

## REQUEST FOR PROPOSALS (RFP)

Burns Paiute Tribe Housing Department

HUD PRICE Grant – Manufactured Housing Development & Replacement Project

Grant No. B-23-PR-41-0002

The Burns Paiute Tribe Housing Department (“Tribe”) is soliciting proposals from qualified licensed contractors, manufactured home suppliers, developers, and construction firms to provide complete turnkey construction, installation, site development, and infrastructure services associated with the Tribe’s HUD PRICE Grant Housing Project located on the Burns Paiute Reservation in Harney County, Oregon.

This Request for Proposals (RFP) is being issued under the Tribe’s HUD Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Main Grant award. The project includes:

- Replacement of ten (10) existing unsafe and substandard manufactured homes with new three-bedroom manufactured homes; and
- Construction and installation of five (5) new ADA-accessible two-bedroom Elder units on the Upper Reservation.

The selected contractor(s) shall provide all labor, supervision, transportation, materials, civil work, utility coordination, engineered foundations, manufactured home procurement, installation, flood mitigation improvements, wildfire-resistant construction options, inspections, and all related services necessary to fully complete the project.

The Burns Paiute Tribe received funding through the HUD PRICE Main Grant program to address critical housing needs on the Reservation, including replacement housing and construction of new ADA-accessible Elder housing.

This project is one of the Tribe’s highest housing priorities and represents a major investment in long-term affordable housing, climate resilience, accessibility, and community stability for Tribal members.

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### PROJECT PURPOSE

The purpose of this project is to improve the safety, durability, accessibility, and long-term sustainability of Tribal housing through the replacement of deteriorated housing units and development of new Elder housing.

The project includes:

- Ten (10) new three-bedroom manufactured replacement homes for Tribal families; and

- Five (5) new two-bedroom ADA-accessible Elder units to be installed on the Upper Reservation.

The replacement homes will address documented health and safety concerns associated with aging manufactured housing, while the Elder units are intended to provide safe, accessible housing that allows Elders to age in place within the Tribal community.

All housing units will remain on Tribal trust land and continue serving low- and moderate-income Tribal households in accordance with the Tribe's Housing Policy and Indian Housing Plan.

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## PROJECT BACKGROUND

The Burns Paiute Tribe faces a significant shortage of safe, affordable, and accessible housing. Existing housing inventory includes aging manufactured homes that no longer meet modern standards for safety, energy efficiency, weather resistance, or long-term durability. Many of the homes identified for replacement have experienced structural deterioration, failing utility systems, insulation deficiencies, moisture intrusion, and long-term deferred maintenance.

In addition, the Tribe has identified a critical need for ADA-accessible Elder housing. Many Tribal Elders currently lack safe and accessible housing options that support aging in place and continued access to family, healthcare, and community services.

Recent flooding events on the Burns Paiute Reservation further highlighted the need for elevated foundations, improved drainage systems, resilient utility infrastructure, and climate-adaptive construction methods.

As a result, this project is intended not only to replace and construct housing, but also to strengthen the Tribe's long-term resilience against future flooding, severe weather events, and wildfire risks.

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## PROJECT LOCATION

The project will take place on the Burns Paiute Reservation in Harney County, Oregon.

The ten replacement homes will be installed at existing housing locations identified by the Tribe. Existing homes at these sites shall be removed and replaced with new three-bedroom manufactured homes.

The five new ADA-accessible two-bedroom Elder units will be constructed and installed on the Upper Reservation. These units are new construction only and do not involve demolition or removal of existing structures.

All units will remain on Tribal trust land.

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## SCOPE OF WORK

The selected contractor(s) shall provide complete turnkey services necessary to fully complete the project and deliver occupancy-ready homes.

The work includes, but is not limited to:

- Removal and disposal of existing manufactured homes at replacement sites
- Site preparation and grading
- Engineered foundations
- Drainage and flood mitigation improvements
- Utility coordination and hookups
- Procurement and delivery of manufactured homes
- Installation and setup
- ADA accessibility components for Elder units
- Wildfire-resistant construction features
- Final inspections and certifications
- Cleanup and site restoration

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## REPLACEMENT HOME REQUIREMENTS

The Tribe intends to replace ten (10) unsafe and substandard manufactured homes with new three-bedroom manufactured homes designed for long-term family occupancy.

All replacement homes must:

- Be new HUD-compliant manufactured homes
- Include a minimum of three bedrooms
- Be designed for energy efficiency and long-term durability
- Meet Oregon installation requirements
- Meet all applicable federal, Tribal, and state code requirements
- Be suitable for high desert climate conditions

Preferred features include:

- Open floor plans

- Durable flooring systems
- Moisture-resistant materials
- High-efficiency HVAC systems
- Enhanced insulation packages
- Energy-efficient windows and doors
- Energy Star appliances where feasible
- Washer and dryer hookups
- Long-life roofing systems
- Low-maintenance exterior materials

The Tribe reserves the right to review and approve all proposed floor plans, elevations, colors, finishes, and specifications prior to procurement.

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#### ADA-ACCESSIBLE ELDER UNIT REQUIREMENTS

The project also includes construction and installation of five (5) new two-bedroom ADA-accessible Elder units on the Upper Reservation.

These homes shall be specifically designed to support aging in place and independent living for Tribal Elders.

Each Elder unit shall include ADA and universal design features including, but not limited to:

- Zero-step entries
- Wider hallways and doorways
- Roll-in showers
- Accessible kitchens and bathrooms
- Grab bar reinforcement
- Accessible switches and controls
- Accessible parking and walkways
- Safe and durable non-slip flooring

The Tribe may request additional accessibility features during final design review.

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## DEMOLITION AND REMOVAL

The contractor shall remove and properly dispose of existing manufactured homes located at the ten replacement housing sites.

Demolition activities may include removal of:

- Existing manufactured homes
- Skirting
- Stairs and decks
- Foundations or pads if required
- Abandoned utility materials
- Debris and damaged site materials

The contractor shall coordinate utility disconnects with utility providers and the Tribe prior to demolition activities.

The Tribe reserves the right to salvage selected materials or components before demolition begins.

No demolition work is required for the five new Elder unit sites on the Upper Reservation because these are new construction locations without existing residential structures.

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## SITE PREPARATION AND CIVIL WORK

The contractor shall provide all site preparation and civil work necessary for proper installation and long-term performance of the homes.

This work may include:

- Excavation and grading
- Soil stabilization
- Compaction
- Engineered pad preparation
- Drainage improvements
- Stormwater management
- Utility trenching

- Access improvements
- Erosion control
- Retaining improvements if necessary
- Flood mitigation grading

Site preparation will be a major component of this project due to recent flooding conditions and varying site elevations throughout the Reservation.

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## FLOOD RESILIENCE REQUIREMENTS

Flood resilience is a critical requirement of this project due to recent flooding events experienced on the Reservation.

All proposals must include a detailed approach for reducing future flood risk and improving long-term housing resilience.

At minimum, proposals shall address:

- Elevated engineered foundations
- Raised finished floor elevations
- Flood-resistant foundation systems
- Improved drainage and runoff management
- Elevated utility connections
- Anchoring systems suitable for flood-prone conditions
- Moisture mitigation systems
- Foundation ventilation
- Site grading strategies
- Groundwater management where necessary

The Tribe expects homes to be elevated above existing grade conditions where necessary to protect against future flooding and standing water conditions.

Contractors shall clearly describe their flood mitigation approach and provide recommendations for improving long-term site stability and resilience.

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## WILDFIRE-RESISTANT CONSTRUCTION

The Burns Paiute Tribe strongly encourages the use of wildfire-resistant materials and construction methods due to increasing wildfire risk throughout Oregon.

Preferred wildfire-resistant features include:

- Class A fire-rated roofing systems
- Fiber cement or non-combustible siding
- Tempered exterior windows
- Ember-resistant vents
- Enclosed eaves and soffits
- Fire-resistant decking materials
- Non-combustible skirting
- Ignition-resistant materials
- Defensible space recommendations

The Tribe welcomes additional recommendations that improve long-term fire resistance while remaining durable and cost effective.

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## FOUNDATIONS AND INSTALLATION

The contractor shall provide all labor and materials necessary for complete home installation including:

- Engineered foundations
- Blocking and leveling
- Tie-down and anchoring systems
- Utility connections
- Moisture barriers
- Skirting installation
- ADA-compliant access where required
- Entry stairs and landings
- Final setup certifications and inspections

All foundations shall be designed to account for:

- Flood conditions
  - Frost depth
  - Soil conditions
  - Drainage performance
  - Structural stability
  - Long-term settlement prevention
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#### UTILITIES AND INFRASTRUCTURE

The contractor shall coordinate and complete all utility work necessary to place the homes into service.

