



Housing Department
PO Box 157 Deming, WA 98244
PH:360-592-0163
Fax: 360-592-2522

Request for proposal

Job Location 5066 1st Street Deming, WA 98244

Project Proposal; Multi-generational Duplex, Four Bedroom home

The Nooksack Project will provide much-needed additional affordable housing units for the Nooksack Reservation. This new construction project will consist of 3 two-bedroom units and 1 four-bedroom unit. The three two-bedroom units will be contained in a triplex on its own lot located on First Street in Deming on the Nooksack Reservation. The four-bedroom unit will also be located on its own lot on First street on the Nooksack Reservation. The project will be on Tribal Trust land and there is a resolution from the Tribe to allocate the land for affordable housing to allow the Tribe to prevent, prepare for, and to respond to COVID-19 virus and similar threats by eliminating the spread of disease. Four new housing units with a total of 10 bedrooms will allow the Housing Department to prevent, prepare and respond to COVID-19 and other similar health emergencies by substantially reducing current overcrowded living conditions which exacerbate the spread of disease and create overall unhealthy living conditions. The four-bedroom home will be one-story and will contain two full bathrooms. The two-bedroom tri-plex units will each have two full bathrooms. Amenities include yard space for families with children to enjoy. In addition, each unit will have a self-clean oven, frost free refrigerator, washer/dryer hook-ups, and vinyl flooring which will facilitate cleaning/sanitizing. Nooksack is the Tribal Housing Department for the Nooksack Indian Tribe.

Specifications; 2 Bd 3 Bath Duplex, 1341 Sq. Feet, 2 Floors, Building Area 36 X 34, Garage
4 Bd Home; 2373 Sq. Ft. 1.5 Stories, 2.5 Bathrooms 66-10 Depth, 70-6 Width

Classic Exterior; James Hardie Lap Siding, Fiberglass Door with 6 panel design, local doors and windows

Project to include; Building time line, Exterior & Interior construction, Contract Amount.

PRECONSTRUCTION

Prepare and provide design plans for two transitional housing units.

1. Prepare home plan design and floor plans schematic and design development
2. Plans and construction documents to be used for construction of the project
3. Design services shall be inclusive of, but not limited to the following:
 - a. Structural drawings
 - b. Mechanical/electrical/plumbing design
 - c. The architect will be required to provide stamped and sealed design documents that meet all local, state, and federal requirements and codes.
4. *Provide a construction schedule and ensure the project is within budget and on schedule.*



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SITE PREP

Perform proper site and utility work to complete the project, including but not limited to the following:

1. Call for utility locations prior to starting site work;
2. Clear, grub, and install erosion control facilities prior to grading;
3. Grade to subgrades indicated on the project plans;
4. Remove and dispose of old concrete slabs and other materials; and
5. Prep and grade sites for new concrete slabs for new homes as per plans.

UTILITIES

1. Dig and backfill utility trenches for each housing unit;
2. Clear, grub, and grade walking/parking path(s) as per plan;
3. Install storm water infrastructure, water service lines, and dry utilities;
4. Coordinate dry utilities with owner and Puget Sound Energy;
5. Construction surveying shall be provided by the contractor as required for proper horizontal and vertical staking to construct the project in accordance with the project plans;
6. Install a septic system for each proposed site. Connections stubbed for homes through slabs, and install septic systems plan;
 - a. Attend pre-construction meeting with the septic designer. Request inspections of the installation, and receive approval from the septic designer. The septic system installer must be a licensed installer on file with the Whatcom County.
7. Connect all dry and wet utilities to each duplex, and provide temporary power and poles; pipe; and conduit work under slab prior to slab placement. Obtain any required Labor and Industries electrical permits.

Clear and grade home sites as per plan;

1. Install and compact gravel under concrete slab;
2. Provide a level area for concrete slab to be poured;
3. Foundation must be inspected and signed off by the Tribal Project Manager before any concrete is poured.

Construct housing units per plans.

Contact Housing Director; Mklushkan@nooksack-nsn.gov, the Project Manager if you have any questions in regard to the project.

Passing of Electrical with L & I and Hud codes

Selected contractor shall be responsible for all permits, materials, labor, and utilities for the duration of the project.