



Seneca Nation Housing Department

Cattaraugus Territory
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Allegany Territory
44 Seneca Street
Salamanca, NY 14779
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REQUEST FOR PROPOSAL (RFP) “SULLIVAN HOLLOW PHASE III PROJECT” March 23, 2023

The Seneca Nation Housing Department (SNHD) will be accepting Sealed Bids for the Sullivan Hollow Phase III Project located on Seneca Nation Lands of the Allegany Territory for ranch-style modular or stick built three-bedroom houses of at least 1500 square feet or more. One (1) of the houses will be fully ADA compliant at the Sullivan Hollow Housing Complex at North Authority Road, Killbuck, NY 14748.

The Project Scope of Work will be provided with this RFP. The Contractor shall have the capability to complete the entire Project as outlined in the Scope of Work.

The new houses shall be complete with utilities, required to meet New York State (NYS) and Seneca Nation of Indians (SNI) Building Codes, and three sets of NYS stamped Architectural blueprints for all house designs.

The new houses are to include Energy Star rated doors, windows, range, refrigerator, and electric baseboard heat.

Copies of the SNHD RFP for the Project will be made available at the following SNHD location:

Allegany Territory
Seneca Nation Housing Department
44 Seneca Street
Salamanca, NY 14779
and/or
Seneca Nation of Indians website at this address:
<https://sni.org/about-our-government/rfp-rfq/>

Direct all inquiries to; Kevin Brooks, Senior Project Manager (716) 532-5000 Ext:7737 or Luis Castellano, Project Manager at (716) 945-1290 Ext:7723. Sealed bids will be accepted by SNHD at their office at 44 Seneca Street Salamanca, NY 14779. All sealed bids are due by April 6, 2023, at 2:00 pm, when we will proceed to open and announce the bids. Sealed bids will be accepted by hand delivery or mail. It is the responsibility of the bidder to ensure that their bid was received and that the SNHD will not be held responsible for any lost or misplaced bids.

Timeline: Project requires completion in this calendar year (2023) with all final payments issued by November 30, 2023.

Not to Exceed Amount: The total amount of compensation paid to contractor for the houses only, including the house with roof, ADA compliant house, and porches/decks, must not exceed \$1,750,000 for the entire term of the Agreement. This requirement does not include the addition of the required foundation and garage.

Sealed Bid Requirements

1. Bid Form, signed and dated by preparer.
2. This sealed envelope must be marked on the front of the envelope, in legible form: “Sealed Bid for SNHD Phase III Project.”

Contractors must have Liability Insurance coverage in the minimum amounts of \$500,000.00 for property damage and \$1,000,000.00 for personal injury coverage per individual and \$1,000,000.00 personal injury coverage per occurrence with the Seneca Nation Housing Department named as an additional insured policy holder with (30) day notice of cancellation to the SNHD. Insurance must be kept in force for the duration of the contracted work to be performed.

The Contractor chosen shall be obligated to the SNI Tribal Employment Rights Ordinance (TERO) if the Project exceeds \$50,000.00 and with Federal Laws. The TERO fee will be 5% of the total contract value. A copy of the TERO Compliance Plan will be provided with this RFP.

All aspects of construction in this Project will comply with the current NYS Building Codes and the SNI Building Codes requirements. Interested Bidders must comply with the Davis-Bacon Wage Labor Rates for this Project in the county of Cattaraugus. Contractors are required to provide to the SNHD, certified payroll statements, U.S. Department of Labor Form WH 347, for verification of compliance with the Davis-Bacon prevailing wage rates for the work performed.

The U.S. Department of Housing and Urban Development (HUD) will be funding this Project. This Project is subject to Section 7(b) of the Indian Self Determination and Education Assistance Act 25 U. S. C. 450 e (b) which requires to the greatest extent feasible, preference and opportunities for training and employment shall be given to Native-Owned Economic Entities.

The SNHD is exempt from the payment of Sales and Compensation Use Taxes of New York State and cities and counties in all materials and/or tangible personal property purchased from a supplier which will be incorporated into the exempt project pursuant to the provisions of this proposal and these taxes are not to be included in the proposal cost.

The owner, Seneca Nation Housing Department (SNHD), reserves the right to reject any and all proposals. No proposal shall be withdrawn for a period of sixty days after the date of submittal without the consent of the owner.

Individual bid proposals shall include the following requirements:

House Style: Please provide a bid proposal for a one story ranch-style home with not less than, 5/12 pitch roof and 6’x 6’ front deck with front entry dormer roof, also a 6’x 6’ back deck with railings for back entrance. Please submit (3) different floor plans, with crawlspace (interior access) for a three (3) bedroom house approximately 1500 sq. ft. All homes will have basic amenities. All costs for the houses should be illustrated separately, including for the house with roof, front deck and dormer, and back deck with railings.

In addition, the following shall be included in the bid:

ADA Compliant Home: One of the homes will be fully ADA compliant, and the bid proposal shall include a separate cost for an ADA compliant home for each of the floor plans submitted.

Foundation - Crawlspace: Please provide a separate bid proposal for a poured cement crawlspace floor with sump-pit and pump (specifications provided by the contractor that meets or exceeds N.Y.S. Building Codes) and crawlspace walls.

Garage: Please provide a separate bid proposal for a 16'x 16' attached uninsulated garage.

Bid Form: Please provide a bid proposal of house cost (including ADA compliant home), foundation cost, garage cost, and materials and labor with a grand total cost.