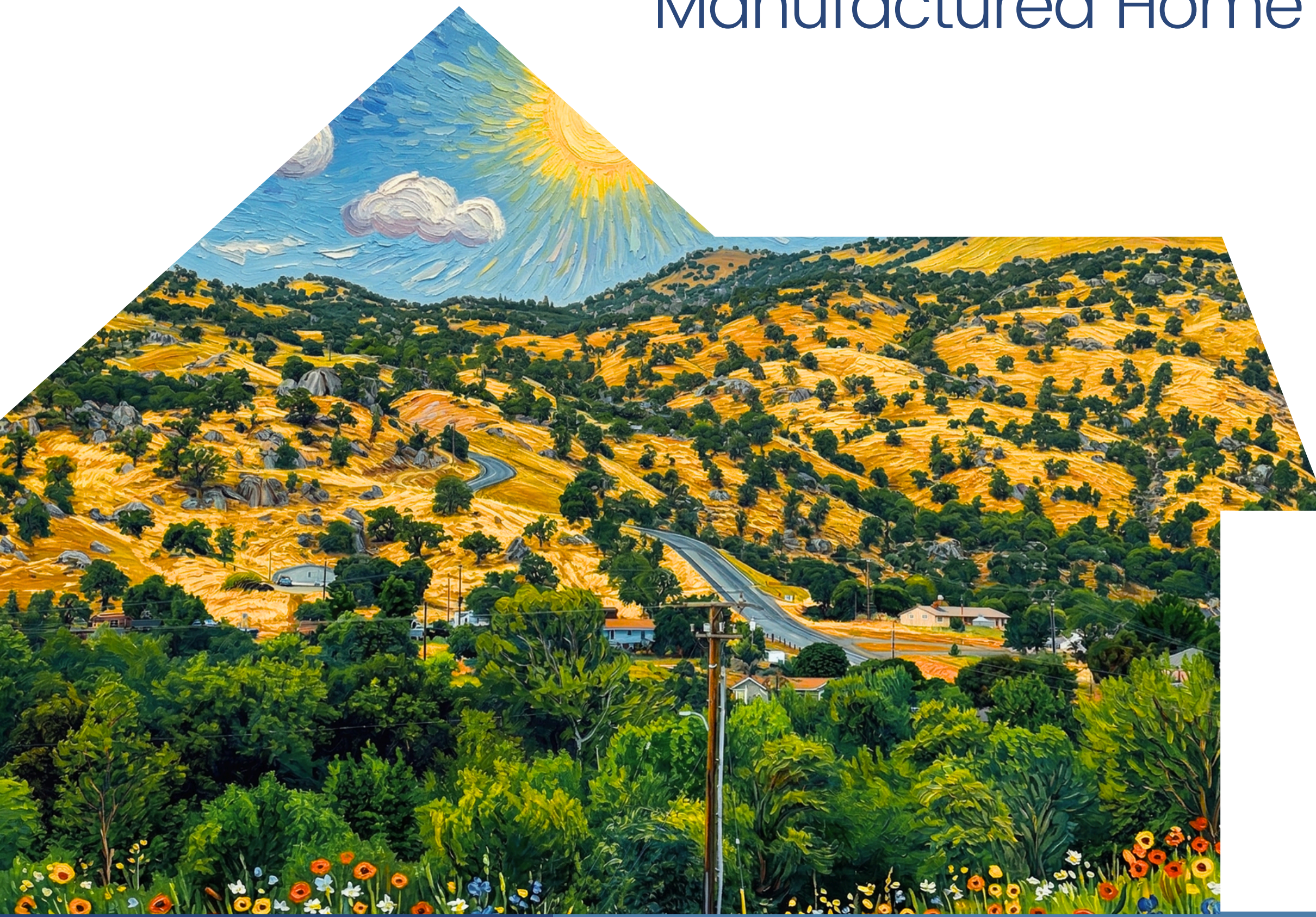


PRICE Home Replacement

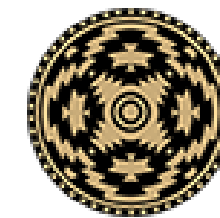
Manufactured Home Replacement Services



Invitation for Bids

Issue Date: June 1, 2026

Pre-bid Conference: June 8, 2026



TULE RIVER
ECONOMIC DEVELOPMENT CORP.

Presented by:



PIKES PEAK CAPITAL

Program Background/Context



Tule River Economic Development Corporation (TREDC) is the Grantee for the federally funded housing program under the PRICE Grant. This IFB is a part of the total rehabilitation and replacement that will be done on the Tule River Reservation over the next few years. Pikes Peak Capital is the grant administrator and project manager for the TREDC's PRICE grant.



Objective of this IFB: Replace nineteen (19) homes on the Tule River Reservation over the next 3 years.

