

Request for Proposal: Exterior Siding Removal & Replacement at 32 & 34 Camsell Place, Inuvik

Issued by:

Inuvialuit Regional Corporation (IRC)

107 Mackenzie Road

Inuvik, NT X0E 0T0

Deadline for submissions: April 20, 2026

1.0 Inuvialuit Regional Corporation

Mandate

The mandate of Inuvialuit Regional Corporation (IRC) is to continually improve the economic, social and cultural wellbeing of the Inuvialuit through the implementation of the Inuvialuit Final Agreement (IFA) and by all other available means.

Operating Philosophy

The mandate and corporate goals of IRC can only be met through a strong commitment by all directors, officers and employees of IRC to an operating philosophy of teamwork, dedication and coordination of both planning and action. The focus of all efforts must be the improved wellbeing of the Inuvialuit. This will be the core criterion by which all corporate activities are measured.

2.0 Invitation

The Inuvialuit Regional Corporation (“IRC”) invites proponents to submit proposals for the exterior siding removal and replacement at 32 and 34 Camsell Place, Inuvik, as per the information described in this document.

3.0 Compliance, Contacts and Meetings

3.1 Proponents who submit proposals may not amend or waive any of the terms of this RFP. This RFP details the scope of services required, submission and experience requirements and selection criteria. No other understanding or agreement, collateral, oral or otherwise, exists.

3.2 All questions, comments and submissions relating to this RFP shall be addressed to Procurement@inuvialuit.com.

4.0 Submission Requirements

Only contractors with an ability to provide the full scope of work will be considered.

Proponents will provide their submissions and/or information to access their submissions to IRC titled: Exterior Siding Removal & Replacement at 32 & 34 Camsell

4.1 Submissions will be emailed and addressed to: Inuvialuit Regional Corporation at Procurement@inuvialuit.com.

4.2 Submissions must be sent as one PDF and labelled:
File1_Exterior_Siding_Removal_&_Replacement_Camsell_Inuvik

4.3 Adjustments or amendments to submissions must be received prior to the closing date and time noted in this Request for Proposal, or as modified by addendum.

4.4 All submissions shall be firm proposals open for acceptance for sixty (60) days from the RFP closing date set out, or as modified by addendum.

4.5 IRC may amend this RFP during the request for proposal call period by means of written addenda issued to all proponents. Proponents must acknowledge receipt of any addenda in their submission.

5.0 Confidentiality

5.1 All information provided in this RFP and all submissions received will be treated as confidential. Proponents are advised to clearly identify any proprietary or confidential information in their submissions.

5.2 IRC reserves the right to use the information contained in any submission for the purpose of evaluating the submission, but not for any other purpose.

6.0 Terms and Conditions

6.1 By submitting a proposal in response to this RFP, the proponent agrees to be bound by the terms and conditions set out in this document. Failure to comply with these terms and conditions may result in disqualification of the submission.

6.2 IRC reserves the right to amend, cancel or reissue this RFP at any time and for any reason. Proponents will be notified of any such changes via addendum.

6.3 IRC are not liable for any costs or expenses incurred by proponents in the preparation and submission of their proposals. All such costs are the sole responsibility of the proponent.

7.0 Contractual Terms:

The successful bidder will be required to enter a formal contract with Inuvialuit Regional Corporation outlining the terms and conditions of the project. Contract negotiations will commence following the selection of the preferred bidder.

Acknowledgement

By signing below, I acknowledge and agree to comply with the Inuvialuit Regional Corporation requirements and its project, and confirm I have read and understood the contents of the RFP.

Date:
Company Name:
Company Representative:
Representative Position:
Contact Number:
Email:
Signature:

Objectives

The purpose of this request for proposal (RFP) is for the exterior siding and styrofoam removal and replacement on two (2) A-frame units at 32 and 34 Camsell Place. The scope of work involves removing existing siding and styrofoam to access and repair exterior sheathing as required and installing new CanExel wood fibre siding according to manufacturer recommendations.

