



REQUEST FOR PROPOSALS

2026 Nunatsiavut Energy Efficiency Retrofit Program (the “NEER”)

“Contractors”

TENDERS MUST BE RECEIVED BY EMAIL **PRIOR TO 4:00 P.M. (ATLANTIC TIME)** (“THE CLOSING DATE”) ON **OCTOBER 9, 2026** TO THE FOLLOWING:

Jamie Hewlett, Regional Energy Manager

Email: Jamie.hewlett@nunatsiavut.com

Telephone: 709-699-0041

Fax: 709-947-3543

Mail: Nunatsiavut Government, P.O. Box 70, Nain, NL, A0P 1L0

THIS TENDER IS SUBMITTED BY:

NAME OF BIDDER: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

DATE: _____

NAME OF AUTHORIZED REPRESENTATIVE (PLEASE PRINT):

Checklist for Bidders:

1. Read all terms and conditions.
2. This Invitation for Tenders contains the following Schedules:
 - Schedule A: Services
 - Schedule B: Evaluation Criteria for Tenders
 - Schedule C: Fees and Expenses
 - Schedule D: Insurance
 - Schedule E: Inuit Content Factor Calculation
3. This Invitation for Tenders Contains the following Appendices:
 - Appendix A: Statement of Work
4. Complete the following pages that make up your tender (the “Tender”):
 - A signed front cover page of this Invitation for Tenders.
 - A signed acknowledgement of review of Appendix A.
 - A signed acknowledgement of review of Schedules A, B and D.
 - A completed Schedule C.
 - A completed Schedule E.

Instructions for Bidders:

1. Submit the Tender before the Closing Date and time set out on the front cover page of this Invitation for Tender.
2. Send the Tender by **email** to Jamie Hewlett as provided above, on or before the Closing Date.
3. Late Tenders will not be considered or evaluated.
4. Bidders must submit a Tender that complies with the instructions provided in the “Checklist for Bidders” found above.
5. Tenders will remain valid for 30 days from the Closing Date of this Invitation for Tenders, despite anything to the contrary on a Tender bid.
6. Tenders must be submitted in writing, in English or Inuktitut.
7. By submitting a Tender, the bidder is deemed to have agreed to the Terms and Conditions of this Invitation for Tenders, and if selected as the successful bidder, agrees to supply the services listed at the prices tendered in the submitted Tender and on the terms and conditions of a formal written contract that will be prepared between the parties.
8. Once an award is made, the successful bidder will be held to its Tender as of the Closing Date even if the bidder later alleges a mistake was made in the Tender.

9. If a bidder discovers that it has made an error in its Tender, the bidder may (1) forward a correction notice to the NG at the location identified on the front cover page of this Invitation for Tenders or (2) withdraw its Tender, but the correction or withdrawal must be received before the Closing Date and time.
10. Before an award is made, if it appears that an error has been made in a Tender, the NG may, in its sole discretion, communicate with the bidder to ascertain if the bidder wishes to honour the Tender or withdraw the Tender. If the bidder withdraws its Tender, the Tender will not be considered further.
11. All inquiries related to this Invitation for Tenders are to be directed to the Nunatsiavut Government no later than **September 25, 2026** to the contact person noted on the front cover page of this Invitation for Tenders. Information obtained from any other source is not official and may be inaccurate.
12. If deemed necessary by the NG, responses to any questions and/or any additional information will be issued by the NG in the form of an addendum, which shall form part of this Invitation for Tenders. Any addenda issued to this Invitation for Tenders will be posted on the NG website at www.nunatsiavut.com. It is the responsibility of the bidders to ensure that it has received any addenda issued prior to the Closing Date. Upon submitting a Tender, a bidder will be deemed to have received notice of all addenda that have been issued.
13. Tenders will be opened at the NG office in Nain.
14. Bidders may submit a single proposal in response to one or more open Invitations for Tender under the NEER Program. However, if submitting a proposal that covers multiple IFTs, bidders must clearly separate and itemize the pricing and scope of work for each IFT within their submission.

