

# REQUEST FOR QUALIFICATIONS (RFQ)

## Residential Rehabilitation Contractor Pool

**Program:** Preservation and Reinvestment Initiative for Community Enhancement (PRICE)

**Contracting party:** Tule River Economic Development Corporation (TREDC) via Pikes Peak Capital (PPC) as administrator

### I. Introduction & Purpose

The Tule River Economic Development Corporation (TREDC) is establishing a **Pre-Qualified Contractor Pool** to perform residential rehabilitation on occupied manufactured homes within the Tule River Reservation. By becoming a pre-qualified vendor, you'll be eligible to be invited to bid on specific scopes of work for approximately **40 home renovations over a several year period**. This initiative is funded by the U.S. Department of Housing and Urban Development (HUD) PRICE program.

Once qualified, you will not need to resubmit firm credentials for every job. You will simply provide pricing/schedules for specific work orders. Projects are estimated to range in value per site and will span multiple project categories.

This RFQ is not a solicitation for immediate contract award. Its purpose is solely to establish a pre-qualified contractor pool from which PPC, on behalf of TREDC, may solicit quotes or bids for future site-specific work orders in accordance with TREDC's Federal Grant Procurement Policy and applicable federal requirements.

#### A. Supplier Diversity & Tribal Preference

TREDC will administer this solicitation in a way that promotes broad competition and inclusion. Consistent with 2 CFR 200.321, TREDC will take reasonable steps to ensure small businesses, minority businesses, women's business enterprises, veteran-owned businesses, and labor surplus area firms are considered when inviting bids and awarding work orders. Pursuant to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)), TREDC also applies Indian Preference requirements, including preference in training/employment and preference in subcontracting opportunities to the greatest extent feasible.

#### B. Conflict of Interest

Any firm that participated in developing this RFQ or any related scope/specifications is ineligible to compete for contracts under this procurement.

## II. Scope of Work Categories

Contractors may apply for one or more of the following categories:

- **Category A: Structural & Foundations** (Leveling, vapor barriers, subfloors, drainage)
- **Category B: Exterior Envelope** (Roofing, siding, skirting, windows, doors, decks)
- **Category C: MEP Systems** (Mechanical, Electrical, Plumbing)
- **Category D: Environmental** (Mold mitigation, moisture control, remediation)
- **Category E: General Contractor** (Multi-trade management and oversight)

## III. Submission Instructions & Schedule

### A. Submission Requirements

To be considered, please submit your qualification package following these requirements:

- **Format:** Digital (PDF) only
- **Typography:** Size 11-12 font
- **Length:** Maximum 5 pages (excluding copies of licenses/insurance).
- **Due Date:** RFQ Open Period: This RFQ will be open **through June 19, 2026**. TREDC will review submissions on a rolling basis (e.g., weekly/biweekly) and may add qualified firms to the Contractor Pool during the open period.
- **Eligibility to Receive Work Orders:** Once a firm is formally approved and added to the Pool, it may be invited to bid on work orders issued after its approval date. The Pool will remain open through the RFQ closing date, and TREDC may continue to add qualified firms during the open period. Work order solicitations will be issued to all Pool firms qualified for the applicable category (unless fewer are available).
- **Submission Method:** Email the complete qualification package to [price@pikespeak.capital](mailto:price@pikespeak.capital).
- **Late or Incomplete Submissions:** TREDC reserves the right to reject late or materially incomplete submissions.

