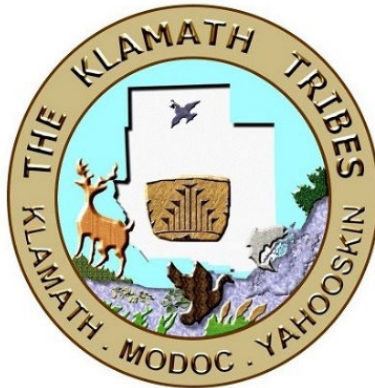


THE KLAMATH TRIBES
HOUSING DEPARTMENT



REQUEST
FOR
QUOTES

TWO BEDROOM TWO BATH MODULAR HOME

RFQ 28-24

ISSUED: SEPTEMBER 16, 2024

CLOSES: 3:00 PM SEPTEMBER 30, 2024

Request for Quotes (RFQ)
2 Bedroom 2 Bath Modular Home
Klamath Tribes Housing Department
RFQ Number: 28-24

A. General Information:

The Klamath Tribes Housing Department is requesting Firm Fixed Price Bids from interested parties to provide goods and materials to build and place one (1) two-bedroom two bath modular home in Beatty, Oregon.

The contract of the lowest responsible responsive bidder will run from the date of the contract award with an option to amend or approve change orders. This option is exercisable solely at the Tribes discretion.

B. Scope of Work:

Described below are the technical requirements for the material, product, or service to be procured, including the minimum essential characteristics and standards which it must be met to satisfy its intended use.

1. This RFQ is directed at parties who qualify to perform construction services.
2. Interested parties can submit a Firm Fixed Price (FFP) Bid based on the Specifications below.

Common Category	30 Snow (Middle)
Common Category	Wind zone 1
Common Category	Thermal Zone 3 (U value less than 0.079)
	Natural Gas Stove
Category	Floor system
Rim	2 x 8 DF #1
Floor Joist	2 x 8 DF #1
Floor Deck	3/4" T&G (23/32")
Floor Deck	Constructions Adhesive
Eng	Hardware as needed (Engineering)
Insulation	R-25 Floor
	Walls Exterior
Framing	2x6 DF #2 or Better
Shear	7/16" OSB Shear
Insulation	R21 walls
Wall Cover	1/2" Sheetrock
WRB	house wrap
WRB	All Doors and Windows Flashed
WRB	Head Flash above all Penetrations
Trim	3.5 5/4 Corner boards

Trim	3.5 5/4 Trim windows
Trim	5/4 Block all exterior Penetrations
Ext Wall Cover	Lap Siding or Equal
Eng	Any Hardware called out in Engineering

Walls Interior

Framing	2x4 DF #2 or Better
Wall Cover	1/2" Sheet rock

Interior Shear Wall

Framing	2x6 DF #2 or Better
Shear	7/16" OSB Shear
Wall Cover	1/2" Sheet rock
Eng	Engineering hardware

Interior wall Std

Framing	2x4 DF #2 or Better
Drywall	1/2" sheetrock
Eng	Engineering hardware

Roof system

Eng	Truss Designed and Stamped
Vendor	Truss
Roof Deck	7/16" OSB Roof Deck
Framing	Strong Out lookers
Finish	Closed Eves (Vented)
Finish	Finish fascia to match siding
Roof	Underlayment (Ice and Water on Eve)
Roof	Architectural Shingles
Ceiling	1/2" Sheet rock

Plumbing

Plumbing	Fiberglass Tub/shower
Plumbing	Shower Rod
Plumbing	Self-Rim Lav
Plumbing	Toilet Builder Grade
Plumbing	Electric Water heater
Plumbing	SS Kitchen sink
Plumbing	Brushed nickel Builder grade Fixture Valves
Plumbing	Kitchen sink faucet w spray Builder grade
Plumbing	Wash machine Box
Plumbing	Frost free hose bib

	Electrical
Electrical	200 Amp 1 ph panel
Gas/Propane	Range gas
Electrical	Mini Split zone
Electrical	Dryer electric
Electrical	Phone
Electrical	Cable
Electrical	Ceiling fan light combo Builder Grade
Electrical	LED Can Lights or Equal
Electrical	Exterior light Each Exterior Door
	Provide service for all other Device listed in HVAC

	HVAC
HVAC	Bath Fan w/Light Builder grade
HVAC	Fan Laundry Builder grade
HVAC	Mini Split zone Heat Pump with 3 Heads
HVAC	Range hood Exhaust Builder Grade

	Floor Coverings
Finish	LVP

	Cabinets
Finish	Plywood Box Cabinets
Finish	Solid wood Face Frame
Finish	Soft close Hardware
Finish	White and Grey color
Finish	Stone counter top
Finish	Backsplash tile
Finish	Brush nickel pulls