Terms and Conditions:

1. The NG reserves the right to award this work in part or in full, on the basis of Tenders received unless a bidder specifies that its Tender is valid only for the complete work.
2. The NG reserves the right to accept or reject any or all Tenders received in response to this Invitation for Tenders. The NG reserves the right to conduct personal interviews with selected bidders and contact the references provided.
3. The NG reserves the right to reject any or all Tenders and is not obligated to accept the lowest-priced, or any submission.
4. The NG will evaluate Tenders on the principle of value for money, which includes an evaluation of Inuit content and application of the Inuit content factor as listed in Schedule E of this document.
5. Bidders must comply with all applicable laws, including Inuit laws.
6. In submitting a Tender, bidders represent and warrant to the NG that they are licensed and qualified to undertake construction work in the Province of Newfoundland and Labrador and are able to complete the services required in a professional manner.

7. The laws of the Province of Newfoundland and Labrador and Nunatsiavut govern this Invitation for Tenders and any subsequent contract that may arise as a result of this Invitation for Tenders.
8. Bidders are solely responsible for their own expenses, if any, in preparing and submitting a Tender and, if successful, in finalizing a contract. In submitting a Tender, bidders agree that they have no claim of any sort for any expense incurred in preparing a Tender in the event the Nunatsiavut Government does not accept the Tender or does not accept any Tender.
9. The NG will not be liable to any bidders for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the bidders in preparing and submitting a Tender, or participating in negotiations for a contract, or other activity related to or arising out of this Invitation for Tenders. Except as expressly and specifically permitted in this Invitation for Tenders, no bidders shall have any claim for any compensation of any kind whatsoever as a result of participating in this Invitation for Tenders and by submitting a Tender each bidder shall be deemed to have agreed that it has no claim.
10. The NG may, after reviewing the Tenders received, enter into discussions with one or more of the bidders, without such discussion in any way creating a binding contract between the NG and any bidder. There will be no binding agreement between any bidder and the NG until a formal contract with negotiated terms has been signed by both the NG and a bidder.
11. Prior to the Closing Date, bidders should not establish contact with employees or agents of the NG (including the Nunatsiavut Assembly) regarding this Invitation for Tenders, other than the representative(s) identified, without that representative's permission. Failure to abide by this requirement could be grounds for rejection of the bidder's Tender.
12. Any information acquired about the NG by a bidder during this process must not be disclosed unless authorized by the NG, and this obligation survives the termination of the Invitation for Tenders process.
13. By submitting a Tender, the bidder declares that it has no pecuniary interest in the business of any third party that would cause a conflict of interest or be seen to cause a conflict of interest in carrying out the services.
14. NG reserves the right to modify the terms of this Invitation for Tenders at any time in its sole discretion. This includes the right to cancel this Invitation for Tenders at any time prior to entering into a contract with the successful bidder.
15. All documents submitted to the NG will become the property of the NG. They will be received and held in confidence by the NG.
16. While the Invitation for Tenders is open, the names of individuals or companies who have picked up the Tender will not be released. At the Tender opening, only the names of the bidders will be released. After the Tender opening, no further information will be released until after the contract is awarded. After the contract is awarded, all bidders will be advised of the NG's final decision regarding its Tender. On request, the NG will provide an unsuccessful bidder with the reasons that its Tender was not successful. No other information will be released.

Schedule A – Services

PART 1. TERM:

The anticipated term of the Contract shall commence upon execution of the Agreement between the Nunatsiavut Government ("NG") and the successful Contractor and continue until completion of all contracted work, including warranty obligations.

The 2026 Nunatsiavut Energy Efficiency Retrofit (NEER) Program will be delivered in two phases.

Phase 1 – 2026 Construction Season

Work is anticipated to commence immediately following contract award (estimated September–November 2026) and will primarily include building envelope upgrades that can be completed before the end of 2026.

Phase 2 – 2027 Construction Season

Phase 2 work is anticipated to occur during the 2027 construction season (Spring-Summer 2027) and will include the remaining approved retrofit measures identified within Appendix A.

The Contractor shall remain available to complete both phases of work under the Contract unless otherwise directed by the NG.

PART 2. PROJECT OVERVIEW:

The Nunatsiavut Government (the “NG”) has developed the Nunatsiavut Energy Efficiency Retrofit (NEER) Program. The intention is to provide energy efficiency initiatives within Nunatsiavut with the goal to deliver the largest Greenhouse Gas (GHG) emission reduction possible. As Nunatsiavut community energy consumption is linked to energy consumption from Newfoundland and Labrador Hydro’s diesel generation, energy efficiency programs have been aimed at reducing the demand on the overarching electrical system. Although previous programs have been aimed at only the electrically heated homes, the NEER Program strives to be an inclusive program that allows all homes and businesses in the Nunatsiavut Communities to benefit from energy efficient improvements.