Further project specific details are provided in Exhibit A: Scope of Work

Scope of Work

- a) Remove existing exterior siding and styrofoam around the full perimeter of each unit (32 & 34 Camsell Place) to expose the exterior wall assembly and access exterior sheathing, as required.
 - b) Repair or replace compromised plywood sheathing identified during exposure (condition-based; contractor to identify and price as part of quote).
 - c) Install or repair building wrap / WRB as required and tape/seal to maintain continuity of the building envelope.
 - d) Install new styrofoam and exterior siding according to manufacturer recommendations as quoted, including all required trims, flashings, fasteners, and sealants suitable for an arctic environment.
- Coordinate with the window installer for the installation of the new windows.

All of the work detailed above must be completed prior to July 15, 2026.

Competition Process

This is a one-stage, open competition with preference given to beneficiaries of the Inuvialuit Trust in the Inuvialuit Settlement Region, but all are welcome to bid.

Any non-beneficiaries submitting a bid are encouraged to consult the [Inuvialuit Business List](#) and engage with local contractors as much as possible. Any subcontractors listed in the bid must be contacted to confirm availability.

Evaluation Criteria

Proposals will be evaluated based on:

- a) **Inuvialuit Business List (IBL) Membership:** Preference given to active members of the IBL.
- b) **Experience and Qualifications:** Relevant past work and team credentials.
 - a. *IRC may request documentation and certifications at any time*
- c) **Project schedule** including milestones.
- d) **Cost:** Open and transparent proposed pricing is expected on a time and materials basis.

Milestones

The following milestone schedule must be achievable to be considered for selection. All deadlines are 5PM MT on the respective date. Late proposals may be discarded.

- Bids start: April 7, 2026
- Clarification questions due: April 14, 2026
- Bids close: April 20, 2026
- Bid awarded: May 18, 2026

Should this project schedule need to be modified to meet the budget or logistical concerns of the project, the proponent should clearly identify these and provide an alternative project schedule targeting the completion date.

SCOPE OF WORK

REMOVE EXISTING SIDING AND REPLACE WITH NEW SIDING

Exhibit A

CLIENTS NAME(s): *client name here*

LOCATION: *house address here*

PROGRAM: Home Repair Program

1. GENERAL

1.1. The housing unit for this project is *house address*

1.2. These repairs are required to update the old siding on the home to new siding. Siding shall be rated as a high wind area and suitable for an extremely cold Arctic environment. These repairs will improve the building envelope and will help to increase energy efficiency as well as reduce the cost of heating the home.

1.3. It is strongly recommended that the installers read and fully understand this entire document. This Scope of Work will be used as a checklist for the final inspection, and any work that is in noncompliance with this Scope of Work will be considered a deficiency.

1.4. Ensure that every installation is done to the industry's highest standards and is acceptable to the IRC Housing Manager, and the GNWT building inspector (if applicable).

1.5. The installer will provide pictures of the exterior of the home for any interim report, final report, or as requested by IRC Housing Manager, or the territorial building inspector.

1.6. All work performed will conform to the National Codes developed by the National Research Council of Canada, as well as any other applicable territorial or municipal Act, Regulation, Code, Standard, or By-law.

1.7. The contractor/installer shall be able to provide proof of the appropriate WSCC/WCB insurance coverage when asked and document their daily pre job toolbox meeting with a written FLRA/FLHA. They must also have proof of first aid

training, fall protection training, and any other training or certificates as mandated by IRC Housing. The contractor/installer will always wear the appropriate PPE including, but not limited to, eye protection, safety footwear, and hearing protection.

1.8. The installer should also review the entire commodity list (material list) for the project as well as any pictures before commencing work to better understand what is expected for this project.

2. SUMMARY OF REPAIRS

2.1. Remove the existing siding and replace it with new siding. Carefully inspect the building envelope before installing the new siding, and repair or replace any compromised building wrap as needed. Immediately report if any structural damage is found.

2.2. All metal flashing will be installed in such a way that they do not meet wood elements.

2.3. Exterior sealant suitable for an arctic environment should be used to effectively seal any penetrations in the siding (IE: electrical supply, cable/phone wires, doors & windows, water fill pipe etc.).

