



Request for Proposal

# **MODULAR TRIPLEX HOUSING UNIT**

**THE NORTHLAND SCHOOL DIVISION**

Closing: November 25, 2021

Time: 2:00 pm Local Time



## **Northland School Division**

### **Request for Proposal (21-01)**

**Invites sealed responses to be submitted by  
2:00 p.m., Thursday November 25, 2021 for  
(1) Modular Triplex Housing Unit**

All Prices must be quoted in Canadian funds and include the following:

- Supply, transport, site preparation and installation of one Triplex Unit to: 2818 Northland Drive, Wabasca AB.

Note: The existing home and foundation on this lot will be removed by the Division and the site readied for further modular site preparation

- Within their bid, the successful bidder will bear responsibility and cost to provide a “turn-key” product. The successful bidder will include within their scope of work the costs for:
  1. The price for the triplex modular building meeting all relevant construction and safety standards for a residence, and the division’s requirements herein. This includes certified engineering and architectural expertise to design and build the triplex
  2. The price for site preparation including all systems, foundation, and utility connections

3. The price for delivery and installation at the site.

The Division operates 94 units of staff rental accommodations throughout northern Alberta. We are executing a 37 unit upgrade program and expect additional funds for further upgrades. This RFP may be used for additional units within two years.

**Instructions:**

1. The Division is looking for a proposal to create a three unit triplex on its site to provide durable, clean, modern and cost effective staff housing. Proposals will be scored based on an evaluation matrix as noted below.

The proponent shall respond to the specifications on this form or the excel spreadsheet included. All key assumptions and conditions need to be clear. This form allows comparison of what is being offered by each proponent against the requirements while allowing an opportunity for the proponent to offer alternate or value-add components /solutions. Any proponent that responds on any other type of form will be considered non responsive.

2. The proponent shall enter "YES" to the right of each item, if they comply with the whole item.

- a. If the proponent is meeting only a portion of the item or is offering an alternative they shall enter "EXCEPTION" to the right of each item and explain the exception including associated costs and benefits. If the explanation requires more space please provide an extra sheet referencing the item.

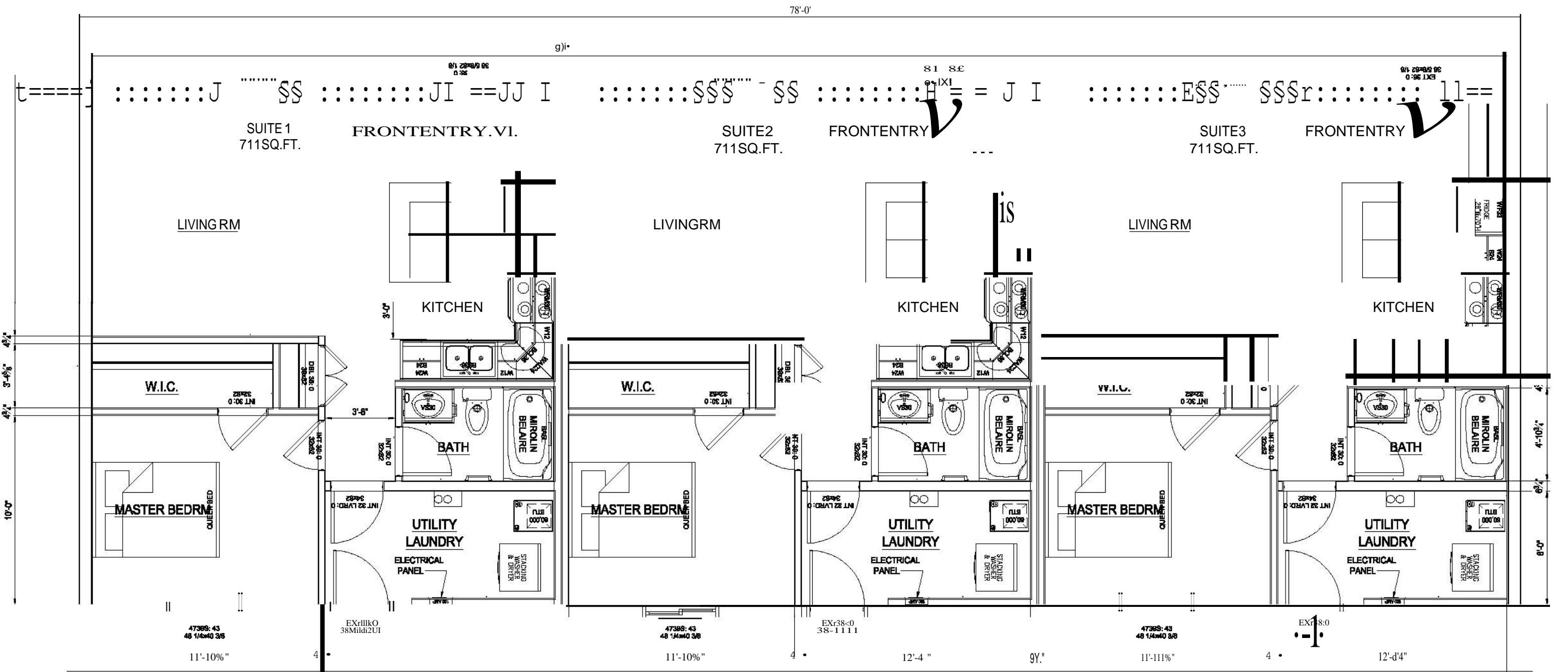
- b. If the proponent is not meeting the specifications or not providing the item enter "NO" to the right of each item.

