



Champagne and Aishihik First Nations

REQUEST FOR BIDS

**Takhini River Subdivision
Construction of Four New Houses 2019**

SECTION 1: GENERAL INSTRUCTIONS TO BIDDERS

1. Bids must be submitted in the form specified in this invitation, and sealed in an envelope or package that cannot be seen through and delivered by hand or mailed to:

CAFN Property Services Department
#1 Allen Place. Box 5310
Haines Junction, YT
Y0B-1L0

2. Bids must be received at the location specified above, before the specified closing time, as determined by the clock at the closing location. Bids received late, or not received completely by the closing time will not be considered and will be returned to the bidder unopened.

3. All question or enquiries are to be directed to the CAFN representative for this Project:

Craig Hampton
Capital Project Manager
Cell: 867-634-5366
Phone: 867-634-4200 ext. 222
Email: champton@cafn.ca

4. The **closing time** is up to and including:

Wednesday August 14, 2019 at 3:00:00 p.m.

5. As soon as possible following the bid closing time, the bid envelope will be opened in the office specified above.
6. The bidder shall identify, on the envelope containing the bid, its business name and address and the title of the bid enclosed.
7. Bids must be signed by an appropriate authorized official of the party submitting the bid. Erasures and/or corrections must be initialed by the person(s) authorized to sign the bid.
8. Any bid submitted may be withdrawn by written request by an authorized official, but cannot be withdrawn or changed after the closing time.
9. Bidders are solely responsible for their own expenses in preparing and delivering their bids.



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10. Champagne and Aishihik First Nations reserves the right to modify the terms of the invitation at any time prior to closing, at its sole discretion. Champagne and Aishihik First Nations will make information available to the public regarding any changes made to the invitation and will make reasonable efforts to inform all bidders of any such changes. Bidders are responsible for ensuring that they are aware of and complied with any addenda.
 11. Bids already submitted may be amended prior to closing (i) by submitting an amendment identifying the increase or decrease to the original bid, or (ii) by sending in a complete new bid, clearly indicating that it replaces the previously submitted bid. A bid revision replaces any other bid revisions previously submitted by the bidder; only the last of any bid revisions will be accepted.
 12. Accuracy of information included in this invitation is not guaranteed or warranted by Champagne and Aishihik First Nations to be accurate, nor is it necessarily comprehensive or exhaustive. By submitting a bid, the bidder agrees that it has investigated all conditions that will affect the work and assumes all risks regarding those conditions.
 13. Enquiries regarding the invitation must be made in writing and submitted to the office specified in section 1. No response shall be binding on Champagne and Aishihik First Nations unless it is made in writing. Enquiries and the responses given may be distributed to all other bidders as addenda.
 14. The bid shall be unconditional, irrevocable and open to acceptance by Champagne and Aishihik First Nations at any time within 30 days after the date on which bids close.
 15. If, in the opinion of Champagne and Aishihik First Nations, a bid contains a minor defect or fails in some way to comply with any requirement of this tender document that, in the opinion of Champagne and Aishihik First Nations, can be remedied without providing an unfair advantage with respect to other bidders, Champagne and Aishihik First Nations may request clarification from the bidder, and, upon receipt of appropriate clarification, may waive the minor defect or any irregularity and accept the bid.
 16. This invitation does not commit Champagne and Aishihik First Nations to award a contract. Champagne and Aishihik First Nations reserves the right to cancel this invitation anytime without award or compensation to bidders.
 17. Champagne and Aishihik First Nations need not accept the lowest, the highest ranked, or any bid, and reserves the right to reject or accept any bid without further explanation.
 18. Failure to comply with any instruction contained in this invitation may be deemed sufficient cause for the rejection of all or part of any bid. Any items omitted or any special conditions or qualifications added to the bid (for example, including the



Champagne and Aishihik First Nations

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bidder's standard terms of sale) may cause the bid to be rejected and may affect the evaluation of the bid.