2.4. It is recommended that the installer measures the areas being replaced and compares that with the siding that is on site before commencing work to confirm that there is enough material to complete the project. Any issues or deficiencies with the siding and/or materials should be reported to the IRC Housing Repairs Manager immediately.

2.5. Each wall will have one picture at project completion, and the pictures should be labelled/named in such a way that the IRC Housing Manager can easily identify the house address and community.

2.6. Every effort should be made to minimize the construction debris in the client's yard while performing the installation. The jobsite should be cleaned up at the end of every workday and at project completion.

3. MATERIALS

3.1. All material/commodities for this project will be the responsibility of, and be supplied by, the contractor. It is understood that any amount paid to the installer shall be for labour and material inclusive and there is no expectation of extra or forgotten material to be supplied by IRC.

4. EXECUTION

4.1. The installer will transport the materials from local storage to the worksite.

4.2. After confirming that the material on site is sufficient to complete the project, remove any siding and exterior insulation that is being replaced and inspect the existing building wrap (IE: Tyvek) to ensure that it is properly installed and has no gaps, potentially unsealed penetrations, or reverse laps. Replace or repair structural and envelope elements as needed before beginning to install the siding.

4.3. Consult the manufacturer specifications for the supplied siding and install as per manufacturer specs. Ensure that the supplied fasteners, trims, moldings, sealants, etc. are the correct items (and the right colour) for a warranted installation.

4.4. Install the head flashing/drip cap (if not already present or needing replacement) above each window and door. Install the drip cap using building wrap and/or flashing tape in such a way that the metal does not directly contact any wood, making sure to keep the bottom edge of the siding at least ¼" above the horizontal edge of the flashing to keep it from wicking moisture off the flashing.

4.5. Using best industry practices, use exterior sealant to ensure that any edges, trims, corners, windows, doors, etc. are sealed to meet or exceed code, and tool it to leave a nice, finished look. Drips, gobs, and untooled sealant will be considered a deficiency and must be corrected.

5. CLEAN UP

5.1. Supply all labour, material, and equipment throughout the entire period of this contract, with a final clean-up prior to the final inspection.

5.2. The contractor is responsible for collecting and transporting all non-usable building material and debris to the local landfill or dump.

5.3. Perform a site clean-up daily at each jobsite. Parts and any other construction waste will be removed from the site on the day that it is removed from the house.

Exhibit B – Commercial Pricing Table

Scope of Work	Labour	CanExel Wood Fibre Siding Material
a) Remove existing exterior siding around the full perimeter of each unit (32 & 34 Camsell Place) to expose the exterior wall assembly and access exterior sheathing.		
b) Repair or replace compromised plywood sheathing identified during exposure (condition-based; contractor to identify and price).		
c) Install or repair building wrap / WRB as required and tape/seal to maintain continuity of the building envelope.		
d) Install new exterior siding according to manufacturer recommendations , including all required trims, flashings, fasteners, and sealants suitable for an Arctic environment.		
Subtotal		
Total		

In addition to providing the overall pricing summary above. Please provide a detailed list of unit rates both for labour and materials by description required to complete this project.

Contact information

For inquires and submissions, please contact: procurement@inuvialuit.com

Subject Line: Exterior Siding Removal & Replacement at 32 & 34 Camsell

During the bidding period and through to when the contract is awarded, the organization/individual shall not contact any employee of IRC, or any of its affiliates, for additional information, except in writing with copy to procurement@inuvialuit.com.

NOTE:

This RFP is not a call for tenders or a request for binding offers and no contractual or other legal obligations shall arise between IRC and any proponent as a result of the issuance of this RFP or the submission of any proposal in response to this RFP, until and unless IRC and a proponent enter into a contract for the work sought by IRC under this RFP.

For clarity and without limiting the foregoing, this RFP does not commit IRC in any way to treat proponents in any particular manner, to select a proponent, to proceed to negotiations with any proponent or to enter into any contract and IRC may reject any or all proposals, re-issue a new RFP or end this RFP process at any time, at its sole discretion.