The NEER Program is offered to Beneficiaries of the *Labrador Inuit Land Claims Agreement* and Inuit owned businesses within the five Nunatsiavut communities of Nain, Hopedale, Makkovik, Postville and Rigolet, regardless of the primary heating types within the building. To qualify for retrofit funding within the program, applicants must undergo a professional energy audit by a Registered Energy Advisor (REA) for residential homes and a Certified Energy Auditor (CEA) for commercial buildings. These energy audits are used to create individualized reports to determine the most appropriate energy efficient upgrades for each of the buildings.

The Review Committee (the “Committee”) and the NG’s retained consultant, CLEAResult, will review the results of the energy audits and determine which of the applicants meet the criteria to receive a grant for upgrades. Once selected, the Committee and CLEAResult will collaborate with the representative or homeowner to determine which upgrades are to be pursued. Upgrades-to-be-pursued are organized into workplans for each approved building and shared with supporting contractors for coordination/delivery.

After the completion of energy efficient upgrades, REAs/CEAs are required to complete post-retrofit energy audits to confirm energy savings delivered.

PART 3. SERVICES:

3.1 General Scope

The Nunatsiavut Government is seeking proposals from qualified Contractors capable of providing complete residential energy retrofit services under the 2026 NEER Program.

The Contractor shall provide all labour, supervision, project management, materials, equipment, procurement, transportation, storage, subcontractor coordination, commissioning, warranty support, and all other resources necessary to complete the approved retrofit work.

The Contractor may utilize qualified subcontractors where appropriate; however, the successful Contractor shall remain fully responsible for all work performed under the Contract.

3.2 Approved Retrofit Measures

The work under this Contract may include the following measures:

Phase 1

- Residential Air Sealing (12 homes)
- Residential Attic Insulation (13 homes)
- Crawlspace/Foundation/Header Spray Foam Insulation (4 homes)

Phase 2

- Cold Climate Heat Pump Installations (5 homes)
- Window Replacements (1 home)
- Exterior Door Replacements (2 homes)
- High Efficiency Woodstove Installations (4 homes)
- Occupancy Sensors (1 home)
- Photocell Lighting Controls (1 home)

The quantities listed above are estimates only and may be adjusted by the NG prior to execution of the Contract.

3.3 Property Specific Work

The retrofit measures have been identified through completed energy assessments.

Appendix A includes, for each approved property:

- Property Identification
- Community
- Approved Retrofit Measures
- Phase Assignment
- Existing Building Conditions
- Quantities of measures
- Recommended Equipment Capacities
- Approximate Window and Door Sizes (where applicable)
- Photographs

- Special Installation Notes

The Contractor shall review Appendix A in detail and submit pricing based upon the approved scopes of work.

3.4 Site Verification

The information provided within Appendix A is intended to provide sufficient detail for bidding purposes.

Where the Contractor determines that a pre-installation site verification is necessary to confirm measurements, equipment suitability, or constructability, the Contractor shall coordinate the visit with the NG.

Should site conditions differ materially from those identified within Appendix A, the Contractor shall notify the NG before proceeding with any work outside the approved scope.

No additional work shall be undertaken without written authorization from the NG.

3.5 Procurement

The Contractor shall be responsible for:

- Procuring all materials
- Product ordering
- Shipping
- Freight
- Storage
- Inventory management
- Delivery to site
- Waste disposal

All products supplied shall meet or exceed the minimum technical specifications contained within this Invitation for Bids.

Equivalent products may be proposed provided they meet or exceed the specified performance requirements and receive written approval from the NG prior to installation.

3.6 Product Selection

For certain retrofit measures, the NG has identified recommended equipment capacities, approximate quantities, and approximate dimensions based on completed energy assessments.

Examples include:

- Recommended heat pump capacities
- Approximate window sizes
- Approximate door sizes
- Spray foam quantities
- Attic insulation quantities

These recommendations are provided to improve pricing accuracy and reduce contractor assumptions.

The Contractor remains responsible for confirming product compatibility prior to installation.

3.7 Contractor Responsibilities

The Contractor shall:

- Coordinate scheduling directly with homeowners.
- Maintain regular communication with the NG throughout the project.
- Protect finished surfaces and homeowner property during construction.
- Dispose of all demolition materials.
- Supply all required equipment and tools.
- Complete work in accordance with manufacturer specifications.
- Comply with all applicable provincial legislation and codes.
- Coordinate the activities of any subcontractors.
- Maintain a safe work environment at all times.