### B. Anticipated Schedule:

|                 |  |
|-----------------|--|
| May 20, 2026    | RFQ Open Date                              |
| June 19, 2026   | RFQ Close Date                             |
| Summer 2026     | Expected construction start                |
| 5 Business Days | Anticipated turnaround for work order bids |

## IV. Required Submission Content

Please organize your response into the following six sections:

### A. Company Profile

Please provide the following:

1. **Legal name**, physical/mailling address, and primary contact (name, phone, email).
2. **Business structure** (e.g., sole proprietorship, LLC, corporation) and years in operation.
3. **Service area / local presence:** State whether your firm is Local/Regional (within 75 miles of Porterville, CA) and where your crews are based.
4. **Ownership Status** (optional, but strongly encouraged if applicable): Identify whether your firm is Tribal-owned, an Indian-Owned Economic Enterprise, Minority-owned, Women-owned, and/or Veteran-owned.
5. **Indian Preference** (only if you want to be considered for Indian Preference): If your firm wishes to be considered for Indian Preference as an Indian-Owned Economic Enterprise, include documentation demonstrating that the business is at least 51% Indian-owned and controlled, and that at least 51% of profits inure to the Indian owner(s). Acceptable documentation may include (examples):
  - a. ownership records (operating agreement, bylaws, stock ledger/certificates, partnership agreement, etc.) showing ownership and control, and
  - b. a signed statement identifying the Indian owner(s) and describing how profits are distributed

*Note:* TREDDC may request additional documentation to confirm eligibility, and may require updated eligibility documentation at the work order bidding/award stage.

**B. Scope of Work Category/Categories:** Please indicate which scope of work category or categories you intend to apply to.

### C Licensing & Insurance

1. Provide copies of California Contractor Licenses (CSLB) relevant to your category.
2. Provide a Certificate of Insurance (COI) or letter from your broker confirming Commercial General Liability and Workers' Compensation

### D. Experience & Past Performance

1. Describe your experience with residential rehab (specifically manufactured housing, if any) and any areas of specific expertise your firm has.
2. Describe any specific experience your firm has in the Scope of Work categories listed in Section II (Category A-E), especially the categories you selected in Section IV.B
3. Provide three (3) references for projects completed in the last 5 years (include client name, project value, and contact info).

## **E. Staffing & Capacity**

Respondents should describe their current staffing capacity and ability to perform multiple residential rehabilitation projects concurrently. Include:

1. Number of field teams/crews currently available for residential rehab work (identify trade mix if possible—e.g., framing, roofing, mechanical, finish).
2. Total staff count, broken out by full-time employees, part-time employees, and regular subcontractors
3. Current workload and availability (active projects and estimated start availability for PRICE work).
4. Geographic coverage: where crews are based and typical response time to the Reservation
5. Contingency plan for surge capacity (how you will add crews or subs if multiple work orders overlap).
6. Indian Preference Staffing & Subcontracting Plan - Describe your willingness and capacity to provide workforce training, employment or development opportunities for qualified Indian members, including on-the-job training, local hiring, apprenticeship/mentoring, subcontracting and/or skill certification. If you anticipate circumstances where it may not be feasible to meet Indian preference for subcontracting in certain trades or situations (e.g., licensed specialty work with limited local availability), describe those circumstances and the steps you would take to document outreach and feasibility on a work-order basis. TREDC does not currently maintain lists of Indians, Indian Organizations, or Indian-Owned Economic Enterprises by trade specialty. Contractors are responsible for conducting their own outreach and sourcing efforts to meet Indian preference responsibilities. Failure to submit required Indian preference statements when requested may be grounds for rejection of a bid/offer.

## **F. Financial Capacity**

Provide documentation showing you can cashflow materials and labor between progress payments. Respondents must demonstrate at least \$45,000 in cash on hand and/or available credit (cash + unused line of credit) to cover costs prior to the halfway progress payment.

Provide one of the following (any one is acceptable):

1. A recent bank statement showing cash balances (you may redact account numbers), and/or
2. A bank reference letter verifying account standing and typical available balance, and/or
3. Documentation of an active line of credit showing the approved limit and currently available amount, or
4. A year-end financial statement (audited or internally prepared) demonstrating liquidity consistent with the requirement above.

Note: TREDC may request updated documentation prior to issuing a specific work order.

## **G. Executed Certifications**

Include the signed "Certifications" page found at the end of this RFQ.