	Doors
Door	Builder Grade/Brushed Nickle hardware
Door	Insulated Exterior Doors/Brushed Nickle hardware
Door	Knob and Deadbolt Exterior Brushed Nickle
Door	Barn door and hardware

	Windows
Window	Vinyl Builder grade Low E W/screens

	Finish
Bath	LVP Floor
Trim	Windows Cased and trimmed MDF
Trim	Doors To match MDF
Trim	By pass door Trim
Trim	Cove base MDF
Trim	Shelf w/Rod
Wall Cover	Tape/Sheetrock Orange Peel Texture

	Paint
Paint	Exterior Body
Paint	Exterior Trim
Paint	Interior Body and trim

	Appliance package
Appliance	Refrigerator No Ice Maker (Size)
Appliance	Gas Range/oven
Appliance	Dish washer 24"
Appliance	Washer
Appliance	Dryer Electric
Appliance	Microwave Vent hood
Appliance	Garbage Disposal

Please provide all material specifications and any available mock up or base design your company currently has for the size home available. All materials must be equivalent and not inferior. The Klamath Tribes would like to choose a manufacturer that can provide a reasonably priced option that can be built and set at the location no later than October 30, 2024.

For questions, please contact Interim Housing Director, Kathy Rich at Klamath Tribes Administration Office, PO Box 436, 501 S. Chiloquin Blvd. Chiloquin, OR 97624, or by telephone at (541)783-2219 ext. 101 or email, kathy.rich@klamathtribes.com. All phone calls or emails must be copied to the Purchasing Specialist, procurement@klamathtribes.com.

3. The construction must meet the requirements of the NEPA, HUD, Klamath County Building Code, Davis Bacon Wages, Prevailing wages, etc.
4. The Bidder must be able provide project management and construction expertise.
5. The Bidder to provide a Firm Fixed Price (FFP) Bid, to include cost per each line item for materials, labor, and total cost. This must be itemized. All bids pricing to remain firm throughout the contract term.
6. All bid prices must include a one (1) year warranty for all parts and on-site labor. Service personnel must respond within 5 days of notification, excluding weekends or holidays.

Any warranty documents shall be proved to the Housing Department upon completion of work.

C. Quality Requirements:

The Tribes and the Housing Department will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed contract. In determining the responsibility of a bidder, the Tribes Housing Department will consider such matters as the bidder's

- Cost
 - Integrity;
 - Compliance with public policy;
 - Record of past performance;
 - Financial and technical resources.
1. Bidder must provide all items described in Section B and comply with all Bid Submission Requirements.
 2. Bidder must have 2 years of experience in construction; or must have completed at least three (3) projects of similar size and scope.
 3. Bidder must provide proof of being bondable from a Guarantee or Surety Company acceptable to the U.S. Government and authorized to do business in the State of Oregon.
 4. Bidder must provide proof of Certificate of Insurance (COI) for general liability, workman's comp and automobile insurance
 5. Bidder must provide Federal Employer ID # or Social Security # and State Registry #.
 6. Bidder must provide Contractors Board Certificate of License (copy).
 7. Bidder must provide proof of Indian preference (if applicable).
 8. Bidder must provide CAGE Code or registration in Sam.gov.

D. Evaluation Factors and Scoring:

1. **Selection Procedures:** The Klamath Tribes' Administration utilizes the competitive Request for Quotes (RFQ) to award the contract to the party who submits the lowest Firm Fixed Price (FFP); meets the requirements in this RFQ; and submits documents and information requested. All timely responses to this RFQ will be considered. Klamath Tribes' Administration reserves the right to reject any and all proposals based on documented reasons including determining any or all proposals to be non-responsive.

Parties submitting bids are encouraged to carefully and completely review solicitation documents required of this RFQ including attachments, before Bid submittal. All parties submitting Bids are referred to as "Bidders" in the Bid Document. The Bid awardee will be designated as the "Contractor".

The Klamath Tribes will award the contract to the lowest responsive and responsible bidder, as determined by the Klamath Tribes and may enter into a personal services contract with the selected contractor and/or use the purchase order system in accordance with the Procurement Policies to purchase the item, service, or material.

2. Anticipated Solicitation Schedule:

9/16/24	Issue of RFQ
9/30/24 3:00 PM	Bid closed, Bid opening at Chiloquin Administrative Office

3. Questions:

All questions must be in writing and directed to the procurement specialist. The interested party must confirm telephone conversations in writing.

Two types of questions generally arise. One may be answered by directing the questioner to a specific section of the RFQ. These questions may be answered over the telephone. Other questions may be more complex and may require a written amendment to the RFQ. The Procurement Specialist will make that decision.

