



Red Cliff Band of Lake Superior Chippewa Indians

Request for Bid Proposals

PRICE Program

Home Condition Assessment

The Red Cliff Band of Lake Superior Chippewa invites qualified manufactured and mobile home inspection professionals to submit proposals for conducting manufactured and mobile home condition assessments under the PRICE program. PRICE-funded projects require home condition assessments/inspections that document existing conditions, identify health and safety hazards, estimate renovation costs and support decisions related to decisions to renovate or replace manufactured and mobile residential.

Project Location, Purpose, and Description

The PRICE Program provides funding to improve the safety, resiliency and quality of manufactured and mobile homes in the Red Cliff community. The Red Cliff Band of Lake Superior Chippewa's Planning Team administers PRICE funds to support eligible manufactured and mobile housing repair and replacement activities. Home Condition Assessments/Inspections are required to determine conditions, confirm habitability, and to comply with HUD PRICE Program standards. Contractor shall be required to estimate the costs of renovation and replacement activities for each eligible manufactured and mobile housing units to enable the Tribe to determine whether said housing units can be made compliant with the standards set forth in Exhibit A. Renovation costs are capped at a maximum of \$40,000 per eligible manufactured and mobile housing units.

Housing units with renovation costs more than \$40,000 will not be eligible for renovation funding but may be eligible for housing replacement funding.

Scope of Work

The Contractor shall perform full home condition assessments/inspections for eligible households. Work includes assessment/inspection of structural components, safety hazards, HVAC, electrical, plumbing, moisture/mold, building envelope conditions and verification of conditions that justify repair or replacement.

2.1 Services

- Full home condition assessment/inspection including photos utilizing applicable State and National Standards
- Manufactured and mobile home structural and foundation/slab evaluation
- Verification of conditions that trigger unit replacement
- Identification of urgent hazards requiring immediate action
- Documentation of building systems and deficiencies and a standard process for priority scoring

2.2 Deliverables

- Written Home Condition Assessment/inspection report along with priority scoring totals
- Annotated photos
- Deficiency summary

- Replacement justification notes (if applicable)
- Completion within an agreed upon deadline

Bidding Details

All bids submitted through this RFP will be carefully evaluated by Red Cliff project staff, reflective of the following criteria:

3.1 Professional Qualifications and Experience

- a) The proposer's professional qualifications are necessary for the satisfactory performance of the work, including the qualifications of all key assigned personnel.
- b) The proposer's professional experience in providing construction and site development services. Please emphasize any contracted projects with Wisconsin Tribes, if applicable.

3.2 Native Preference

In the case of equally qualified candidates, Native Preference shall be applied to contractor businesses that are 51% or more native-owned, but all qualified submittals will be considered for award.

3.3 Right to Reject Proposals

Red Cliff reserves the right to select the proposal deemed to best meet the requirements of the Tribe, which may not necessarily be the lowest cost proposal. Red Cliff also reserves the right to reject any or all proposals at any time during the bid evaluation process.

3.5 Tribal Construction Tax

Tribal law requires that construction-related contracts with the Tribe are subject to a 5% Tribal Construction Tax on the total contract price pursuant to Chapter 16.9.7 of the Red Cliff Code of Laws. An example bid schedule showing how the Tribal Construction Tax is applied to the total project cost is included in **Appendix B**. The 5% Tribal Construction Tax shall apply to this project.

3.6 Special Instructions

1. Provide an anticipated timeline for your services to complete the full scope of the project based on your current work schedule.
2. Provide at least three (3) professional references that the Tribe may contact, including the person's name, title, contact information, and relationship to a particular project your business has completed.
3. List all specific services to be provided by your business. If services are intended to be subcontracted upon award of the project contract, list which contractors will be utilized for those services and provide their contact information.
4. Provide a principal contact for your firm who can be contacted for additional

information or correspondence as necessary at any time during the bid evaluation process.

5. Provide an example inspection form to be used on manufactured and mobile homes. Example Exhibit A.

6. Provide a cost estimate based on unit rate cost method. Our preference is to use one contractor for up to 20 to 30 homes.