3.8 Warranty

The Contractor shall provide warranty service for all installed products and workmanship in accordance with manufacturer requirements and the Contract.

The proposal shall clearly identify:

- Manufacturer warranties
- Contractor workmanship warranty
- Expected response time for warranty calls
- Process for handling warranty claims
- Cost of future return trips, where applicable

Warranty support shall remain the responsibility of the Contractor throughout the warranty period.

3.9 Inspections

The NG reserves the right to conduct quality assurance inspections throughout the project.

Upon completion of each retrofit measure, installations may be inspected by the NG or its designated representative to verify compliance with:

- Approved scope of work
- Manufacturer requirements
- National Building Code of Canada
- Applicable provincial codes
- Program technical specifications

3.10 Project Mobilization

Within fifteen (15) business days of contract award, the Contractor shall participate in a project kickoff meeting with the NG and its technical consultant, CLEAResult.

The Contractor shall submit:

- Preliminary project schedule
- Procurement schedule
- Proposed mobilization plan
- Community installation sequence
- List of subcontractors (if applicable)
- Primary project contacts

3.11 Community Coordination

The Contractor shall coordinate directly with homeowners regarding installation scheduling.

The Contractor shall provide the NG with advance notice of planned community mobilizations and installation schedules.

Any cancellations or schedule changes shall be communicated to both the homeowner and the NG as soon as reasonably possible.

Additional Information:

1. The NG may assist the Contractor in identifying temporary storage locations within each community; however, responsibility for all stored materials remains with the Contractor.
 - a. Coordination of NG's support must be discussed and agreed upon in advance by emailing Jamie Hewlett at Jamie.hewlett@nunatsiavut.com with two (2) weeks' advance notice.
2. Contractor is responsible for transportation of all personnel, tools, equipment and materials unless otherwise agreed in writing.
3. If concealed damage, hazardous materials, structural deficiencies, moisture issues, mould, electrical deficiencies, or any other unforeseen conditions are identified which may affect the approved scope of work, the Contractor shall immediately notify the NG.
4. No additional work shall proceed until written direction has been received.
5. Any changes to the approved scope shall require written authorization from the NG prior to commencement.

Acknowledgement

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule A – Services.

Signature

Schedule B – Evaluation Criteria for Tenders

The NG will evaluate each Tender received in response to this Invitation for Tenders using the following criteria, which are not intended to be exhaustive and is not ranked in order of preference or priority:

- a) completeness, thoroughness and relevance of the Tender submitted in response to this Invitation for Tenders;
- b) relevant experience of the firm, including but not limited to their use of products/technologies most suitable to the conditions of Northern Labrador;
- c) relevant experience and knowledge of key personnel;
- d) references, including the contact information of former clients;
- e) schedule of rates and fees;
- f) Inuit Content as outlined in the Nunatsiavut Government's *Procurement Act*; and
- g) other criteria as may be applicable.

The NG reserves the right to discuss any and/or all Tenders, and to request additional information from the bidder(s).

It is the responsibility of all bidders to provide information as to whether the bidder has Labrador Inuit Content as defined in section 17 of the Nunatsiavut Government's *Procurement Act*. The *Procurement Act* will be used to determine the Inuit Content Factor of the submissions and the weighting of the points assigned in this category. An evaluation rubric determining the Inuit Content Factor is provided in Schedule E.

To allow the NG to best evaluate tenders received, bidders are encouraged to organize their tenders using the following format:

Tender Content

Table of Contents

Tenders should include a table of contents properly indicating the section and page numbers of the information included.

Executive Summary

Tenders shall include an abstract of no more than one (1) page on the information presented in the Tenders and the bidder's unique qualifications and services.

Background Information

Provide general information on the bidder, including a brief history of the firm and the number of years in business. The Tender should include resumes, relevant project experience, availability, current workload and office location of all key personnel.

Project Experience

Project experience should include a comprehensive list of relevant project experience of key personnel, including links to any publicly available examples where possible.

Organizational Chart

The chart should indicate the names of the individuals to be involved in the major tasks of the project and the lines of responsibility. The organizational chart should also include the specific responsibilities of the key personnel and their role on the project team.

References

The bidder must include references related to relevant work experience.

Fees and Expenses

The bidder shall describe how professional fees will be calculated, based on level of effort, for each of the tasks as seen in Schedule C. This summary should include any services not itemized, but deemed necessary by the bidder.

