



**RETURN BIDS TO:**  
**RETOURNER LES SOUMISSIONS À:**  
**Bid Receiving - PWGSC / Réception des**  
**soumissions - TPSGC**  
**11 Laurier St./11 rue Laurier**  
**Place du Portage, Phase III**  
**Core 0B2 / Noyau 0B2**  
**Gatineau, Québec K1A 0S5**

**LETTER OF INTEREST**  
**LETTRE D'INTÉRÊT**

Comments - Commentaires

Vendor/Firm Name and Address  
Raison sociale et adresse du  
fournisseur/de l'entrepreneur

Issuing Office - Bureau de distribution  
Construction Services Division/Division des services de  
construction  
11 Laurier St./11 Rue Laurier  
3C2, Place du Portage  
Phase III  
Gatineau, Québec K1A 0S5

<b>Title - Sujet</b> Request for info. Design-Build Hous	
<b>Solicitation No. - N° de l'invitation</b> A2123-160002/A	<b>Date</b> 2017-01-09
<b>Client Reference No. - N° de référence du client</b> A2123-160002	<b>GETS Ref. No. - N° de réf. de SEAG</b> PW-\$\$\$FG-361-72196
<b>File No. - N° de dossier</b> fg361.A2123-160002	<b>CCC No./N° CCC - FMS No./N° VME</b>
<b>Solicitation Closes - L'invitation prend fin</b> <b>at - à 02:00 PM</b> <b>on - le 2017-01-31</b>	
<b>Time Zone</b> <b>Fuseau horaire</b> Eastern Standard Time EST	
<b>F.O.B. - F.A.B.</b> <b>Plant-Usine:</b> <input type="checkbox"/> <b>Destination:</b> <input type="checkbox"/> <b>Other-Autre:</b> <input type="checkbox"/>	
<b>Address Enquiries to: - Adresser toutes questions à:</b> Lam, Daphne	<b>Buyer Id - Id de l'acheteur</b> fg361
<b>Telephone No. - N° de téléphone</b> (819) 420-2098 ( )	<b>FAX No. - N° de FAX</b> ( ) -
<b>Destination - of Goods, Services, and Construction:</b> <b>Destination - des biens, services et construction:</b> INDIGENOUS AND NORTHERN AFFAIRS CANADA RM 5H5 10 WELLINGTON ST GATINEAU Quebec K1A0H4 Canada	

Instructions: See Herein

Instructions: Voir aux présentes

<b>Delivery Required - Livraison exigée</b> See Herein	<b>Delivery Offered - Livraison proposée</b>
<b>Vendor/Firm Name and Address</b> <b>Raison sociale et adresse du fournisseur/de l'entrepreneur</b>	
<b>Telephone No. - N°de téléphone</b> <b>Facsimile No. - N° de télécopieur</b>	
<b>Name and title of person authorized to sign on behalf of Vendor/Firm</b> <b>(type or print)</b> <b>Nom et titre de la personne autorisée à signer au nom du fournisseur/</b> <b>de l'entrepreneur (taper ou écrire en caractères d'imprimerie)</b>	
<b>Signature</b>	<b>Date</b>

# **Request for Information**

**First Nation Housing Initiative (FNHI)**

**For**

**Department of Indian Affairs and  
Northern Development (DIAND)**

**THIS IS NOT A BID SOLICITATION**

# TABLE OF CONTENTS

1	INTRODUCTION .....	4
2	FIRST NATION HOUSING INITIATIVE .....	4
3	PROPOSED PROCUREMENT APPROACH .....	7
4	PROPOSED BUNDLES OF WORK .....	7
5	PURPOSE OF THE RFI .....	8
6	INFORMATION REQUESTED .....	8
7	ADMINISTRATION OF THE REQUEST FOR INFORMATION .....	13

**Appendix 1: List of First Nation Communities**

## NOTICE

This is a Request for Information (RFI). The Government of Canada is seeking information from respondents with interest, individually or as part of a consortium, in one or more aspects of on reserve housing for First Nation communities. Responses to this RFI are not, and will not be considered to be, formal bids. Please provide your comments, ideas, responses or information no later than January 31, 2017 at 2:00 p.m.

