

**REQUEST FOR PROPOSALS FOR _____ MODULAR, FACTORY BUILT HOUSES
[TDHE] [date]**

The _____ (the Owner) request written lump-sum, fixed price proposals to design, build, deliver and install _____ () modular, factory built houses, each consisting of approximately _____ square feet, including _____ () three bedroom houses and _____ () four bedroom houses, which each meet UBC standards. Proposals shall contain three (3) different unit designs, which if selected, each of the designs may be used for several units.

Scope of Work

The Owner is seeking proposals from modular, factory built housing companies or their dealers for _____ () moderately sized (approx. _____ sq. ft.) modular, factory built, UBC compliant housing units. _____ () of the units shall be three bedroom houses and _____ () of the units shall be four bedroom houses. _____ of the units shall meet the Owner's requirement for a disabled-accessible units and _____ units should be constructed for disabled-accessible renovation in order to meet the federal requirements for a disabled-accessible unit. The work shall cover the manufacture of the unit, delivery and set up at sites selected by the Owner on the _____ Reservation in _____.

Set up shall include the mating, leveling, and trimming of each unit. (Foundation shall be constructed by the Owner to meet the various designs selected for each site.)

The Owner will be responsible for the design, construction, and cost of the foundations for the units. The foundations shall meet the Owner's specifications.

The Owner shall be responsible for hooking up water, sewer, and electrical lines to each unit and the related costs. However, this work does not have to be completed by the Owner prior to delivery or installation of the units by the Contractor.

Designs and Specifications

Proposals shall include three (3) different designs for each bedroom size. The Proposal has to include four (4) different colors for the exteriors of the units and four different colors for the interiors of the units and the Owner will have the option of selecting any combination of these colors for each of the _____ units.

The Owner has prepared the attached Suggested Specifications and Materials. Proposals submitted must include this form with those Owner's specifications and materials that Proposers intend to use checked off by the individual Proposers.

All proposals shall contain _____ disabled-accessible units that meet federal requirements.

10. Drawings or illustrations of the units and floor plans, including the disabled accessible unit;
11. A completed Owner's Suggested Specifications and Materials checklist;
12. Proposer's summary of the specifications and materials contained in the houses;
13. Warranties as prescribed by Owner to be provided;
14. Previous Participation Certificate; and
15. Non-collusive Affidavit.

Indian Preference and Section 3

The Owner will provide a preference to Indian applicants who are genuinely Indian owned and controlled. Fifteen points of the available rating points are set aside for Indian firms. Firms or individuals seeking such preference must submit evidence of more than 50% Indian ownership and control on or before the submission deadline. A preference application may be obtained from the Owner.

In accordance with Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulations at 24 CFR part 135, the Owner will make best efforts, consistent with federal and tribal laws and regulations (including Section 7(b) of the Indian Self Determination and Education Assistance Act), to give low- and very low-income persons the training and employment opportunities generated by Section 3 covered assistance and to give qualified business concerns the contracting opportunities generated by Section 3 covered assistance.

Selection Process

The Owner reserves the right to interview some or all of the parties submitting proposals either in person or by telephone. Selection by the Owner will be based on an evaluation of all responsive and responsible proposals using the following point system as follows:

1.	DESIGN (Maximum 35 points)	
	A. Quality of Layout and Design	0 - 15
	B. Maintenance/Durability (Interior & Exterior)	0 - 5
	C. Energy Efficiency	0 - 5
	D. Level of Conformance to Owners proposed Specifications	0 - 10
2.	QUALIFICATIONS (Maximum 25 points)	
	A. Experience and Reputation of Contractor and Manufacturer	0 - 10
	B. Ability of Contractor and Manufacturer to Complete Project on timely basis	0 - 5
	C. Ability of Contractor and Manufacturer to work effectively with Owner	0 - 10
3.	INDIAN PREFERENCE (Maximum 25 points)	
	A. Indian Ownership and Control of Contractor and Manufacturer	15
	B. Contractor and Manufacturer Plan for hiring and training Indians	0 - 10
4.	CONTRACTOR'S PRICE (Maximum 15points)	
	A. Price Related to Product Provided	0 - 15
		0 - 100
	Total Points Available	0 - 100

Contact

For questions, contact _____ . All questions must be submitted in writing and received by the Owner no later than _____, to allow sufficient time for a response.