All prices quoted in the Tenders are to be in Canadian funds and are to show applicable taxes.

Other Benefits

The bidder should describe any other services or benefits the NG may realize through these services.

Acknowledgement

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule B – Evaluation Criteria for Invitation for Tenders.

Signature

Schedule C – Fees and Expenses

The Bidder shall complete and submit this Schedule C. All pricing shall be in Canadian Dollars (CAD), exclusive of HST unless otherwise noted.

Unless otherwise specified, all pricing associated with retrofit work shall include labour, supervision, materials, equipment, consumables, disposal, project management, subcontractor costs, and all incidental costs necessary to complete the approved scope of work for each property.

Transportation, shipping, accommodation, meals, and approved pre-installation inspections shall be priced separately using the tables below.

Table A: Pre-Installation Inspection Pricing

Community	Price*
Nain	
Hopedale	
Makkovik	
Postville	
Rigolet	
Total	

*Complete one price per community. The above pricing shall include mobilization for inspection trip, site visits, property verification, retrofit measure confirmation, consultation with homeowners, labour hours, travel time, and inspection reporting based on the number of files listed in Appendix A.

NG reserves the right to request inspections only where deemed necessary.

Table B: Phase 1 Pricing

ID	File Number	Approved Phase 1 Work	Lump Sum Price*
N01	D00072	Air Sealing	
N02	D01344	Air Sealing	

	D01344	Attic Insulation	
N03	D00073	Attic Insulation	
N04	D00243	Air Sealing	
N05	D00251	Attic Insulation	
N06	D01341	Foundation Insulation	
N07	D00245	Foundation Insulation	
H01	D00076	Air Sealing	
	D00076	Attic Insulation	
	D00076	Foundation Insulation	
H02	D00077	Attic Insulation	
H03	D00017	Air Sealing	
H03	D00017	Attic Insulation	
H04	D00018	Attic Insulation	
H05	D00079	Attic Insulation	
H06	D01373	Air Sealing	
	D01373	Foundation Insulation	
H07	D00274	Air Sealing	
H13	D01374	Foundation Insulation	
R01	D01300	Air Sealing	

	D01300	Attic Insulation	
R02	D01432	Air Sealing	
	D01432	Attic Insulation	
R03	D00031	Air Sealing	
R04	D00030	Air Sealing	
R05	D01314	Attic Insulation	
R06	D01311	Attic Insulation	
R07	D01305	Air Sealing	
M01	D01335	Attic Insulation	
M02	D01326	Foundation Insulation	
P01	D00022	Foundation Insulation	
Total			

*The Bidder shall provide a lump sum price for each approved file in Appendix A. The pricing below shall include all labour, materials, equipment, consumables, subcontractors and supervision necessary to complete the approved Phase 1 scope identified in Appendix A.

Transportation, freight, accommodation, and meals shall NOT be included in this table.

Table C: Phase 2 Pricing

ID	File Number	Approved Phase 2 Work	Lump Sum Price*
N04	D00243	Wood Stove Replacement	
H08	D00074	Window Replacement (3)	

H09	D00075	Wood Stove Replacement	
H10	D00020	Heat Pump	
H11	D00021	Heat Pump	
H12	CommH	Heat Pumps	
	CommH	Occupancy Sensors	
R03	D00031	Door Replacement	
R08	COMMR	Heat Pumps (2)	
	COMMR	Photocell Light Controls	
R09	D00032	Heat Pump	
M03	D01327	Wood Stove Replacement	
M04	D00080	Door Replacement (2)	
Total			

*The Bidder shall provide a lump sum price for each approved file in Appendix A. The pricing below shall include all labour, materials, equipment, consumables, subcontractors and supervision necessary to complete the approved Phase 2 scope identified in Appendix A.
Transportation, freight, accommodation, and meals shall NOT be included in this table.

Table D: Project Expenses

D1 – Phase 1 Mobilization

Description	Price*
Shipping/Freight	
Travel	
Accommodation/Meals/Equipment Transportation	
Miscellaneous	

Total Estimated Cost	
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D2 – Phase 2 Mobilization

Description	Price*
Shipping/Freight	
Travel	
Accommodation/Meals/Equipment Transportation	
Miscellaneous	
Total Estimated Cost	

Table E: Proposed Products

Measure Type	Manufacturer	Model	Warranty
Cold Climate Air Source Heat Pump			
Triple Pane Window			
Exterior Door			
High Efficiency Woodstove			

Additional Approved Expenses

Description	Unit	Price*
Additional Site Visit (if requested)	Per Visit	
Warranty Service Visit	Per Visit	
Other (please specify)		

*These costs shall not be included in the final cost under Table F.