The RFI is simply intended to solicit views from respondents on the matters described herein, and is not a bid solicitation. Responses to the RFI will not be formally evaluated. The RFI and any responses thereto do not impose any obligation or constitute any commitment on the part of Canada to issue a Request for Proposal (RFP) related to the First Nation Housing Initiative (FNHI), to enter into a funding agreement with one or more parties or to make any award of business to any respondent.

Any advisory notices related to the RFI will be posted on the [Buy & Sell](#) web site as further information becomes available. Public Works and Government Services (PWGSC), on behalf of Indigenous and Northern Affairs Canada (DIAND), solicits:

- a) information and feedback from industry in this matter solely for the benefit of DIAND to inform the FNHI.
- b) ideas related to the current approach that might result in efficiencies and cost savings to Canadians.

Responses will be kept confidential, subject to the provisions of the *Access to Information Act*, and will be retained to support further development of internal planning documents and decisions, and possibly any future RFP. Any findings made public will protect commercially sensitive information in accordance with federal policies. Responses will not be returned.

## 1 INTRODUCTION

As part of Budget 2016, the Government of Canada announced funding to address urgent housing needs on reserve. The DIAND Regional Infrastructure Delivery Branch has been tasked with delivering prefabricated dwelling units to the First Nation communities with the most urgent needs and to have oversight in the delivery of the initiative to ensure funding is managed efficiently, effective controls are in place throughout the life of the initiative, and dwelling units meet established standards and needs.

The First Nation Housing Initiative (FNHI) is an on-reserve turnkey housing undertaking that involves the construction, supply, transportation and installation on permanent foundations of a minimum of 440 prefabricated dwelling units on 44 First Nations communities located in Alberta, Saskatchewan, Manitoba, Ontario and Quebec. Additional communities and housing units may be added as required.

The FNHI will be jointly overseen by a Project Implementation Committee which will consist of First Nation representatives and DIAND representatives.

## 2 FIRST NATION HOUSING INITIATIVE

### 2.1 Objectives:

The goal of the FNHI is to deliver and install as many prefabricated dwelling units as possible by March 31, 2018, to help the maximum number of First Nation communities. Currently 44 First Nation communities participate in the FNHI (Appendix 1) with each community receiving at least 10 prefabricated housing units.

The objectives of the FNHI are as follows:

- To provide on-reserve social housing to communities with the most urgent needs;
- To reduce housing overcrowding in these communities;
- To improve housing conditions on-reserve with inviting, culturally relevant, healthy, safe, sustainable, high quality and durable housing;
- To enable capacity development by encouraging Indigenous procurement (including sub-contracting), skills training and emphasis on Indigenous employment.

## **2.2 Scope of Project:**

Through a Design-Build approach, the FNHI incorporates the following components:

**Housing Requirements:** The project entails the design, manufacturing, transportation and installation of a minimum of 440 prefabricated dwelling units (10 units per community), that can be installed as row units (two to five units in a row). The units will be a combination of three bedrooms (up to 140 m<sup>2</sup> surface area), four bedrooms (up to 150 m<sup>2</sup> surface area) and five bedrooms (up to 160 m<sup>2</sup> surface area), with the majority (65%) of the units being five bedrooms units and most buildings (95%) being duplexes (Appendix 1).

**Prefabricated Dwelling Units:** Only prefabricated dwelling units will be considered. They may be composed of prefabricated modules or prefabricated panels or components to be assembled on site and adapted to the location of the communities where the works will be carried out according to the construction techniques of the design-build contractor(s). The design will need to address energy efficiency, local climatic conditions, affordability and ease of maintenance.

**Site-work:** Approximately half the units will require decentralized individual utilities (septic tanks, wells, generators, oil reservoir, water tank, etc.) while the others will require branch extensions to exiting main services. Additional infrastructure such as road, water and sewer network extensions, electrical and telecommunication network extension is not part of the scope of the project.