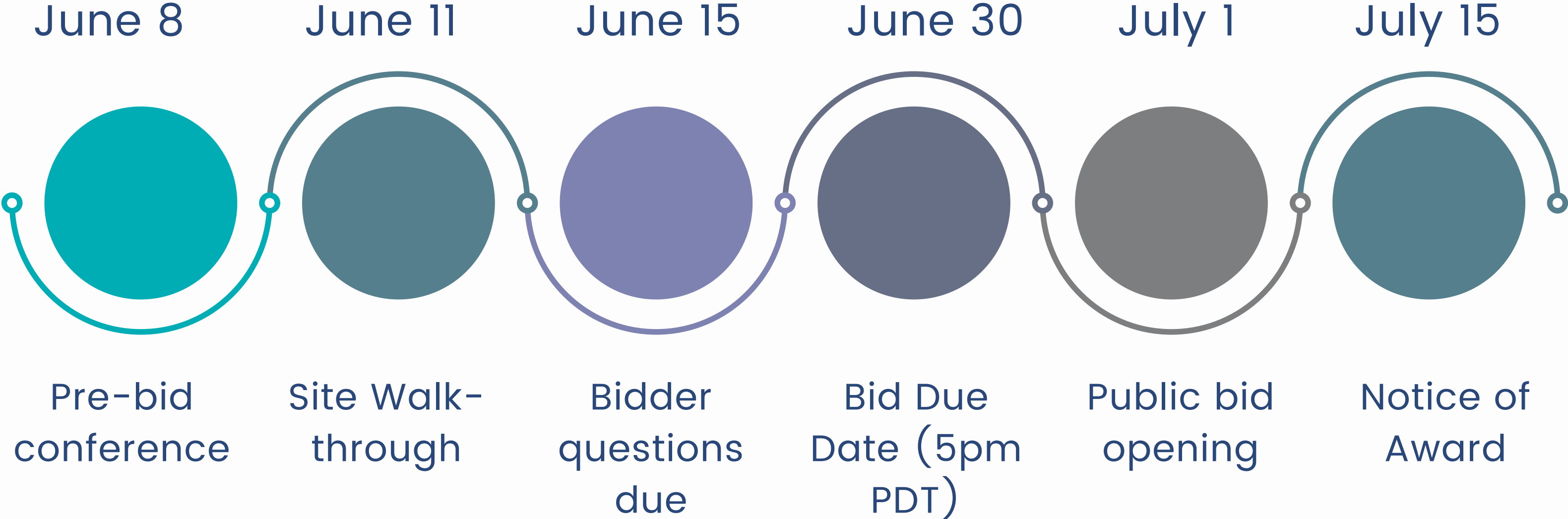
Reasons for Replacement:



- Existing homes too costly to repair
- Temporary structures being used as permanent housing
- Pre-1976 units require replacement



Critical Procurement Dates



Public bid opening: Porterville Chamber of Commerce, 10am PDT

Site Walk-through Details

Field Observation Details

- Date: June 11, 2026 at 10:00am PDT
- Access: by appointment only. Email price@pikespeak.capital to coordinate
- Please meet at the Tribal Administration Office at 340 Indian Reservation Dr, Porterville

Restrictions:

Limited to exterior observation of the property and site conditions. Compliance with Tribal procedures and site instructions is mandatory.



Eligible Entities



Bids can be submitted by a single entity, or consortium, dealer-led team, contractor team or any other multi-party arrangement, as long as one of the entities is identified as the lead bidder that will serve as the single point of responsibility for contract performance



Consortiums and other multi-party bidders will need to submit a Teaming Agreement, Joint Venture Agreement, Memorandum of Understanding or other similar agreement identifying the lead entity



Any entity legally authorized to perform work and meets the requirements of the IFB is eligible to bid



Turnkey Replacement Requirements



Procurement

Factory coordination, order management, furnishing HUD-standard units, delivery



Site Work

Demolition of existing units (as required), site prep, foundations, tie-downs



Completion

Utility tie-ins to existing on-site hookups, stairs, skirting, HVAC systems, appliances

Note: Minimum 6-7 homes to be replaced per year across three cohorts (Cohort 1, 2, or 3)

Data Room & Site Documentation

Technical Repository

The digital data room is an integral part of the bid package. Bidders are responsible for reviewing all technical materials.

Site-specific contents

- Bed and bath counts for replacement homes
- ADA accessibility requirements
- Hazardous material indicators (asbestos/lead based paint)
- Utility hook-ups
- Cohort assignments (timeline grouping)
- Inspection reports

Name ↑			
1-B Chimney Rd	9 Cow Mountain Rd	20 Cow Mountain Rd	50...
94 Cow Mountain Rd	110 Cow Mountain Rd	164 North Reservation...	176...
283 B South Reservatio...	297 South Reservatio...	523 B South Reservatio...	551...
573 South Reservatio...	592 North Reservatio...	766 North Reservatio...	946...
Exhibit C - Site...	Exhibit_B_Pricing_Sche...	Tule River Reservation...	

Creating the Pricing Worksheet

Exhibit B - Pricing Schedule (required)

Key components include:

- Line item price per home/site
- Grand total for all sites priced
- Optional bundle totals for subsets
- Annual escalation (optional % for future years)

Minimum bid: at least 5 homes

Exhibit C - Site Worksheets (Optional)

Used to support pricing with site-specific assumptions, drivers, and technical observations.

Bid Submission Checklist

Document	Format	Requirement
Narrative Responses (Resumes, Schedule, Capacity, etc)	PDF	Required (15 page max)
Exhibit A: Signature & Non-Collusion	PDF	Required (Signed)
Exhibit B: Pricing Schedule	Excel	Required
Exhibit D: Indian Preference Statement	PDF	Required for All
Exhibit F: Debarment & Suspension Certification	PDF	Required
Exhibit G: Bonding Capacity Letter	PDF	Required
Exhibit H: License and Credential Schedule	PDF	Required

Optional Exhibits: Exhibit C (Site Worksheets), Exhibit E (Teaming Agreement)

Bid Evaluation & Award Basis

1. Responsiveness Review

Initial check for timely receipt, correct format, and inclusion of all required exhibits and narratives.

2. Price Reasonableness

Comparison of line-items across bidders and review of site worksheet assumptions.

3. Responsibility Review

Verification of licensing, bonding capacity, technical experience, and financial stability of the apparent low bidder.

4. Preference Application

Application of Indian Preference and other Federal/Tribal preferences to the evaluation score/ranking.



Thank you!

Final bid questions due by June 15, 2026

Procurement Contacts:

- **Karen Gados (PPC): karen@pikespeak.capital**
- **Ivette Crosser (TREDC): Ivette@tuleriver.com**