**Please note that taking an exception will not eliminate the proponent from being successful as long as there is an exception noted that can be evaluated.**

3. The proponent shall supply with the proposal package appropriate brochures and/or documents and/or any narrative that will help in evaluation.

4. If more than one option is available, please submit a separate spec sheet with additional options.

5. There is a preferred floor plan included in the package. Variations of the floorplan will be considered. Please keep a similar layout and overall square footage for each of the units.



| MODULAR TRIPLEX REQUIREMENTS : Note: the following specifications are minimum quality requirements |                   |   |
|--|-------------------|---|
| Specification Description  | Included in Price | Not included or available for additional cost of: |
| Roof: -Limited Lifetime Warranty Asphalt Shingles  |                   |   |
| - 7/16” roof sheathing with “H” clips  |                   |   |
| - Ice and Water Shield at roof primer  |                   |   |
| - Pre-engineered roof trusses  |                   |   |
| - R- 63 Blown Insulation   |                   |   |
| - 6-Mil Poly Vapor Barrier   |                   |   |
| Exterior Walls:  |                   |   |
| - Vinyl Siding   |                   |   |
| - Air Barrier (house wrap)   |                   |   |
| - 7/16” OSB Sheathing, glued and stapled   |                   |   |
| - 2”x8” Wall with 2”x4” staggered wall 8’ tall   |                   |   |
| - R-28 Insulation for zone 7B/8  |                   |   |
| - 6Mil Poly Vapor Barrier  |                   |   |
| - 7/16” OSB Liner board backing on drywall   |                   |   |
| - Hurricane Straps   |                   |   |
| - Butyl Tape Seal Gasket   |                   |   |
| Floors:  |                   |   |
| - Pre-engineered open web floor trusses  |                   |   |
| - LVL Rim Boards   |                   |   |
| - 3/4” T&G OSB floor sheathing. Glued/screwed  |                   |   |
| - ¾” Pro Board Underlay for Lino-glued/stapled   |                   |   |
| - R40 Insulation   |                   |   |
| - Water Sealant in Wet areas under Lino  |                   |   |
| - Heavy Gauge Steel box Frame  |                   |   |

| Specification Description   | Included in Price | Not included or available for additional cost of: |
|---|-------------------|---|
| Interior Walls:   |                   |   |
| - ½” Drywall Board Primed & Painted   |                   |   |
| - 2”x4” studs @ 16” O.C   |                   |   |
| - Round or 45 degree corners throughout   |                   |   |
| Cabinetry:  |                   |   |
| - Raised Thermofoil profile cabinets  |                   |   |
| - Matching Crown Molding  |                   |   |
| - Laminate countertops  |                   |   |
| - Subway tile backsplash in bath/kitchen  |                   |   |
| - Solid Melamine Backboard behind cabinetry   |                   |   |
| - Meta box door slide system for drawers  |                   |   |
| - Soft Close cabinets doors   |                   |   |
| Interior Finishing:   |                   |   |
| - ½” Drywall on ceiling-Knock down finish   |                   |   |
| - 3 ¼” Crown molding throughout   |                   |   |
| - 4” MDF baseboards   |                   |   |
| - Doors: 30” prefinished decorative   |                   |   |
| - SPC Luxury Vinyl Plank Flooring throughout  |                   |   |
| - 1 Row of 6”x6” white tile around tub/shower   |                   |   |
| Appliances and Fixtures:  |                   |   |
| - Stainless steel Kitchen sink  |                   |   |
| - Comfort Height and dual flush toilet  |                   |   |
| - White Ceramic bathroom sinks  |                   |   |
| - All Stainless Steel appliances supplied/installed.<br>(Specify details - stove, fridge, dishwasher) |                   |   |
| - Stacking washer and dryer   |                   |   |
| - Moen plumbing fixtures  |                   |   |

| Specification Description                                  | Included in Price | Not included or available for additional cost of: |
|--|-------------------|---|
| Heating and Ventilation                                    |                   |   |
| - 2 Stage High Efficiency Furnace with A/C ready box       |                   |   |
| - 30 gauge Galvanized Plenum                               |                   |   |
| - 80 CFM bathroom fan connected to humidistat.             |                   |   |
| - 5-2 Digital Thermostat                                   |                   |   |
| Plumbing   |                   |   |
| - 40 gal Natural Gas HWT- Direct Vent                      |                   |   |
| - Dishwasher & Laundry supply and install - Specify models |                   |   |
| - 2 cold hose bibs   |                   |   |
| - Shut off valves for toilets & Sinks                      |                   |   |
| - Single Lever Moen Kitchen and Vanity fixtures            |                   |   |
| - Water line to Fridge                                     |                   |   |
| - Manifold Water Line system                               |                   |   |
| - Single Piece Tub/Shower                                  |                   |   |
| Windows and Doors  |                   |   |
| - PVC white, Low “E” Argon Filled                          |                   |   |
| - R9, Triple pane, Casement windows                        |                   |   |
| - 2,36” White Exterior doors                               |                   |   |