**Respect of Federal and Provincial Codes and Standards:** The prefabricated housing units must be built to the National Building Code (and applicable provincial building code if more stringent). Construction and site work must respect all applicable federal and provincial regulations, codes and standards as well as any applicable by-laws.

**Sustainable Development:** The FNHI will need to achieve sustainable development objectives through the design of dwelling units and the selection of sustainable materials, site location, orientation, site work, energy consumption, etc.

**Indigenous and Local Content:** The FNHI will need to incorporate Indigenous and local content through content requirements for design, manufacturing, on-site site preparation, foundations, transportation and assembly of the prefabricated units as well as Indigenous procurement (including joint ventures, partnerships and sub-contracting), skills training and emphasis on Indigenous employment and Indigenous entrepreneurship.

### 2.3 Location Sites:

The forty-four (44) participating First Nation communities are located in Alberta (AB), Saskatchewan (SK), Manitoba (MB), Ontario (ON) and Quebec (QC) and are broken down by location zone as follows:

	AB	SK	MB	ON	QC	Total
Zone 1	0	2	0	0	0	2
Zone 2	2	8	10	1	1	22
Zone 3	0	0	0	0	1	1
Zone 4	1	1	12	5	0	19
<b>Total</b>	<b>3</b>	<b>11</b>	<b>22</b>	<b>6</b>	<b>2</b>	<b>44</b>

The definition of Zones 1, 2, 3 and 4 are provided below:

- Zone 1: A zone where the community is located within 50 km of the nearest service center by year-round road access. Material prices are competitive. Delivery time and charges are either non-existent or nominal. Skilled labour is plentiful and productive.
- Zone 2: A zone where the community is located between 50 km and 350 km from the nearest service center by year-round road access. Material prices are not as competitive (only one supplier). Transportation time and costs are significant. Only semi-skilled or unskilled labour is available. Skilled labour must be housed or compensated for travel.
- Zone 3: A zone where the community is located over 350 km from the nearest service center by year-round road access. Material prices are excessive. Skilled and semi-skilled labour must be imported and housed on-site.
- Zone 4: A zone where the community has no year-round road access to the nearest service center and as a result has a higher cost of transportation. Skilled and semi-skilled labour must be imported and housed on-site.
- Service center: The nearest community to which a First Nation can refer to gain access to government services, banks and suppliers. The nearest community would have the following services available:
  - Suppliers, material and equipment (i.e., for construction, office operation, etc.).
  - A pool of skilled and semi-skilled labour.
  - At least one financial institution (i.e., bank, trust company, credit union, etc.).
  - Provincial services (such as health services, community and social services, environment services); and
  - Federal services (such as Canada Post, Employment Center).

### **3 PROPOSED PROCUREMENT APPROACH**

DIAND intends to deliver the FNHI through a Design-Build approach.

A design-build contractor (or a number of design-build contractors as per the proposed bundling of work referred to in Section 4 below) would be responsible for providing design services, manufacturing and transportation of the prefabricated dwelling units and the design and construction of site works related to all activities required for the installation and servicing of the units on the participating First Nation communities.

The design-build contractor(s) would be responsible for the provision and procurement of all subcontracted goods or services required for the implementation of the FNHI including:

- Design
- Manufacturing
- Transportation
- Site works and substructures
- Hook-up and commissioning
- Any other goods and services required to implement and complete the project

DIAND anticipates a competitive process to select the design-build contractor(s) to carry out the FNHI. This competitive process would result in the design-build contractor becoming the recipient of a funding agreement.

### **4 PROPOSED BUNDLES OF WORK**

DIAND is considering options to carry out the project within the established budget and schedule including:

- 1) One bundle for all the work (one design-build contractor for all the work);
- 2) A subdivision of the work into bundles (one design-build contractor per bundle).