Table F: Tender Summary

Description	Amount
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Total Pre-Installation Inspection Pricing (Table A)	
Total Phase 1 Pricing (Table B)	
Total Phase 2 Pricing (Table C)	
Estimated Project Expenses Phase 1 (Table D1)	
Estimated Project Expenses Phase 2 (Table D2)	
HST	
Total Tender Price	

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule C – Fees and Expenses.

Signature

Schedule D – Insurance

1. The successful bidder must, without limiting the bidder's obligations or liabilities and at the bidder's own expense, purchase and maintain throughout the term of the contract the following insurances with insurers licensed in Canada in forms and amounts acceptable to the Nunatsiavut Government:
 - (a) Commercial General Liability in an amount not less than \$500,000.00 inclusive per occurrence against bodily injury, personal injury and property damage and including liability assumed under this Agreement and this insurance must
 - (i) include the NG as an additional insured,
 - (ii) be endorsed to provide the NG with 30 days advance written notice of cancellation or material change, and
 - (iii) include a cross-liability clause.
2. All insurance described in section 1 of this Schedule must:
 - (a) be primary; and
 - (b) not require the sharing of any loss by any insurer of the Nunatsiavut Government.
3.
 - (a) The successful bidder must provide the Nunatsiavut Government with evidence of all required insurance within 10 business days of the commencement of the Services;
 - (b) if any required insurance policy expires before the end of the Term, the bidder must provide to the Nunatsiavut Government within 10 business days of the policy's expiration, evidence of a new or renewal policy meeting the requirements of the expired insurance; and
 - (c) despite paragraph (a) or (b) above, if requested by the NG at any time, the bidder must provide to the Nunatsiavut Government certified copies of the required insurance policies.
4. The successful bidder must obtain, maintain and pay for any additional insurance which the bidder is required by law to carry, or which the bidder considers necessary to cover risks not otherwise covered by insurance specified in this Schedule in the bidder's sole discretion. The successful bidder must also provide proof of coverage for its full liability under the worker's compensation laws of the Province of Newfoundland and Labrador.

Acknowledgement

In submitting this Tender I, _____ (please print) acknowledge review of this Schedule D – Insurance.

Signature

Schedule E - Inuit Content Factor Calculation
Excerpted from the *Procurement Act*, CIL P-1 31-12-2012:
Determination of Inuit Content Factor

Scoresheet

Using the scoring formula under the Procurement Act, provide the following information (use additional pages if more space is required.)

Question	Answer	Score
(a) What is the percentage of Inuit ownership and control of the company?		
(b) What is the location of the head office and any operating office(s) of the company?		
(c) Does the company plan to train Beneficiaries in/for this project and if so what is the monetary amount to be spent on training Beneficiaries?		
(d) What percentage of the supplier's employees are Beneficiaries?		
(e) What proportion of all wages paid by the company for this project will be paid to employees who are Beneficiaries?		
(f) What proportion of all goods and services purchased by the company for this project will be purchased from Inuit Businesses?		
(g) What is the value (in dollars) of the total amount of sub-contracts that will be awarded to Inuit Businesses?		
Total Score		

APPENDIX A - NEER 2026 Scope of Work

NAIN

N01

File Number: xx38D00072

Measure 1: Air Sealing

Current ACH: 2.41

Target ACH: 2.17

Heated Floor Area: 2,312 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: the attic hatch was screwed shut at the time of the site visit. 10% ACH improvement target. Home has a functional HRV system and no known moisture issues.

N02

File Number: xx17D01344

Measure 1: Air Sealing

Current ACH: 8.38 ACH

Target ACH: 7.21 ACH

Heated Floor Area: 553 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: 14% ACH improvement target.

Measure 2: Attic Insulation + Hatch

Current R Value: R20 (estimated)

Required R Value: R51 total (+R31)

Attic Area: 553 sf

Material: Cellulose

Notes: Hatch is just a piece of drywall screwed shut and the attic was not inspected. A new hatch will need to be constructed. Please inspect the attic space before proceeding with insulation work.