3.7 Bid Proposal Submittal

Bid proposals may be submitted by email, common carrier (US Mail, UPS, Fed-Ex, etc.), or delivered directly to the Red Cliff Property and Procurement Officer during normal Tribal Administration business hours. All proposals should be clearly marked "PRICE Home Condition Assessment RFP" and must be received no later than Tuesday, June 30, 2026, by 3:00pm CST.

Please email, mail, or deliver proposals to:

Amanda Hanson, Property and Procurement Officer

Red Cliff Band of Lake Superior Chippewa Indians

88455 Pike Road, Bayfield, WI 54814

amanda.hanson@redcliff-nsn.gov

Douglas.jennings@redcliff-nsn.gov

RFP Timeline

RFP Release Date	Monday June 15, 2026
RFP Submittal Due Date	Tuesday, June 30, 2026
RFP Evaluation Window	Tuesday, June 30, 2026 – July 2, 2026
Contractor Notification	Friday, July 2, 2026
Estimated Start of Work	Monday, July 7 , 2026

Questions concerning this RFP should directed to douglas.jennings@redcliff-nsn.gov or call Doug at 715-779-3700.

EXHIBIT A

POST-RENOVATION CONDITION STANDARDS – HUD MANUFACTURED HOMES

1. General Compliance Standard Following completion of renovation work, the manufactured home shall be in good, safe, sanitary, and habitable condition, and shall:

Comply with the HUD Manufactured Home Construction and Safety Standards (24 CFR Part 3280) as originally applicable

Comply with 24 CFR Part 3285 (installation standards) where work affects structural or anchoring components

Meet all applicable state and local codes, ordinances, and permit requirements

Be free from health and safety hazards, deferred maintenance, and observable defects

2. Structural Integrity The home shall:

Maintain structural soundness of:

Chassis/frame

Floor system (no soft spots, rot, or deflection)

Walls and ceiling assemblies

Roof system (no active leaks or material failure)

Have no evidence of settlement, shifting, or improper support

Be properly installed and stabilized per HUD installation standards where applicable

3. Roofing and Exterior Roof must be:

Watertight, with no leaks or ponding

Equipped with properly installed flashing and penetrations

Exterior siding and skirting shall:

Be intact, weather-resistant, and free of significant damage

Provide adequate protection against moisture intrusion

Doors and windows shall:

Be operable, secure, and properly sealed

Have no broken glazing or frame damage

4. Mechanical Systems All systems must be fully operational and in safe working order:

Electrical:

No exposed wiring or unsafe conditions

Properly functioning panel, breakers, outlets, and fixtures

Meets applicable code requirements

Plumbing:

No leaks, cross-connections, or defective fixtures

Functional water supply and drainage systems

Adequate water pressure and hot water capability

HVAC:

Heating system capable of maintaining safe indoor temperatures

Cooling system (if present) operational

No unsafe conditions (e.g., gas leaks, improper venting)

5. Interior Condition Floors, walls, and ceilings shall be:

Finished, intact, and free of significant damage

Free of mold, water damage, or hazardous materials

Kitchen and bathrooms shall be:

Fully functional and sanitary

Equipped with working fixtures and appliances (if included)

Interior must be free of:

Trip hazards

Exposed subflooring

Defective finishes

6. Health and Safety Requirements The home shall:

Be free from environmental hazards, including (to the extent applicable):

Mold or excessive moisture

Lead-based paint hazards (for pre-1978 units, if disturbed)

Have:

Functional smoke detectors

Carbon monoxide detectors where required

Be free of infestation (rodents, insects, etc.)

Provide safe egress from sleeping areas

7. Site and Installation Where renovations impact installation:

Home must be:

Properly supported, leveled, and anchored

Equipped with appropriate tie-downs per HUD standards

Site drainage shall direct water away from the structure

Utilities must be properly connected and protected

8. Workmanship Standard All renovations shall:

Be completed in a workmanlike manner

Use materials suitable for manufactured housing applications

Be consistent with industry standards and manufacturer specifications

Be free of incomplete work, visible defects, or substandard repairs

These standards are intended to identify minimum property condition requirements for occupancy approval following PRICE renovations and they do not constitute a guarantee against future defects.