PURCHASING SPECIALIST:
HANNAH RUIZ
PHONE: 541-783-2219 EXT. 118
FAX: 541-783-2219
procurement@klamathtribes.com

4. **Addenda:** The Tribes reserves the right to make changes in the RFQ document by written addenda prior to the closing time and date. Addenda will be e-mailed, mailed, or faxed to all parties on the RFQ list.
5. **Method of Review:** The Klamath Tribes' Administration and its authorized representatives will review all proposals received and may contact bidders or their representatives to request further information, either in written form or in the form of a presentation. The Klamath Tribes' Administration may accept any given bid as submitted or may negotiate with the Bidder or representative to establish terms most advantageous to the Tribes. The decision of the Klamath Tribes' Administration shall be final and not subject to appeal.
6. **Method of Scoring:** All proposals received on time will be evaluated for lowest bidder and quality requirements.

All bids received on time will be evaluated and scored as follows:

- A. By lowest responsive responsible firm fixed price.
- B. Quality Requirements information has been provided with bid.
- C. Indian preference: Any qualified Indian firm whose bid is within 10% of the lowest responsible bid shall be awarded the project based on Indian Preference when using Method #3 of the Klamath Tribes Procurement Policies.

In the case of duplicate bids, the earliest postmarked envelope will be awarded, provided all criteria is met.

E. Instructions for Submitting Bids:

Bids can be submitted by email, in person, through US Postal Service, or by ground delivery to:

The Klamath Tribes
Administration Office
Attention: Hannah Ruiz, Purchasing Specialist
P.O. Box 436
501 S. Chiloquin Blvd.
Chiloquin, OR 97624

On outside of envelope or subject line in email write: **RFQ 28-24 2 Bedroom 2 Bath Modular Home**

For any questions on the bid and requirements, please contact Hannah Ruiz, (541)783-2219, ext.118 or email procurement@klamathtribes.com.

F. Closing/Opening Date and Time and Method of Solicitation:

1. Bids will be accepted at the address listed above up to 3:00 p.m. on September 30, 2024. All timely responses to this RFQ will be considered. The Klamath Tribes reserve the right to reject any and all bids including those bids received after the closing date and time. If, at the time of the scheduled bid closing date, Klamath Tribes Administration is closed due to uncontrolled events or administration closures, bids will be accepted until 3:00 p.m. on the next normal business day.
2. Bids will be opened at 3:30 p.m. on September 30, 2024 at the Klamath Tribal Administration office, 501 Chiloquin Blvd., Chiloquin Oregon. If, at the time of the scheduled bid opening date, Klamath Tribes Administration is closed due to uncontrolled events or Administration closures, bids will be opened at 3:00 p.m. on the next normal business day.
3. This RFQ has been published by:

	Publication in a Newspaper of general circulation
X	Direct solicitation of proposals from an adequate number of known sources
X	Klamath Tribes Web page – klamathtribes.org

G. Indian Preference:

1. Any qualified Indian firm whose bid is within 10% of the lowest responsible bid shall be awarded the project based on Indian preference, when using method # 3 of the Procurement Polices.
2. Indian Preference is given to Indian-owned enterprises that provide proof of at least 51 percent ownership of the enterprise submitted on an Indian Enterprise Qualification Statement showing:
 - ownership, control, and interest;
 - certification by a tribe that bidder is an Indian;

- evidence of stock ownership, structure, management, control, and financing affecting the Indian Character of the enterprise; and
 - evidence that the contractor has the technical, administrative, and financial capability to perform contract work of the size and type involved.
3. Preference and opportunities for training and employment in connection with the administration of these activities shall be given to Indian and Alaskan Natives.

H. Provisions:

- a. If required, all bidders must submit with their bids a statement detailing their employment and training opportunities and their plan for providing preference to Indians.
 - b. All contractors must observe the Klamath Tribes' employment preference policy.
 - c. The Klamath Tribes shall conduct all procurement transactions in a manner that provides full and open competition.
 - d. The Klamath Tribes wish to assure that supplies, services, and construction are procured efficiently, effectively, and at the most favorable prices available.
 - e. The Klamath Tribes shall take reasonable affirmative steps to assure that DBE's MBE's WBE's are used when possible but without infringing on Indian preference where Indian preference is applicable.
 - f. The Klamath Tribes shall not use federal grantor funds to do business with any entity who is disbarred in accordance with the Federal Government Disbarment list.
 - g. Request for Proposals may be terminated by The Klamath Tribes' Administration at any time for cause.
 - h. Each person and firm submitting a bid is certifying that he/she has not colluded with any other person, firm or corporation in regard to securing the services being solicited.
 - i. No employee, officer, or agent of the Klamath Tribes may solicit or accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to subcontractors.
 - j. Negotiation: Provisions not addressed by this solicitation will be negotiated with the professional once a selection has been made.
 - k. Agreement: The selected professional will enter into an enforceable agreement that fully conforms to the contracting provisions pursuant to 2 CFR Part 200 Subpart F.
- Copies of these requirements are available for review at the grantee's offices