The following bundles are currently being considered:

- 14 communities in Alberta and Saskatchewan
- 12 Zone 4 communities in Manitoba
- 10 Zone 2 communities in Manitoba
- 8 communities in Ontario and Quebec



## 5 PURPOSE OF THE RFI

The purpose of the RFI is to seek sufficient information from organizations to determine what is currently available in the industry and gain direction in proceeding with assessment, design, and construction stages. The intent is to use the information to:

- Determine the level of market interest to deliver the FNHI;
- Determine options for subdividing the work into bundles as a function of geographical considerations and to promote local content and optimize project schedule and costs.
- Explore options for integrating Indigenous and local content into the FNHI, in particular as it relates to Indigenous labor and subcontracting requirements for design works, off-site and on-site works, and options for encouraging training and apprenticeship for Indigenous peoples.
- Obtain information on innovative approaches and solutions that industry may bring to the FNHI;
- Obtain information from experienced design/builders, architects, consultants and/or manufacturers regarding designing and building prefabricated housing units.; and
- Obtain recommendations that would enhance the success of a future procurement opportunity for the FNHI.

## 6 INFORMATION REQUESTED

Respondents are encouraged to offer concise answers, comments and insights that they believe would be beneficial to the FNHI.

Canada requests that respondents follow the structure provided below for their responses. Responses should include ideas, information and recommendations that could result in a clarification of the requirements, cost-saving opportunities, and the identification of potential problem areas with this initiative.

Although responses should be as comprehensive as possible, it is understood that, for various reasons, potential respondents may be unable to provide some of the information requested. Provision of whatever information is available would be appreciated.

Respondents are requested to submit three (3) electronic copies of their responses in PDF format on electronic media (CD).

Responses will be kept confidential, subject to the provisions of the *Access to Information Act*. The information provided will be used for the purposes of the analysis needed to inform the restructuring, and may be used to develop a possible Request for Proposal (RFP).

QUESTION #	QUESTION	RESPONSE
Q1	<b>Respondent Profile:</b> Please provide a general profile of your organization. Your response could also include any information that could be helpful in demonstrating your organization's expertise in the context of this project. Include the name, mailing address, phone number and e-mail of a designated contact.	
Q2	<b>Design-build funding agreement:</b> Please discuss your organization's views on any future design-build agreement, including: a directional estimate of the expected percentage of the final cost going for the transportation, installation and commissioning costs (by zone if necessary); proposed length of the agreement; the proposed basis of payment and compensation categories. What would be the fee structure for this type of work? Would your organization have difficulties obtaining a performance bond above a certain value?	
Q3	<b>Location Sites:</b> Please refer to the site locations on Appendix 1. Which geographical locations would your organization be able to serve?	
Q4	<b>Proposed Bundles:</b> Please refer to the proposed bundle areas in section 4. Should there be a future request for proposal (RFP), on	

	<p>which of the proposed bundles would your organization be interested in bidding? What other bundle configurations could better leverage local resources, optimize costs including mobilization costs and accelerate timelines?</p> <p>What element, if any, would prevent you from bidding, or incentivize you to bid on a future RFP?</p>	
<b>Q5</b>	<p><b>Flexible Design:</b> Please discuss ideas for incorporating flexible design elements (number and types of units, fixtures finishes, etc.) in designing and building prefabricated housing units.</p>	
<b>Q6</b>	<p><b>Energy Efficiency Requirements:</b></p> <p>DIAND is contemplating requesting that the prefabricated dwelling units be built to EnerGuide80 Rating. Can this be achieved? What other energy efficiency requirements should be incorporated in the FNHI?</p>	
<b>Q7</b>	<p><b>Indigenous and local content.</b></p> <p>DIAND wishes to maximize indigenous content through the incorporation of Indigenous and local content requirements for the FNHI, either overall or with respect to areas of specific interest. The use of local benefits could include, without being limited to, the renting of local equipment, buildings, accommodations, food services, etc. Where applicable, please discuss any</p>	g)