## V. Evaluation Criteria

TREDC will evaluate submissions based on a "Pass/Fail" model to determine eligibility for the bidding pool.

| <b>Criteria</b>       | <b>Requirement</b>   | <b>Score</b> |
|-----------------------|--|--------------|
| <b>Licensing</b>      | Active CSLB license for the selected category.   | Pass/Fail    |
| <b>Insurance</b>      | Ability to meet CGL and Workers' Comp requirements.  | Pass/Fail    |
| <b>Experience</b>     | Documented success in rehabilitating residential homes and manufactured homes with varying complexity.     | Pass/Fail    |
| <b>Financials</b>     | Demonstrated liquidity or credit to cashflow materials/labor.  | Pass/Fail    |
| <b>Certifications</b> | Executed Certifications page submitted; Acknowledges inclusion of federal provisions addendum in contracts | Pass/Fail    |

## VI. Work Order Process & Procurement Method

### A. Procurement Standards

All work orders and resulting contracts issued under this contractor pool will be procured in accordance with 2 CFR Part 200, applicable HUD CPD requirements, and TREDC's Federal Procurement Policy.

### B. No Guarantee / Right to Reject

Pre-qualification does not guarantee a contract award. TREDC reserves the right to reject any or all submissions, cancel this RFQ, modify the pool structure, or issue work orders in quantities and timing consistent with program needs and available funding. Inclusion in the contractor pool does not guarantee that a contractor will receive any minimum number of bid invitations, work orders, or contract awards.

### C. Work Order Issuance

PPC, on behalf of TREDC, will issue site-specific work orders (bid requests) to pool contractors qualified for the applicable category. Work orders/contracts are subject to TREDC contract approval authority and required legal review consistent with TREDC policy. TREDC reserves the right to request updated licenses, insurance, financial capacity information, or other qualification materials from any pool contractor prior to issuing or awarding a specific work order.

### D. Competition and Solicitation Process

For each home/work order, TREDC/PPC will solicit quotes, bids, or proposals from qualified pool contractors using the procurement method required under TREDC's Federal Grant Procurement Policy for the applicable scope, contract type, and dollar value, including any required notice period, response time, evaluation basis, documentation, and recordkeeping. If fewer than three qualified pool firms are available for a given scope where multiple quotations are otherwise required, TREDC/PPC will document the basis and solicit from all available qualified firms.

#### **E. Selection Factors and Documentation**

Work order awards will be based on the evaluation basis stated in the applicable work order solicitation and the procurement method required under TREDC's Federal Grant Procurement Policy. TREDC/PPC will document the basis for contractor selection, price reasonableness, and the history of each work order procurement in accordance with applicable recordkeeping requirements.

#### **F. Typical Bid Content for Work Orders**

Each work order solicitation will specify the required submission content for that procurement. Depending on the scope and procurement method, required content may include lump-sum or line-item pricing, proposed start date and duration, assumptions or clarifications, acknowledgment of site access requirements, occupant coordination requirements, and any other materials stated in the work order package.

## **VII. Contract Administration & Performance Requirements**

#### **A. Contract Form / Federal Provisions**

All site-specific contracts/work orders will include applicable federal contract provisions required for contracts under federal awards (2 CFR Part 200, Appendix II) and any program-specific terms included in the work order package.

#### **B. Domestic Preferences**

Contractor shall comply with domestic preference requirements for procurements, including 2 CFR 200.322, as incorporated into site-specific contract and purchasing requirements, as applicable to materials and products incorporated into the work.

#### **C. Bonding (As Applicable)**

Bonding is generally only required for construction or facility improvement contracts exceeding \$250,000. TREDC reserves the right to require bonding (or other security) when required by TREDC policy and/or based on risk; any bonding/security requirements will be specified in the site-specific solicitation.