19. Submission of a bid shall be deemed to be confirmation that the bidder acknowledges and agrees to the contract terms, as set out in the Contract attached to this document.
20. Champagne and Aishihik First Nations reserves the right to negotiate changes to the terms of any contract with the two lowest priced or highest ranked bidders to determine selection of a bidder. Such changes, if any, shall be within the scope of this tender.
21. If no compliant bids are received in response to this invitation, Champagne and Aishihik First Nations reserves the right to enter into negotiation with one or more suppliers in order to complete the procurement.
22. Each bidder, by submitting a bid, irrevocably waives any claim, action or proceeding against Champagne and Aishihik First Nations, including without limitation any judicial review or injunction application or against any of Champagne and Aishihik First Nations' employees, advisors or representatives for damages, expenses or costs including costs of bid preparation, loss of profits, loss of opportunity or any consequential loss as a result of, or arising out of, the submission of any bid, or due to Champagne and Aishihik First Nations not accepting or rejecting any bid.
23. In order to assist the Champagne and Aishihik First Nations in determining the best qualified and capable bidder, Champagne and Aishihik First Nations reserves the right, to make any investigations of a bidder's business experience, financial capability and business practices as deemed necessary. The bidder agrees to permit and cooperate with such investigations.
24. Champagne and Aishihik First Nations employs a preference for Citizen and Citizen Businesses. "Citizen" is as defined in the *Constitution of the Champagne Aishihik First Nation 2012*. "Citizen Business" means a sole proprietorship of a Citizen, a partnership where at least one partner is a Citizen, or a corporation that is controlled by a Citizen, as defined in the *Canada Business Corporations Act*.



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SECTION 2: EVALUATION CRITERIA

1. Method of Evaluation

Bids received on or before the closing time will be opened and evaluated by a panel made up of at least two staff members from the Champagne and Aishihik First Nations Property Services Department as soon as reasonably practicable.

The panel will evaluate the bids based on the criteria set out below. If a bid fails to identify that a mandatory criteria is met, the bid will be rejected. Points for the weighted criteria will be assigned by the panel.

2. Criteria

Weighted Criteria

1	Total Cost and proposed schedule	Up to 50 points
2	Experience in previous work	Up to 30 points
3	Plans and ability to employ CAFN Citizens and use CAFN businesses for Subcontractors.	Up to 20 points
	TOTAL POSSIBLE POINTS	100

Mandatory Criteria

Valid Workers Compensation Board Coverage	Mandatory
Valid Business License	Mandatory
Valid GST Restoration or Proof of Exemption	Mandatory
Valid General Liability Insurance--\$2,000,000 limit	Mandatory
Good Standing with Champagne and Aishihik First Nations	Mandatory



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SECTION 3: CONTRACT SPECIFICATIONS

SCOPE OF WORK

GENERAL

1. Scope of Work:
 1. Construction four 2-bedroom homes, each dwelling to be 24ft x 36ft.
 2. Houses to be constructed as shown on Drawings prepared by Streamline Architects.
 3. New homes must meet a $\geq 50\%$ improvement target in modeled energy performance over a NBC 2015 code home. The 50% target is an approximate equivalent to the old EnerGuide 85 rating. CAFN has had the plan modeling done and the design does meet the energy requirements. Each house shall have a blower door test conducted after installation of Air Barrier, Vapour Barrier, Windows and Doors is complete but before drywall is installed. Blower door test results shall show a performance of less than 1.0 ACH. A second test will be done at completion to verify performance has not been reduced.
 4. Project Occupancy Date **April 17, 2020**.
2. Work of this project includes the supply of all labour, materials, subcontractors and equipment for the construction including:
 1. Concrete footings, PWF foundation system, structural framing, pre-engineered wood trusses and floor system, wood stud framing, insulation, vapour barrier, gypsum wallboard, cement board and metal siding, metal roofing, vinyl windows, soffits and fascia, interior and exterior doors, PWF deck and stairs, painting and interior trim, flooring, eaves troughs, Electrical, Plumbing, Heat Recovery Ventilator, Attic insulation, Kitchen Cabinets and Bathroom Vanity
 2. Mobilization and demobilization costs,
 3. Building permits
 4. Site cleanliness including progressive cleaning,
3. **CAFN will provide:**
 1. Site Excavation and placing granular drainage layer.
 2. Backfill and Final Grading
 3. Water Storage Tank, delivered to site for installation under this contract.
 4. Septic System Installation from 6ft outside footing perimeter.
 5. Site power, both temporary and the permanent connection to mast.
 6. Blower Door Tests will be arranged and paid for by
4. Contractors Use of Site:
 1. The work is to be limited to the area shown on the site for all work, staging and storage unless arranged otherwise with owner representative