| Specification Description   | Included in Price                       | Not included or available for additional cost of: |
|---|---|---|
| Electrical  |   |   |
| - 100 Amp, 110/220V Single Phase  |   |   |
| - Extra 1 ¼” Conduit through draw side of Panel   |   |   |
| - Pre-wired for Dishwasher  |   |   |
| - Heat Tape plug under Water heater   |   |   |
| - GFI Counter Plugs (20Amp)   |   |   |
| - Pot Lights recessed in soffits at entries.  |   |   |
| - Electric door chime   |   |   |
| - 2 Eaves plugs   |   |   |
| - 2 TV/Phone Conduits   |   |   |
| - 2 Exterior GFI plugs  |   |   |
| - Smoke & Carbon monoxide detectors   |   |   |
| - Track fixed light above kitchen sink  |   |   |
| - Track light in Kitchen  |   |   |
| - Media Panel   |   |   |
|   |   |   |
| Warranty, Standards and Corporate Profile Requirements  | Included in Price                       | Not Included or Available for additional Cost of: |
| - Ten Year- Alberta new Home Warranty   |   |   |
| - One Year - Materials and Labor  |   |   |
| - Two Year- Mechanical  |   |   |
| - Five Year- Building Envelope  |   |   |
| - Ten Year- Structural  |   |   |
| - Additional Warranty - Additional "Turn-key" Coverage - Specify Details                        |   |   |
| -Any additional warranty coverage or value-add to highlight?                                    |   |   |
| Meets "Passive House Building Certification"  | YES/NO PLEASE CIRCLE                    |   |
| - Standards<br>Indicate all relevant construction, CSA and residential standards complied with. | Kindly Attach narrative/letter response |   |



| Warranty, Standards and Corporate Profile Requirements   | Included in Price                       | Not Included or Available for additional Cost of: |
|--|---|---|
| Corporate profile, expertise and value-add Indicate corporate profile, experience, cold weather expertise, units installed, markets served, including any differentiating factors such as an approach or design that minimizes maintenance.Indicate any additional features or benefits which would provide additional value to the purchaser, whether included or optional. | Kindly Attach narrative/letter response |   |
|  |   |   |

| Site preparation including all systems, foundation, and utility connections   | Included in Price                            | Not included or available for additional cost of: |
|---|--|---|
| Providing all needed drawings/revisions.  |  |   |
| Include 7/16" PWF skirting and two exterior decks with stairs and railing. Decks:10'x10 rear deck, 5'x8' front entry deck. All deck posts to be installed in keeping with local building codes and below the local frostline on stable soil free of organic matter. |  |   |
| Site prep including recommended Screw piles, and sloped gravel base   |  |   |
| Site Parking Pads and walkways. 6" Gravel thickness. Approximately 2000 sq/ft of driveway and parking area. Consisting of three double car parking pads, necessary walkways, and single driveway. Proposals to include diagram of layout.                           |  |   |
| Transportation and set-up of Modular  | Included in Price                            | Not included or available for additional cost of: |
| Providing all needed drawings/revisions.  |  |   |
| All necessary permits for travel and installation   |  |   |
| Set up of Modular to include the connections of all services: Water, Power, and Gas   |  |   |
| Delivery and installation Schedule, based on an order placed in November 2021   | Please specify options and commitment dates. |   |
|   |  |   |
|   |  |   |
| 1. Pricing  | Price  | Not included or available for additional cost of: |
| <b>1. Triplex modular building</b><br>meeting all relevant construction and safety standards for a residence, and the division's requirements.  |  |   |
| <b>2. Site Preparation</b><br>The price for site preparation including all systems, foundation, and utility connections   |  |   |
| <b>3. Delivery and installation</b><br>At the site in Wabasca, AB   |  |   |
| GST   |  |   |
| TOTAL COST  |  |   |

Comments:

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*Questions may be directed to:*

*Wayne Turpin – Facilities Manager*

*(780) 624-2060 Ext. 6144*

*Wayne.Turpin@nsd61.ca*

PLEASE QUOTE ON ALL SUBMISSIONS

”Modular Triplex Housing Unit”

Douglas Aird – Secretary Treasurer

9809 – 77<sup>th</sup> Ave, Peace River, AB T8S 1C9

Phone: (780) 624-2060

[Tenders@nsd61.ca](mailto:Tenders@nsd61.ca)

Bids to be submitted via email, courier, hand delivered or regular mail.

Any submissions received after 2:00 pm November 25, 2021 will not be accepted.

Company Name:

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Address:

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Postal Code:

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Telephone:

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Signature:

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Print Name:

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E-Mail:

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**ANY OR LOWEST PRICE TENDER NOT NECESSARILY ACCEPTED**