	<p>constraints or opportunities regarding:</p> <ul style="list-style-type: none"> <li>a) Joint ventures and partnerships that could offer Indigenous business the ability to participate in the FNHI.</li> <li>b) Ideas for encouraging Aboriginal business creation and growth as part of the FNHI.</li> <li>c) Ideas for encouraging training and apprenticeship for Indigenous peoples into the design, manufacturing and on-site works required for the installation of the prefabricated housing units.</li> <li>d) Adequate Indigenous labour and Indigenous subcontracting requirements.</li> <li>e) Other alternative models to promote Indigenous content in an effort to build capacity and support Indigenous communities and improve the economic prosperity for Aboriginal Canadians.</li> <li>f) Local resources: How can the use of local materials and resources be optimized in the design, manufacturing, transportation and installation of the prefabricated dwelling units? What difficulties do you foresee in obtaining local resources based on the bundles you would potentially be interested in doing work?</li> </ul>	
<b>Q8</b>	<b>Implementation Timelines:</b> DIAND's project timelines require that the work	

	<p>be completed by March 31, 2018. How can the work be staged to ensure successful completion by March 31, 2018? By what time would a funding agreement need to be signed to allow proper delivery on time with the project schedule? How much time would be needed, from award, for design to be completed? For the manufacturing process to be completed? For the on-site work to be completed? For the houses to be delivered to the First Nation communities? For the houses to be installed on the permanent foundations?</p>	
<b>Q9</b>	<p><b>Sustainable Development:</b> Can you share ideas for incorporating green design elements to minimize waste, ensure water and energy efficiency and optimize the use of natural materials in the design of prefabricated dwelling units?</p>	
<b>Q10</b>	<p><b>Sustainable Development:</b> What other requirements should be incorporated in the FNHI to ensure the prefabricated dwelling units meet sustainable development objectives?</p>	
<b>Q11</b>	<p><b>Risks:</b> What challenges, issues or risks (technical, environmental, operational, organizational, financial, etc.) could impact the successful completion of the FNHI?</p>	

<b>Q12</b>	<b>Other information:</b> Is there other information, specific to this RFI that is deemed important by your organization?	
------------	---	--

## 7 ADMINISTRATION OF THE REQUEST FOR INFORMATION

### 7.1 Designated PWGSC Contact

PWGSC's designated contact officer for the RFI is:

Daphne Lam  
Supply Team Leader  
Construction Services Division  
Real Property Contracting Directorate  
PWGSC  
PDP III, 3C2  
11 Laurier Street  
Gatineau, QC K1A 0S5  
E-mail: [Daphne.Lam@tpsgc-pwgsc.gc.ca](mailto:Daphne.Lam@tpsgc-pwgsc.gc.ca)

### 7.2 Questions Regarding the RFI

All enquiries must be submitted in writing to the Designated PWGSC Contact Officer **no later than January 25, 2017**. Enquiries received after that time may not be answered. Interested parties must communicate directly with the Designated PWGSC Contact Officer. DIAND will not respond to any requests pertaining to this RFI.

### 7.3 Response Submission Date

Responses for this RFI should be submitted to the Bid Receiving Unit identified on the front page of this RFI **no later than January 31, 2017 at 2:00 pm Eastern Standard Time (EST)**.

### 7.4 Treatment of Responses to the RFI

The treatment of the receipt and consideration of responses to the RFI will be as follows:

- Responses and revisions communicated orally or by telephone will not be considered;
- Responses received after the specified closing date and time for the RFI may not be considered because the schedule may not allow sufficient time for their consideration; and
- Canada will not be liable under any circumstances to any party who provides a response to this RFI.

## **APPENDIX 1**

### **List of First Nation Communities**

See attached

TYPES OF HOUSING UNITS

12/1/2016

Proposed Bundle 1 (8 FN Communities)										Location Zone	
Province	Band Number	First Nation	Duplex		Triplex		Fourplex		Fiveplex		
			3 bedrooms	4 bedrooms	5 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
QC	78	Atikamekw de Manawan			5						
QC	79	Atikamekw d'Opitciwan			5						
ON	142	Albany	2	3							
ON	143	Attawapiskat			5						
ON	215	Fort Severn		5							
ON	203	Mishkeegogamang			1			2			
ON	211	Sandy Lake	5								
ON	240	Webequie		2	3						
number of buildings			7 bldgs	10 bldgs 36 duplexes	19 bldgs	0 bldgs	0 bldgs	0 bldgs	2 bldgs 2 fourplex	0 bldgs	0 bldgs