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5. Authorities Having Jurisdiction:
 1. The contractor is to arrange for all inspections as required by the authorities having jurisdiction and provide notice to CAFN representative.
 6. Inspection and Quality Control:
 1. The Owner will have access to the work at all times.
 2. Give timely notice when requesting inspections and coordinating the work.
 3. Notify appropriate agencies and the Owner in advance of any special testing or inspections required.
 4. Rejected work is to be removed and replaced, whether the result of poor workmanship, use of defective products or damage and whether incorporated in the work or not.
 7. Cleaning:
 1. Clean up as work progresses and as directed by Owner.
 2. Do not allow waste materials and debris to accumulate.
 3. Interior areas shall be thoroughly cleaned prior to start of finish interior work and kept free of dust and other contaminants during the finishing.
 4. Upon completion of the work, remove all equipment, clear away all rubbish and surplus materials or waste materials remaining and leave the work area in a neat and tidy condition satisfactory to the Owner.
 5. Contractor to cover all costs for all disposal at approved waste sites.
 6. Clean and polish glass, mirrors, plastic laminated, mechanical and electrical fixtures, walls, floors and ceilings prior to final inspection.
 8. Materials and Workmanship:
 1. Ensure quality and workmanship are adequate to satisfactorily complete the work and conform to the standards generally accepted in the trade, and in conformance with the drawings and specifications.
 2. Storage and handling of materials in a manner to prevent damage, deterioration of soiling and in accordance with manufacturer's instructions when applicable.
 3. Do not employ any unfit person or anyone unskilled in their required duties.
 9. Safety Requirements:
 1. Observe and enforce construction safety measures required by the National Building Code, Yukon Government and Workers Compensation Board.
 10. As Built Drawings
 1. Maintain a set of project As-Built drawings and record accurately significant deviations caused by site conditions, field changes and other changes order by the owner.



Champagne and Aishihik First Nations

PRODUCTS AND EXECUTION

11. Rough Carpentry:

1. All lumber to meet NLGA grading rules and be No.2 or better
2. Panel Materials to be 7/16" OSB for walls and roof, 3/4" T&G OSB for floors
3. Use galvanized fasteners for all exterior work.

12. Board Insulation:

1. Below grade and crawlspace to be Terrafoam HS40, 2" thick 2'x8' sheets for perimeter footing insulation, 3" thick 4'x8' sheets for crawlspace.
2. Above grade exterior wall insulation to be Type 2 Terrafoam 3" thickness above grade and 3" Terrafoam HS40 below grade.

13. Batt and Blanket Insulation;

1. Roxul mineral fibre insulation to be provided in wall cavities and strapping of all exterior walls.
2. Blown In Insulation, Weathershield by Can-Cell or Jetstream by Knauf, to be provided for attic.

14. Air/Vapour Barrier:

1. Above grade exterior Air/Vapour membrane Resisto Redzone Pro, with drainage layer Driwall Rainscreen or equivalent.
2. Ceilings and crawlspace wall air/vapour barrier to be 6mil poly.
3. Provide positive continuous connection between poly and exterior membrane.

15. Eavestroughs:

1. Continuous metal eavestroughs and downspouts to be provided at all roof drip edges complete with splash pads.

16. Roofing:

1. Ice and water shield to be provided for minimum of 2 courses at roof eaves and any valleys, remainder to be covered with Bigfoot 30 synthetic roofing underlay.
2. Galvalume coated 26ga metal roofing to be installed.

17. Exterior Siding:

1. Fibre cement siding to be provided in colour chosen by Architect.
2. Coloured 26ga metal siding to be installed where shown on elevations.

18. Exterior Doors:

1. 24 ga polyurethane core door slab, polyester paint primer, double beaded brickmold, sealed double glazed low E lights, with FJP frame and integral aluminum threshold and double weather-stripping.
2. Hardware: Exterior lever passage set and deadbolt with 3 butt hinges
Hardware shall be Schlage B60N deadbolt and Latitude Lever and keyed to CAFN master. Latches will be installed with mortised latch plate and will not be drive-in latch. Satin Chrome Finish

19. Interior Doors:

1. Crossmore from Lynden



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2. Solid core primed and painted
 3. Frame to be FJP
 4. Hardware: All doors to be provided with lever handle privacy set for bathroom, pass sets for all others. Schlage Latitude Satin Chrome finish.
20. Closets:
1. All closets to have solid backing for mounting shelf and rods.
 2. Melamine Shelves 16" deep will be installed in full width in all closets complete with wooden dowel rod. Including in closet above Washer/Dryer /HWT.
21. Cabinetry:
1. Cabinets shall be prefinished White Melamine with white raised panel style doors, complete with D-pulls.
 2. Countertops to be postformed in Wilsonart Breccia 4951-22.
22. Vinyl Window:
1. All windows to be triple pane, double low E, argon filled, deepset brickmold as manufactured by Northerm.
 2. Seal cavity between window and rough opening with expandable closed cell spray foam.
23. Gypsum Board:
1. All Gypsum Board in bathroom to be moisture resistant.
 2. Install board at right angles to supporting framing.
 3. Provide corner beads at all outside corners
 4. Apply tape and joint filler and taping cement in accordance with Domtar "Drywall Finishing" directions. Finishing work shall be smooth, seamless, plumb, true and flush with square neat corners.
24. Laminate Flooring:
1. Flooring to be Beaulieu Flooring Adventure Collection in Mont Blanc.
25. Interior Base and Trims:
1. Primed MDF, casings and baseboards
 - a. Window and Door Casing to be 1 1/16" x 3 5/16" profile 00633
 - b. Baseboard to be 1/2" x 3 1/4" profile 90623
 2. Product Alexandria Mouldings products or approved equal
26. Interior Painting:
1. MPI qualified products only
 2. INT 9.2B High Performance Latex
 - a. One coat primer-sealer
 - b. Two coats Latex Colour to be Cedar Keys(owner will provide formula)
 - c. Semi-Gloss in Bathroom, Velvet in remaining.
27. Bathroom Accessories:
1. Provide in each Bathroom



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- a. Toilet Tissue Dispenser
 - b. Large Towel Bar
 - c. Small hand towel holder
 - d. Robe hook on back of door
 - e. Vanity Mirror
 - f. Provide 3/4" plywood backing on full walls behind tub and wall behind toilet for future grab bars.
2. Solid backing to be provided for all Bathroom Accessories.

28. Plumbing:

1. Provide CSA approved plumbing fittings.
2. Pressure tests on water and sewer to be witnessed by CAFN representative and/or Plumbing Inspector.
3. **Septic field will be installed by CAFN. This contract is responsible for stubbing 4" ABS 6ft outside the footing perimeter to allow connection to septic field.**
4. Water storage Tank: G1000LP—Low profile, 1000gallon, 152"L x 88"W x 23"H **will be provided by CAFN for installation under this contract.** Access hatch to be lined up between trusses.
5. Water Pump: Grundfos MQ3.
6. Provide one hose bib for each dwelling unit.
7. Provide and Install one Hot Water tank for each dwelling
 - a. Standard of Acceptance: Rheem Marathon CMR50
 - b. Warranty: 9 years
 - c. Capacity: 50 imperial gallons
8. Plumbing fixtures to be:
 - a. Hytek one piece tub 6042/6043 Bathcove
 - b. Tub/Shower Trim and Rough In—Delta Faucet Trim T13420-CDN Series with R10000-UN Universal Rough Valve Body
 - c. Lavatory Sink—Mansfield Maverick II, Model 267-4: Oval, Vitreous china, self-rimming, 20"X17" with 4" faucet centers
 - d. Lavatory Faucet—Delta 536-TP-DST with mechanical pop-up drain
 - e. Toilet—Mansfield 4810-3816 with SB100 Seat.
 - f. Kitchen Sink—Mainline ML3120-8-20 3 Hole Double Stainless Steel sink
 - g. Kitchen Faucet—Delta B3310LF-30 Deck mount faucet with spray.

29. Electrical



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1. All device wiring to meet Accessible Home standards for height and locations. Generally, 42" for switches and 18" for plugs.
 2. USB connections in duplex receptacles to be provided on one outlet in each bedroom, one outlet in the living room and one outlet on kitchen counter.
 3. All fixtures to be installed complete with LED bulbs, standard of acceptance Philips A9.
 4. Ceiling mounted fixtures to be 12" dome type suitable for 2 bulbs.
 5. Bathroom to have wall mounted, three light bar above lavatory.
 6. All Electrical devices to be Décor Style in White.
 7. Electrical Service to be minimum 125 amp with Square D panel, with minimum of six spare circuits.
 8. Electric Baseboards to be provided with line voltage wall mounted thermostat control in each room.
 9. Control wire for HRV to be run as part of Electricians scope and is to include connection of the controllers. Controller and HRV will be provided by Mechanical.
 10. Final locations of HRV and Water pump to be coordinated with Mechanical.
 11. Electrical panel location for this project will be behind the kitchen Door.
 12. Conduit will be run from the Electrical panel to the crawlspace for future solar connection.
 13. All work to meet the most current requirements of Canadian Electrical Code.
30. Heat Recovery Ventilator
1. Standard of Acceptance: Venmar EKO 15, Energy Star rated, minimum 64% SRE at -25C.
 2. Remote Dehumidistat control in central area adjacent to living room. High speed 20/40/60-minute control in Bathroom.
 3. Controllers for HRV to be provided to the Electrician for installation by them.
 4. Fully ducted system to be balanced and report supplied to owner.
 5. Dryer and Rangehood to be ducted to outside with hard ducting complete with vent hoods.



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SECTION 4: FORM OF TENDER

Project Title: **Takhini River Subdivision
Construction of Four New Houses 2019**

Location: Takhini River Subdivision, Yukon

Submitted by: _____ (Bidder)

Submitted to: CHAMPAGNE & AISHIHIK FIRST NATION (Owner)

The undersigned Bidder, having carefully examined the Tender Documents including:

- Instruction to Bidders and Form of Tender
- Specifications
- Project Plans prepared by Streamline Architects

and the premises of the proposed work, and having full knowledge of the work and of the materials to be furnished and used, hereby offers to enter into a contract to provide all necessary layout, equipment and services to perform and complete all work and fulfill all requirements as set forth in, and in strict accordance with, the Tender Documents and Addenda for the prices stated in the Schedule of Prices.

The undersigned also understands and agrees:

1. That the Owner is in no way obligated to accept this bid.
2. That failure to comply with the complete all items of this Tender Form shall be cause for rejection without further consideration of the bid.
3. That this bid is irrevocable for the period of time specified in the “Instructions to Bidders”.
4. The bid security is not required for this project.

**TENDER CLOSING DATE AND TIME:
Wednesday August 14, 2019- 3:00 P.M. LOCAL TIME**

ADDENDA:

I/We have received and included in this bid Addenda No. _____ to _____ inclusive.



Champagne and Aishihik First Nations

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We, _____
(Company, Sole Proprietorship or Partnership)

of _____
(Street Address or Postal Box Number)

(City, Province and Postal Code)

Business License #: _____ **WCB#:** _____
GST# _____ **Insurance Policy:** _____

hereby offer to enter into a Contract to perform the Work required by the Tender Documents for the stipulated price of:

PRICE:

_____ **GST** _____
(Total amount in words)

(\$ _____) (GST _____)

SOLE PROPRIETORSHIP: Sole proprietorship to sign in presence of a witness, who will also sign where indicated. Insert the words "Sole Proprietor" in the "Title".

PARTNERSHIP: If signing on behalf of a Partnership, insert the word "Partner" in the "Title".

LIMITED COMPANY: If signing on behalf of a Corporation, this Form must be signed by a duly authorized person of the corporation. Insert the job position of the signatory within the corporation in the "Title". The Corporate seal also should be affixed to this Form by a person authorized to do so.

Executed on behalf of the Bidder this _____ day of _____, 2019.

Signature(s): _____ Title: _____

Printed Name: _____ (and Seal if Any)

Witness: _____ Printed Name: _____



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SECTION 5: EVALUATION INFORMATION

Please provide information on this form or attach the information to this form. Additional information may be provided in the proposal, but only those criteria identified will be evaluated.

1) Please describe your experience in construction of similar projects, training and relevant certifications:

2) What are your plans and ability to employ CAFN Citizens and use CAFN businesses for this contact? Please list names of current and potential staff.