This Request for Proposal is issued this _____ day of _____.

[TDHE]

[Name]
[Title]

Attachment - Owner's Suggested Specifications and Materials

**OWNER SUGGESTED SPECIFICATIONS
AND MATERIALS**

The [TDHE] is accepting bids for the construction, delivery and set-up of ____ (____) moderately sized, _____ bedroom (approx. _____ square feet) modular/doublewide manufactured units.

Proposer/Contractor will check-off which of the following components they will include in their proposal:

- Steel I-Beam frame with crown reduction bracing
- 2"x 6" perimeter floor joists
- 2"x 6" cantilever ladder assembly
- 2"x 6" engineered wall studs
- 2"x 6" transverse floor joists, #2 SBF pine set 16" on centers
- 2" x 3" finger jointed mate wall studs
- 2"x 6" headers over all windows and doors
- Engineered roof trusses with at least 3/12 pitch 1, 24" o/c
- 5/8" oriented strand board sub floor
- 7/16" oriented strand board roof decking
- 7/16" oriented strand board exterior sheathing
- ¼" underlayment (BBCC luan)
- 25 year asphalt/fiberglass shingles, indicate T-LOC or 3 tab
- ½" High strength gypsum ceiling board, textured
- 5/16" vinyl-covered gypsum interior
- Exterior doors to have wood rails and stiles with extra backing at latches
- R-38 roof insulation
- R-14 floor insulation
- R-19 roll batt wall insulation

- ___ 200 amp electrical service with circuit breakers
- ___ Solid copper Romex electrical wiring
- ___ 40 gallon electric water heater
- ___ Two weather-proof exterior outlets
- ___ A door bell at main entry
- ___ Glass covered light fixtures
- ___ Electric range
- ___ 30" fully vented to exterior range hood
- ___ Double door refrigerator
- ___ Washing machine
- ___ Electric dryer
- ___ Double basin kitchen sink
- ___ PEX system hot and cold water supply
- ___ Whole house main water shut-off valve
- ___ Secondary water shut-offs throughout home
- ___ Porcelain bathroom sinks
- ___ One-piece 60" fiberglass bathtubs
- ___ If offered, showers will be one-piece fiberglass with glass doors
- ___ Two exterior frost-proof faucets
- ___ Schedule 40 ABS drain and waste system
- ___ Electric furnace
- ___ Thermostat with sub base, prep for A/C
- ___ Perimeter heat ducts
- ___ Insulated aluminum heat-duct trunk lines

- ___ Windows to be double-hung, vinyl clad
- ___ Windows to be insulated glass
- ___ Windows to meet access and egress, 5.7 sq. ft. in all sleeping areas
- ___ Both upper and lower window sashes to be easily removable
- ___ Smoke detectors to be interconnected, installed in each bedroom
- ___ Solid oak cabinet doors and drawer fronts
- ___ Kitchen cabinet stiles and rails to be solid oak
- ___ Drawers to four-sided plywood construction
- ___ Drawers will have steel guides and nylon rollers
- ___ Interior doors to be six-panel style
- ___ Interior door latches to be lockable in bedrooms and bathrooms
- ___ White mini-blinds on all windows
- ___ Linoleum to be installed in bathrooms, utility room, kitchen and foyer area
- ___ 100% continuous filament stain-resistant nylon carpet with ½" Redbond carpet padding in all other areas
- ___ 6" metal fascia with 2" x 6" backing
- ___ Roof dormer over entry door
- ___ Screen/storm doors for each exterior door
- ___ Limited lifetime warranty on vinyl siding

Proposer/Contractor: _____

Signature: _____

Date: _____