N03

File Number: xx38D00073

Measure 1: Attic Insulation

Current R Value: R40

Required R Value: R51 total (+R11)

Attic Area: 1,053 sf

Material: Cellulose

Notes: Install R11 of additional insulation

N04

File Number: xx36D00243

Measure 1: Air Sealing

Current ACH: 7.09 ACH

Target ACH: 6.33 ACH

Heated Floor Area: Approx. 1,000 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: 11% ACH improvement target.

Measure 2: Wood Stove Replacement

Notes: Wood stove replacement advised as current one is inefficient.

N05

File Number: xx36D00251

Measure 1: Attic Insulation

Current R Value: R31

Required R Value: R51 total (+R20)

Attic Area: 1,097 sf

Material: Cellulose

Notes: Install R20 of additional insulation

N07

File Number: xx36D00245

Measure 1: Header Insulation

Current R Value: R0 headers

Required R Value: ~R22

Header Area: 74 sf

Material: Mineral wool batt

Notes: Add ~R22 to headers

HOPEDALE

H01

File Number: xx38D00076

Measure 1: Air Sealing

Current ACH: 4.98 ACH

Target ACH: 4.48 ACH

Heated Floor Area: 1,179 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers
- (4) replacing weatherstripping to front door
- (5) repair broken trim around door leading to the utility room

Notes: 10% ACH improvement target.

Measure 2: Attic Insulation

Current R Value: R40

Required R Value: R51 total (+R11)

Approximate Area: 1,179 sf

Material: Cellulose

Notes: Install R11 of additional insulation

Measure 3: Header Insulation

Current R Value:

Required R Value: ~R22

Approximate Area: ~120 sf

Material: Mineral wool batt

Notes: Install R22 of insulation to the crawl space headers (approx 150 ft perimeter)

H02

File Number: xx38D00077

Measure 1: Attic Insulation

Current R Value: R40

Insulation Type: Cellulose

Required R Value: R51 total (+R11)

Attic Area: 1,116 ft²

Material: Cellulose

Notes: Install R11 of additional insulation

H03

File Number: xx42D00017

Measure 1: Attic Insulation

Current R Value: R20

Required R Value: R51 total (+R31)

Attic Area: 922 ft²

Material: Cellulose

Notes: Install R31 of additional insulation

Measure 2: Air Sealing

Current ACH: 17.16 ACH

Target ACH: 11.60 ACH

Heated Floor Area: 1,823 sf

Scope: Air Sealing includes:

- (1) Spray foaming around rough openings and caulking around trim of all windows and doors
- (2) Add weatherstripping to utility room doors
- (3) Seal holes/cracks and caulk baseboards of walls
- (4) Seal around plumbing stack in the main bathroom
- (5) Add foam gaskets behind switch covers
- (6) Seal around dryer exhaust
- (7) Seal headers
- (8) Add weatherstripping and caulk around attic hatch

Notes: 32% Improvement target.

H04

File Number: xx42D00018

Measure 1: Attic Insulation

Current R Value: R40

Required R Value: R51 total (+R11)

Attic Area: 962 ft²

Material: Cellulose

Notes: Install R11 to the existing attic insulation

H05

File Number: xx38D00079

Measure 1: Attic Insulation

Current R Value: R40

Required R Value: R51 total (+R11)

Approximate Area: 851 sf

Material: Cellulose

Notes: Install R11 of additional insulation

H06

File Number: xx17D01373

Measure 1: Air Sealing

Current ACH: 3.72 ACH

Target ACH: 3.35 ACH

Heated Floor Area: 1,042sf

Scope:

Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: 10% improvement target.

H07

File Number: xx36D00274

Measure 1: Air Sealing

Current ACH: 5.59 ACH

Target ACH: 5.03 ACH

Heated Floor Area: 2,631 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: 10% ACH improvement target.

H08

File Number: xx38D00074

Measure 1: Window Replacement

Size: 28"x36"

Location: Front

Scope: Replace three (3) 28"x36" windows located on the front of the home. The existing windows are in poor condition and one was noted to be cracked. Should be replaced with high efficiency low-e, triple-pane, vinyl framed units

H09

File Number: xx38D00075

Measure 1: Wood Stove Replacement

Notes: Wood stove replacement advised as current one is inefficient (>30 years old)

H10

File Number: xx42D00020

Measure 1: Cold Climate Air Source Heat Pump

Capacity: 12,000 BTU

Location of Indoor Unit: Living room

Scope:

