



Bad River Housing Authority Invitation for Bids Manufactured Homes

**This is an unrestricted solicitation for Sealed Bids for 2 manufactured homes in
Odanah, WI 54861**

Required Submittal Information:

All bids are due September 12, 2026 by 1:00 pm. Bid's will be opened publicly at the Bad River Housing Authority Offices 75860 US Hwy 2 Odanah, WI 54861 at 1:15 pm. Questions: Tim Brown, brhpm@badriver-nsn.gov, 715-292-8848.

Bid Acceptance:

Bad River Housing Authority reserves the right to determine if a bid meets stated requirements, and to award a contract for the bid that is in the best interest of the Bad River Housing Authority including but not limited to the total cost and capability of the bidder. To be considered, bids must be received by the specified date and time; any bid received after the stipulated date and time will be returned unopened.

Bids must be sealed and labeled

Manufactured Homes Phase II Bayfront

Bids may be mailed to:

Project Manager
Bad River Housing Authority
P.O. Box 57
Odanah, WI 54861

Hand Delivered to:

Projector Manager
Bad River Housing Authority
75860 US Hwy 2
Odanah, WI 54861

Tribal Employment Right Ordinance (TERO) Requirements:

A TERO payment of 1.5% of your bid and change orders is required.

Attachments:

Exhibit A: Scope of Work
Exhibit B: Bid Response Sheet
Exhibit C: Subcontractor List

Exhibit D: Construction Schedule

Bidder Requirements:

Bidder must submit required documentation with sealed bid:

- Bid Response Sheet
- Construction schedule
- Proof of Indian ownership, if claiming Indian Preference
- Floor Plans

Insurance Requirements:

Before performing contractual services on behalf of the Bad River Housing Authority, an original Certificate of Insurance naming the Bad River Housing Authority as a certificate holder must be on file in the Bad River Housing Authority Office. Manufacture/Dealer represents that it has and will continue to have at least the following levels of insurance during the term of this Agreement: compliance with state law and general liability insurance in an amount not less than \$1,000,000 each occurrence \$2,000,000 annual aggregate. Manufactured homes dealer to present a copy of Home Dealer Bond and Licenses.

Required coverage:

- Workers Compensation and Employer's Liability
- General Liability
- Automobile Coverage

Exhibit A - Scope of Work

Our first preference would be to purchase two 3 bedroom manufactured homes that are already constructed.

Our Second preference would be to have them built by the manufacturer and delivered and set by December 28, 2026.

- Two 3 Bedroom Manufactured Homes with two full bathrooms.
- HUD Approved Label.
- Warranty 10 year structural.

Interior

- Primed and Painted Drywall throughout with Orange Peel finish.
- 8' Flat Ceilings.
- Lighting per the Manufacture. Recessed lighting to be LED. Bulbs included.
- Finished Pre-Hung interior doors. 2 or 4 panels painted or stained.
- Window Valances – 1" mini blinds throughout.
- Smoke and Carbon Monoxide detectors complete with Battery Back-up.
- White Wire Shelving in closets.
- Painted Moldings.
- Finished 2 ½" window and door casing and 3" baseboards. Painted or Stained.
- Metal passage and lockable doorknobs.
- Attic inspection access.
- 2x4 interior walls.

Exterior

- Vinyl Siding.
- Exterior lighting per manufacturer.
- Vinyl insulated windows. Low E glass with argon gas.
- 2 GFI Receptacles.
- OSB wall and roof sheeting
- House wrap.
- Roof Pitch 5/12 minimum. Over Hangs 12"
- Architectural Shingles 30 yr. with Ridge Vent System.
- Roof Trusses 24" O.C. HUD Approved.
- Ice Shield and roof felt.

- Exterior doors White Prefinished interior/exterior 30x68 6 panel with Deadbolts and Locksets keyed alike.
- Gutters – Seamless 5” K style. Complete with downspouts and 4ft hinged discharge extensions.

Kitchen

- Cabinets per manufacturer.
- Brushed Nickel high rise faucet.
- Stainless steel sink 33”x22”x8”
- Minimum of one USB receptacle.
- 30” free standing Electric smooth top Range with Cord. SS
- Microwave over the Range vented to the exterior. SS
- Minimum 18 Cubic Ft. Frost free double door refrigerator. SS
- Dishwasher. SS
- All appliances need to be installed.

Baths

- White 60” Fiberglass Tub/Shower w/Curtain rod and Curtain.
- White Elongated toilet. 1.6 gallon per flush w/white elongated seat.
- Vanity and Tub/Shower fixtures per the manufacture.
- Mirror size per the manufacture.
- Towel Bar’s per manufacture.
- Toilet paper holder.
- Exhaust Fans per manufacturer. Vented to the exterior.

Cabinetry

- Doors, Face Frames, styles per manufacture.
- Hidden Cabinet Hinges.
- Door and draw pulls per manufacturer.
- Adjustable Shelving.
- Drawer glides soft Clouser.
- Laminated counter tops with back splash.
- 36 “Vanities. Style, and size per manufacturer.

Utilities

- 200-amp Electrical Panel
- Plumbing and wiring for Washer and Dryer. Dryer vented to the exterior.
- Main water shut off. Exposed water lines under the home to be protected from freezing.
- 1-exterior frostless faucet.
- Minimum 50-gallon gas water heater with pan. Discharge to exterior.

- Forced Air Gas furnace. Minimum 95% High Efficiency.
- Programable Thermostat.

Insulation

- Floor – minimum R-22.
- Walls – minimum R-19.
- Ceilings – minimum R-50 Blown in.

Flooring

- Carpet per manufacture.
- No wax vinyl flooring per manufacture.

Structural Components

- Per Manufacture.

General Notes:

Successful bidder will be required to provide all submittals along with license and bonding. They will also be required to visit all properties to advise on Manufactured Home placement, accessibility, and elevation. This will determine location of the foundation and driveway. The owner will take care of all utilities to be brought up to the home. Manufacture/Dealer is to have the interior/exterior of the home turnkey completed. All Permits provided by the owner. Manufacture/Dealer responsible for delivery and setting of the home including anchoring and leveling. Manufacturer/Dealer responsible for all disposal of construction debris and cleaning of the interior to be free of dirt, imperfections and all markings. If the bidder cannot supply all specifications herein then we will need a list of comparables or exclusions.

Exhibit B- Bid Response Sheet

Company Name	Address	
Representative Name		
Title		
Phone	Email	
Bid Price		
Two 3-Bedroom Manufactured Homes already Constructed	\$	
Two 3-Bedroom Manufactured Homes ordered to build		

I hereby certify that the information contained in this attachment and any other submitted documents is true and correct and may be viewed as an accurate representation of proposed services to be provided by this organization.

Signature

Date

Acknowledgement of all addendums. Indicate number of addendums received. _____

Exhibit C

Subcontractor List

1. List names of all qualified Subcontractors. Failure on the part of the Contractor to complete or properly complete this list may constitute sufficient grounds to reject this bid.
2. The subcontractors list must be pre-approved by the owner.

TRADE

SUBCONTRACTOR

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Exhibit D

Construction Schedule

Submit an estimated time frame.

Total number of months for the homes to be completed in the factory and shipped after Contract is agreed and signed or if purchasing off your lot the time frame that will be available for delivery.

Indicate your estimated time frame on this sheet and submit with your Bid Response Sheet.