

# KARUK TRIBE HOUSING AUTHORITY

P.O. Box 1159 • 635 Jacobs Way  
Happy Camp, CA 96039  
Ph: (530) 493-1414 • Fax: (530) 493-1415



1836 Apsuun Street  
Yreka, CA 96097  
Ph: (530) 842-1644 • Fax: (530) 842-1646

## NOTICE TO BIDDERS

<b>Today's Date:</b>	June 5, 2026
<b>General Description:</b>	Successful bidder shall provide all necessary materials, labor, equipment, permits and fees necessary to demolish one single family home and install one single family manufactured home based on a provided floorplan at 14519 Quartz Valley Rd. Fort Jones, California (Siskiyou County) as described further in the Scope of Work.
<b>Contact Information:</b>	Karuk Tribe Housing Authority 635 Jacobs Way, PO Box 1159, Happy Camp, CA 96039 Nikki Thompson, (530) 493-1410, <a href="mailto:nthompson@karuk.us">nthompson@karuk.us</a>
<b>Project Managers:</b>	Doug Goodwin, Project Manager (530) 598-3911 <a href="mailto:dgoodwin2@karuk.us">dgoodwin2@karuk.us</a>
<b>Project Name:</b>	Quartz Valley Home Replacement
<b>Mandatory Site Visit:</b>	Monday, June 22, 2026 at 10am
<b>Submission:</b>	Hand Submission: 635 Jacobs Way, Happy Camp, CA Mail Delivery: PO Box 1159, Happy Camp, CA 96039 Email: <a href="mailto:nthompson@karuk.us">nthompson@karuk.us</a>
<b>Deadline:</b>	<b>Tuesday, July 7, 2026 by 5pm</b>

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## KARUK TRIBE HOUSING AUTHORITY REQUEST FOR LUMP SUM FIXED QUOTATION

### SOLICITATION FOR LUMP SUM FIXED-PRICE QUOTATIONS BASED ON PRICE ONLY (Small Purchases of \$350,000 or less)

**Due Date:** Tuesday, July 7, 2026 by 5pm

**Mandatory Site Visit:** Monday, June 22, 2026 at 10am

**More Information:** Doug Goodwin: (530) 598-3911 [dgoodwin2@karuk.us](mailto:dgoodwin2@karuk.us)

1. The Karuk Tribe Housing Authority (KTHA) requests lump sum fixed-price quotations for all necessary materials, labor, equipment, permits and fees necessary to demolish one single family home and install one single family manufactured home based on a provided floorplan at 14519 Quartz Valley Rd. Fort Jones, California (Siskiyou County) as described further in the Scope of Work.
2. KTHA is requesting these quotations under the small purchase procedures. This is a less formal, simplified process which will help us to expedite our selection. Because KTHA is following this process, we will not be able to accept quotations that are more than \$350,000.
3. Quotations are invited from non-Indian as well as Indian-owned economic enterprises or organizations.
4. Quotations may be submitted by email, mail, or hand delivery. All quotations must be submitted to KTHA in writing and emailed to [nthompson@karuk.us](mailto:nthompson@karuk.us), mailed or hand delivered to PO Box 1159, 635 Jacobs Way, Happy Camp, CA 96039. This solicitation shall remain open until **Tuesday, July 7, 2026 at 5pm.**
5. The Scope of Work is as set forth on Appendix A, attached to this Solicitation. Anyone submitting a quotation for this work is required to visit the job site to ascertain the nature and location of work and to satisfy itself as to the general and local conditions which can affect the work. **Mandatory Site Visit, Monday, June 22, 2026 at 10am.**
6. **Indian Preference.** Any firm seeking Indian preference in this award must provide evidence that it is not less than 51% Indian owned and controlled. If claiming this preference, please contact us immediately so that we can fax you a pre-qualification statement that you must fill out and return within two days of your receipt. KTHA will then review the statement and determine eligibility for preference.
7. **Award.** The contract will only be awarded to a responsive, responsible individual or firm. The contract will be awarded to a qualified Indian enterprise submitting the lowest responsive quotation if such quotation is within budgeting limits established for this solicitation and is within the limits identified in the KTHA Procurement Policy regarding Indian preference in contracting. If no responsive quotation by a qualified Indian enterprise is within the above-stated limits, then award will be made to the individual or firm with the lowest responsive quotation.
8. All quotations must contain a commitment to provide Indian preference in 1) subcontracting, 2) training, and 3) employment, and must contain a statement describing the methods that will be used to provide such preferences. This statement is part of the submitted quotation. This statement will be evaluated as part of the submitted quotation, and any quotation failing to contain such preference statement or failing to adequately address such preference requirements shall be deemed non-

responsive. If you believe it is infeasible to provide Indian preference in subcontracting, training, or employment, you must include in your quotation a certification as to the reasons why.

9. The form of Contract which contains the terms and provisions of the contract agreement between KTHA and the individual or firm selected for this work is available for review upon request. By submitting a quotation, you hereby agree that if selected, you shall deliver to the Authority, within the time later designated by the Authority, a properly executed Contract and to be bound by all terms and conditions set forth therein, including but not limited to assurance of performance, completion dates, prevailing wage rates, warranties, other federal requirements, and other terms and provisions as set forth therein.
10. All quotations must commit to remaining open for at least 45 days.
11. The selected contractor will be responsible for paying all Tribal license fees and taxes, as well as permits that may be required, if any.
12. The successful individual or firm on this solicitation must comply with the Tribe's TERO Ordinance, including any licensing requirements. This includes, but is not limited to, paying a 2% TERO fee on the work to be performed. Tribal minimum wage rates shall apply. For a copy of the TERO Ordinance and more information, the Karuk Tribe TERO Director, should be contacted at (530) 493-1600 ext. 2030.
13. This solicitation does not commit KTHA to award a contract or to pay any costs incurred in the preparation of quotation or the procurements of supplies. KTHA reserves the right to reject any and all quotations or to re-solicit when it is deemed by KTHA to be in its best interest to do so.
14. If there are any questions, please contact **Doug Goodwin at (530) 598-3911 or [dgoodwin2@karuk.us](mailto:dgoodwin2@karuk.us)** KTHA will let you know the decision of the award.

**APPENDIX A**  
**To Request for Lump Sum Fixed-Price Quotation**  
**SCOPE OF WORK**

Successful bid shall include all necessary materials, labor, equipment, permits and fees necessary to demolish one single family home and install one single family manufactured home based on a provided floorplan at 14519 Quartz Valley Rd. Fort Jones, California (Siskiyou County) as described further below.

- 1) Must attend mandatory site visit on Monday, June 22, 2026 at 10am.
- 2) Bid shall include all necessary materials, labor, and fees to demolish existing home and remove debris from the project site.
- 3) Bid shall include an engineered permanent concrete foundation including poured concrete footings and split face CMU block skirting with two crawl space access doors. Block skirting shall be a minimum of three courses. Foundation design shall provide for an appropriate crawl space vapor barrier and venting.
- 4) Bid shall include one (1) covered ADA ramp at front entry door, and one (1) 32 square foot deck with stairs at rear utility room entry door. Cement landings shall be provided at termination of ramp and stairs. Decking and railing material shall be Cedar or Redwood. Roof design over front Ramp shall be of a sloped type with appropriate venting and soffits throughout; roof pitch shall match the home. ALL deck/stair/ramp posts shall be securely mounted to a concrete pier using a standoff style post base. Final deck design shall be submitted to KTHA for approval. Successful bid shall include an appropriate transparent sealant/finish to be applied to the finished deck surfaces.
- 5) Bid shall include locating all utility stub outs in the field and providing all labor, materials, and fees necessary to make final connections to these utilities.
- 6) All appliances shall be electric with optional Gas cook stove per homeowner's choice. Bid shall include a \$4,700 allowance for providing and installing cook stove, refrigerator, clothes washer, clothes dryer, and dishwasher with hook-ups installed in utility room.
- 7) The homeowner has selected the included Manufactured home model with the following options:
  - a. ADA Walk-in shower in Bathroom #1, with appropriate door sizing and hardware.
  - b. Flooring upgrade one level above the base option per homeowner's choice.
  - c. Appropriate roof snow load rating for Scott Valley in Siskiyou County.
  - d. Optional windows in Bathroom #1, Bedroom #1, and Dining Room.
  - e. Optional 3680 door in Utility Room.
- 8) Standard colors and finishes shall be chosen by homeowner.
- 9) Bid shall include central heating and air conditioning system.

- 10) Fencing or landscape features that are removed or damaged during the course of the project shall be replaced by the contractor at no additional cost to the homeowner.
- 11) Title to manufactured home shall be in the homeowners' name.
- 12) Any deviations from the Scope of Work will require written, pre-approval and be evaluated on a case by case basis by KTHA.
- 13) Contractor shall have appropriate license, certification, and insurance for the work to be performed.
- 14) All work shall be performed in accordance with manufacturer's specifications.
- 15) Tribal wage rates will apply (as included), Indian preference, and TERO Tax of 2% will apply to the total awarded contract amount.
- 16) Proposals may be submitted by email, mail, or hand delivery. All quotations must be submitted to KTHA in writing and can be emailed to [nthompson@karuk.us](mailto:nthompson@karuk.us), mailed or hand delivered to PO Box 1159, 635 Jacobs Way, Happy Camp, CA 96039 by **Tuesday, July 7, 2026 at 5pm**.

**APPENDIX B**  
**To Request for Lump Sum Fixed-Price Quotation**

**TRIBAL WAGE RATES**

<b>KARUK TRIBAL WAGE RATES</b>	
<b>Updated April 2011</b>	
<b>Position:</b>	<b>Rate:</b>
CARPENTER	17.00
CEMENT MASON	16.00
ELECTRICIAN	18.00
LABORER	12.00
PAINTER	13.00
PLUMBER	18.00
ROOFER	14.00
SHEET METAL WORKER	18.00
BRIDGE BUILDER	17.00
PILE DRIVER	23.00
MILLWRIGHT	18.00
LINE CONSTRUCTION	22.00
COMMUNICATION SYS	18.00
HEAVY EQUIP OPERAT	16.00
IRON WORKERS	17.00
PLASTERER	16.00
BRICK TENDER	16.00
LANDSCAPE/GARDEN	12.00
DRYWALL FINISHER	16.00
GLAZIER	14.00
SOFT FLOOR LAYER	15.00
TRUCK DRIVER	13.00
TILE SETTER	15.00
BRICK LAYER	17.00

**APPENDIX C**  
**To Request for Lump Sum Fixed-Price Quotation**

**LUMP SUM FIXED PRICE QUOTATION**

This is a construction contract to demolish one single family home and install one single family manufactured home based on a provided floorplan at 14519 Quartz Valley Drive, Fort Jones, CA (Siskiyou County) 96032 as specified in the scope of work and specifications. KTHA intends to contract with one bidder in a lump-sum contract for the complete scope of work as shown in these bid documents. Bidders must submit pricing for each component of work shown in the bid schedule, and the total of items must equal the total bid.

<b>No</b>	<b>Description</b>	<b>Quantity</b>	<b>Cost</b>
1	Mobilization and bonds	Lump Sum	
2	Demolition	Lump Sum	
3	Site work, footing excavation, rough and finish grading	Lump Sum	
4	Concrete and masonry	Lump Sum	
5	New manufactured home including setup	Lump Sum	
6	All utility connections	Lump Sum	
7	Decks and ramps including roof over front deck	Lump Sum	
8	Appliance allowance	Allowance	\$4,700
9	Subtotal	Lump Sum	
10	TERO Fee (2% of Subtotal)	2% of Subtotal	
<b>11</b>	<b>Total Bid</b>	<b>Lump Sum</b>	

Respectfully Submitted by,

Signature: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

License Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**APPENDIX D**  
**To Request for Lump Sum Fixed-Price Quotation**

**TRIBAL EMPLOYMENT RIGHTS OFFICE**  
**COMPLIANCE PLAN FOR BIDDERS**

Bidder/Employer Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Bid Amount: \$ \_\_\_\_\_ TERO Fee (2%): \$ \_\_\_\_\_

**THIS IS AN AGREEMENT BETWEEN THE KARUK TRIBE’S TRIBAL EMPLOYMENT RIGHTS OFFICE (TERO) AND \_\_\_\_\_, HEREINAFTER KNOWN AS “EMPLOYER” CONDUCTING COMMERCE AND EMPLOYMENT ACTIVITY WITHIN THE ANCESTRAL TERRITORY OF THE KARUK TRIBE.**

- Employer shall provide the completed compliance plan with the submission of bid.
- Upon notification of the award, Employer shall contact the TERO Office within ten (10) days prior to any work to be performed.
- Employer shall contact the TERO Office and Contract/Project Manager immediately, in writing, advising of any contract or sub-contractor changes to obtain approval prior to working on the job site.
- Employer understands and agrees to comply with the requirements and procedures in the selection of contractors, sub-contractors, employees and recruitment of viable Indian applicants in accordance with the Karuk Tribe’s Employment Rights Ordinance and the Karuk Tribe’s Workforce Protection Act (WPA).

By signing below the Employer certifies the position information is true and correct and there have been no omissions in the completion of the labor force projections. Falsification of the information provided will result in sanctions, penalties, fines and/or debarment with the Karuk Tribe.

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Employer Signature \_\_\_\_\_ Date \_\_\_\_\_



**List Non-Native Contractor/Sub-contractors to be hired for this Project:**

Contractor/Sub-contractor Contact Person, Phone # and E-mail:	Work to be Performed:

**Open Positions:** Employer agrees to hire 100% of all its open positions/Sub-contractors for this project through the TERO Skills Bank. If Employer is unable to hire 100% then company representatives will need to meet with the TERO Director. Failure to comply with this hiring requirement will result in sanctions and/or penalties.

Job Title/Sub-contractor Needed:	Skills Required:

Number of positions to be filled for this project: \_\_\_\_\_  
 Contact person/info for job referrals: \_\_\_\_\_  
 Date TERO referrals needed: \_\_\_\_\_ Job start date: \_\_\_\_\_

<p><b><u>For Internal Use Only:</u></b></p> <p>Contract Number #: _____ Project Manager: _____</p> <p>TERO Office Approval _____ Date: _____</p> <p><b><u>Comments:</u></b></p>
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