This includes:

- Water connections
- Sewer connections
- Electrical service
- Meter installation or upgrades
- Utility trenching
- Propane or gas connections if applicable
- Freeze protection systems where necessary

The Tribe has also pursued supplemental infrastructure funding to support grading, roads, water, sewer, and utility improvements associated with this project.

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#### ENERGY EFFICIENCY AND SUSTAINABILITY

The Tribe strongly encourages energy-efficient construction methods and systems that reduce long-term operating costs for residents.

Contractors are encouraged to include:

- Enhanced insulation systems
- High-efficiency HVAC systems
- Smart thermostats

- Energy-efficient windows
- LED lighting packages
- Water conservation fixtures
- High-efficiency water heaters
- Solar-ready options where feasible

Preference may be given to proposals demonstrating strong long-term energy performance and reduced maintenance costs.

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## PROCUREMENT AND COMPLIANCE REQUIREMENTS

This project is federally funded and subject to all applicable federal requirements including:

- HUD PRICE Program requirements
- NAHASDA requirements
- 2 CFR Part 200
- Section 3 requirements
- Equal Opportunity requirements
- Tribal procurement requirements
- Environmental review requirements
- Debarment and suspension requirements
- Davis-Bacon requirements if applicable

All contractors shall comply with applicable federal, Tribal, state, and local laws and regulations.

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## ENVIRONMENTAL REVIEW REQUIREMENTS

All work performed under this project shall comply with HUD environmental review requirements. No construction activities may begin until all environmental reviews and approvals have been completed.

The selected contractor(s) shall cooperate fully with the Tribe throughout the environmental review and floodplain review process.

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## PROJECT SCHEDULE

Project implementation is anticipated to occur over a two-year period.

The Tribe anticipates construction activities beginning during Summer 2026 following completion of environmental review, engineering, and site readiness activities.

The project will likely be completed in phases to maximize efficiency and minimize disruption to residents.

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## REQUIRED PROPOSAL CONTENTS

Proposals must include:

### Company Information

- Legal business name
- Address and contact information
- Contractor licensing information
- Insurance information
- Tribal or Native-owned business status if applicable

### Relevant Experience

Descriptions of previous experience involving:

- Manufactured housing installation
- Flood-resilient construction
- Wildfire-resistant construction
- ADA-accessible housing
- Tribal housing projects
- Federally funded construction projects

### Technical Proposal

The proposal shall include:

- Proposed home models and specifications
- Foundation recommendations
- Flood mitigation strategies
- Wildfire-resistant construction features
- Site development approach
- Construction schedule

- Warranty information

Cost Proposal

Detailed itemized pricing including:

- Demolition and disposal
- Site preparation
- Drainage improvements
- Foundation construction
- Utility work
- Manufactured home procurement
- Transportation and delivery
- Installation and setup
- ADA accessibility features
- Permits and inspections
- Optional upgrades

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EVALUATION CRITERIA

Proposals may be evaluated based on:

Criteria	Points
Relevant Experience	25
Technical Quality of Proposal	25
Flood and Wildfire Resilience Approach	20
Cost Effectiveness	20
Tribal Participation and Section 3	10

The Tribe reserves the right to request interviews, revised proposals, presentations, or additional information from proposers.

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## RIGHT TO REJECT

The Burns Paiute Tribe reserves the right to reject any or all proposals, waive informalities, negotiate with proposers, request clarification, award multiple contracts, or cancel this solicitation if determined to be in the best interest of the Tribe.

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## SUBMISSION INFORMATION

Proposals shall be submitted to:

Burns Paiute Tribe Housing Department  
Attn: Amanda Starkey, Housing Director  
100 Pasigo Street  
Burns, Oregon 97720

Electronic submissions may be accepted if authorized by the Tribe.

**The deadline to submit bids is 6/15/2026**

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## QUESTIONS

Questions regarding this RFP shall be submitted in writing to:

Amanda Starkey  
Housing Director  
Burns Paiute Tribe Housing Department

100 Pasigo St.  
Burns, OR 97720  
Email: [amanda.starkey@burnspaiute-nsn.gov](mailto:amanda.starkey@burnspaiute-nsn.gov)

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## FUNDING NOTICE

This project is funded through the HUD Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Main Grant Program under Grant No. B-23-PR-41-0002. The project includes replacement housing, ADA-accessible Elder housing, and related infrastructure improvements intended to improve long-term housing stability, resilience, accessibility, and affordability for Tribal members.