questions & requests for more information must be sent to publicworks@tn-bc.ca by Wednesday May 21st at 12:00pm. All answers will be posted as an Addendum on the Tla’amin Nation website by 4:30pm on Friday May 29th, 2025.

Complete Proposals must be submitted to Tla’amin Nation before 4:30pm on June 5th, 2025.

Please see <https://www.tlaamination.com/category/rfp/> for any updates to the RFP Schedule.

5. TERM

The successful contractor(s) will be contacted by June 16th, 2025, to coordinate a planning meeting & enter into a contract. This will continue until the project scope has reached completion.

6. REFERENCES

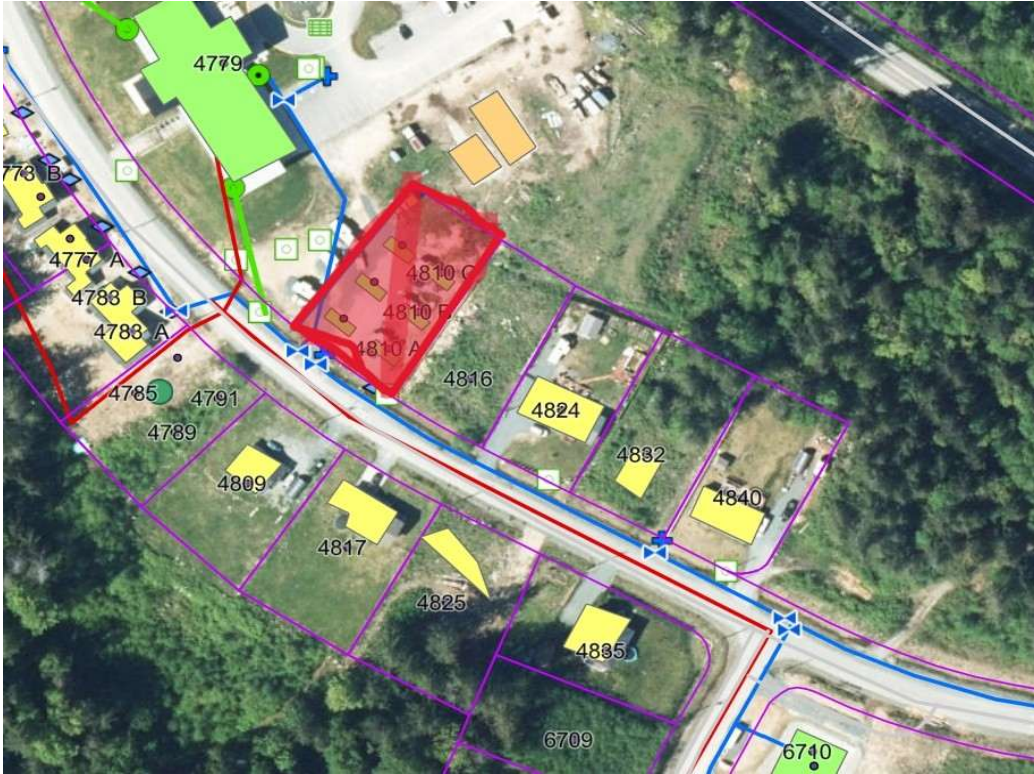
Tla’amin Nation will conduct reference checks after the proposal is submitted. Tla’amin Nation will not enter a contract with any applicant whose references, in the opinion of Tla’amin Nation, do not confirm the information provided in the RFP.

7. INQUIRIES

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

Md Tawhid Aziz
Project Manager
Tla’amin Nation
publicworks@tn-bc.ca
Cc: tawhid.aziz@tn-bc.ca

APPENDIX A: Project Site Location



APPENDIX B: Project Site Dimension (4810 Salish Drive - Lot 15)