#### **D. License and Insurance Maintenance**

Contractor must maintain all required licenses and insurance coverage throughout the term of any work order/contract. Contractor must notify TREDC/PPC in writing within one (1) business day of any lapse, cancellation, non-renewal, or material change in licensing or insurance. TREDC may suspend work, withhold payment, or terminate a work order for failure to maintain required licensing or insurance.

#### **E. Site Access, Occupant Coordination & Worksite Standards**

Many homes may be occupied during rehabilitation work. Contractor shall coordinate access and scheduling with TREDC/PPC (and any homeowner liaison) and comply with any site-specific access requirements included in the work order. At a minimum, Contractor shall:

1. Perform work during approved work hours
2. Maintain a respectful, professional worksite (including conduct around residents, children, Elders, and pets)
3. Protect resident belongings and maintain clear/safe egress paths
4. Keep the work area reasonably clean and secure at the end of each workday
5. Comply with any site-specific parking, noise, and community protocols provided by TREDC/PPC

#### **F. Change Orders & Scope Control**

No work outside the issued scope of work (SOW) may be performed without a written, change order (or written directive) approved by TREDC or PPC. Change orders will be priced using one of the following methods, as determined in the work order package:

1. Pre-established unit rates (if included), or
2. Time-and-materials (T&M) with a not-to-exceed (NTE) amount, or
3. Lump sum quote supported by appropriate detail.

#### **G. Safety**

Contractor must comply with all applicable safety requirements, including OSHA standards, and maintain a safe, secure worksite.

#### **H. Quality & Closeout**

Work will be subject to inspection and punch list completion prior to final acceptance. Contractor will correct punch list items within the timeframe specified in the work order and must provide a minimum one (1) year workmanship warranty from final acceptance unless a longer warranty is specified by manufacturer or in the contract.

#### **I. Invoicing & Payments**

Invoices will be submitted to Pikes Peak Capital (as program administrator). Progress payments must be tied to agreed milestones and any applicable draw/inspection requirements.

## VIII. Tribal Required Clauses

The following clauses and requirements will be incorporated into all work orders/contracts issued under this RFQ.

- A. **Sovereign Immunity.** Nothing herein is intended to convey any rights to individuals or entities that are not parties to this Agreement. Further, nothing herein shall be construed to waive the Tribe's sovereign immunity from unconsented suit against any claims by third parties.
- B. **Indian and Other Federal Preference Applicable.** All TREDC Requests for Proposals and Requests for Qualifications are subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)), which provides, to the greatest extent feasible, preference and opportunities be given to American Indians and American Indian-owned business enterprises. In addition, consistent with 2 CFR 200.321, TREDC will take all necessary affirmative steps to assure small businesses, minority firms, women's business enterprises, veteran-owned businesses, and labor surplus area firms are used when possible.
- C. **Indian Employment of Subcontracts – Indian Preference.** Pursuant to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5307(b)), to the greatest extent feasible, this RFQ and any subcontracts awarded shall require Indian preferences and opportunities for training and employment in connection with the administration of such contracts/subcontracts. In addition, preference in the award of subcontracts shall be given to Indian organizations and to Indian-owned economic enterprises. Pursuant to Section 7(c) (25 U.S.C. 5307(c)), tribal employment or contract preference laws adopted by the Tribe shall govern with respect to the administration of the contract or portions of the contract.

## IX. Certifications

*(The respondent must sign and return this section)*

### **A. Debarment & Suspension:**

The undersigned certifies that neither the firm nor its principals are presently debarred, suspended, or excluded from federally assisted transactions. We agree to notify TREDC immediately if this status changes.

### **B. Nondiscrimination:**

The contractor agrees to comply with all applicable federal, state, and Tribal nondiscrimination requirements and all required contract clauses included in applicable work orders or contracts.

### **C. Accuracy of Information:**

I certify that all information provided in this submission is true and correct to the best of my knowledge.

**Authorized Signature:** \_\_\_\_\_

**Printed Name/Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_