Notes: Install an approximately 12,000 BTU/h heat pump to the back wall of the living room. The heat pump shall be a cold-climate unit with minimum specifications as follows:

- a. Heating Seasonal Performance Factor (HSPF) for Region IV: ≥ 10
- b. Coefficient of Performance (COP) at -15°C (5°F): ≥ 2.0
- c. Capacity maintenance at -15°C (5°F): $\geq 75\%$ of rated capacity
- d. Rated for operation down to -13°F by NEEP (<https://ashp.neep.org/>)

H11

File Number: xx42D00021

Measure 1: Cold Climate Air Source Heat Pump

Capacity: 12,000 BTU

Location of Indoor Unit: Living room

Scope:

Notes: Install an approximately 12,000 BTU/h heat pump to the living room wall. The heat pump shall be a cold-climate unit with minimum specifications as follows:

- b. Heating Seasonal Performance Factor (HSPF) for Region IV: ≥ 10
- c. Coefficient of Performance (COP) at -15°C (5°F): ≥ 2.0
- d. Capacity maintenance at -15°C (5°F): $\geq 75\%$ of rated capacity
- e. Rated for operation down to -13°F by NEEP (<https://ashp.neep.org/>)

H12

File Number: COMMH

Measure 1: Cold Climate Air Source Heat Pump

Capacity: 12,000 BTU

Location of Indoor Unit:

Scope:

Notes: Install an approximately 12,000 BTU/h heat pump. The heat pump shall be a cold-climate unit with minimum specifications as follows:

- c. Heating Seasonal Performance Factor (HSPF) for Region IV: ≥ 10
- d. Coefficient of Performance (COP) at -15°C (5°F): ≥ 2.0
- e. Capacity maintenance at -15°C (5°F): $\geq 75\%$ of rated capacity
- f. Rated for operation down to -13°F by NEEP (<https://ashp.neep.org/>)

Measure 2: Occupancy Sensors

Amount: 2

Location: Sorting area & office space

Notes:

RIGOLET

R03

File Number: xx42D00031

Measure 1: Air Sealing

Current ACH: 7.17 ACH

Target ACH: 6.38 ACH

Heated Floor Area: 716 sf

Scope: Air sealing includes:

- (1) adding/replacing weatherstripping around exterior doors
- (2) sealing around recessed lighting
- (3) installing foam gaskets behind switch covers
- (4) sealing around HRV duct penetrations
- (5) sealing around dryer exhaust

Notes: 11% ACH improvement target.

Measure 2: Door Replacement

Size: To be determined at pre-inspection

Location: To be determined at pre-inspection

Scope: Replace one (1) damaged door with steel, medium density spray foam core door.

R04

File Number: xx42D00030

Measure 1: Air Sealing

Current ACH: 3.31 ACH

Target ACH: 2.98 ACH

Heated Floor Area: 713 sf

Scope: Air sealing includes:

- (1) spray foaming (low-expansion) around rough openings
- (2) adding/replacing weatherstripping around exterior doors
- (3) installing foam gaskets behind switch covers
- (4) seal around dryer exhaust

Notes: 10% ACH improvement target.

R05

File Number: xx17D01314

Measure 2: Attic Insulation

Current R Value: R35

Required R Value: R51 total (+R16)

Attic Area: 634 sf

Material: Cellulose

Notes: Install R16 of additional insulation

R06

File Number: xx17D01311

Measure 2: Attic Insulation

Current R Value: R35

Required R Value: R51 total (+R16)

Attic Area: 1,218 sf

Material: Cellulose

Notes: Install R16 of additional insulation

R07

File Number: xx17D01305

Measure 1: Air Sealing

Current ACH: 7.43 ACH

Target ACH: 6.57 ACH

Heated Floor Area: 903 sf

Scope: Air sealing includes:

- (1) adding weatherstripping to attic hatch
- (2) caulking trim around attic hatch
- (3) installing foam gaskets behind switch covers

Notes: 12% ACH improvement target.

R08

File Number: COMMR

Measure 1: Cold Climate Air Source Heat Pump

Capacity: 12,000 BTU

Location of Indoor Unit:

Scope: 2 HPs – one on each floor

Notes: Install two 12,000 BTU/h heat pumps. The heat pumps shall be a cold-climate unit with minimum specifications as follows:

- d. Heating Seasonal Performance Factor (HSPF) for Region IV: ≥ 10

- e. Coefficient of Performance (COP) at -15°C (5°F): ