

WINNEBAGO HOUSING AND DEVELOPMENT COMMISSION
REQUEST FOR PROPOSALS (RFP)
REHAB SERVICES FOR
23 SINGLE FAMILY HOUSING UNITS

The Winnebago Housing and Development Commission (WHDC) requests written proposals from any qualified and interested party to provide renovation work on 23 single family housing units. Winnebago Housing and Development Commission reserves the right to award more than one contract under this RFP.

Scope of Work

The Winnebago Housing and Development Commission will receive bids for the renovation project of 23 single family 2-, 3-, & 4-bedroom units each. Areas to be renovated include replacing doors, trim & flooring as needed. Kitchen: replace cabinets. Bathrooms: replace vanities, tubs and showers, curtain & towel bars. All units shall be painted with all holes or blemishes sheet rock patched and textured. Replace all electrical components (outlets, switches, light fixtures etc.) Replace furnace & AC units as needed. Units need all new curtain rods & shades. Windows will need to be fixed or replaced with screens. Replace water heaters as needed. Replace or clean refrigerators and stoves.

Work must be completed in an expedient manner. Specific timeframe to be determined later. However, all work must be **completed within one year of contract signing**.

Application Process

Any interested and qualified party shall apply, in writing via email or hand delivery, to the Winnebago Housing and Development Commission. **Proposals must be received by 4:00 p.m. on October 14, 2026.**

Proposals shall include:

- 1) The name, address, phone and email address of the individual(s) or firm applying. If the applicant is a firm, the key personnel who will perform this work should be identified.
- 2) The names, addresses and telephone numbers of a least 2 references, preferably tribal housing authorities, other tribal entities, or other non-tribal entities involved in providing housing services.
- 3) A description of experience. In particular, experience with tribal housing authorities, other organizations providing housing services and related work should be emphasized.
- 4) A list of fees for services provided.
- 5) Disclosure of any claims, lawsuits or disputes over work or services previously done in the past five years or currently being performed.

6) A description of warranties to be provided.

7) Indian preference will be given in making this award. Any firm seeking such preference must provide evidence that it is not less than 51% Indian owned and controlled. Those that satisfy this requirement will be given up to 10 extra points (10% of all the points available).

8) All proposals must contain a commitment to provide preference in A) subcontracting, B) training, and C) employment, of Indians and must contain a statement describing the methods that will be used to provide such preferences. This statement will be evaluated as part of the submitted proposal, and up to 10 points of all the points available will be set aside for evaluation of this statement.

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

9) A completed Previous Participation Certificate.

10) An executed Non-collusive Affidavit.

Miscellaneous

In accordance with Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulations at 24 CFR part 135, the Winnebago Housing and Development Commission will make best efforts, consistent with federal and tribal laws and regulations (including Section 7(b) of the Indian Self Determination and Education Assistance Act), to give low- and very low-income persons the training and employment opportunities generated by Section 3 covered assistance and to give qualified business concerns the contracting opportunities generated by Section 3 covered assistance.

Contract and Requirements

The contract that will be used and its terms will be mutually agreed upon except that all terms and conditions of this Request for Proposal and federal funding requirements shall apply including but not limited to the provisions of the Native American Housing Assistance and Self-Determination Act (NAHASDA), 25 U.S.C. 4101, et seq. Selected bidders shall also be required to comply with the Winnebago Tribe of Nebraska Tribal Employment Rights Code (TERO).

This announcement does not contemplate any subcontracts.

The Winnebago Housing and Development Commission reserves the right to award more than one contract under this RFP.

Any proposal submitted shall state that it will remain open for 60 days. The Winnebago Housing and Development Commission reserves the right to reject any and all proposals. Questions can be directed to **Dana Zagurski, Executive Director** at (402) 878-2241 or whdc@abbnebraska.com

Submit proposals by email or hand delivery no later than October 14, 2026, at 4:00 p.m. to:

Winnebago Housing and Development Commission
Attention: Dana Zagurski
Executive Director
103 Elm Circle
Winnebago, NE. 68071
402-878-2241
whdc@abbnebraska.com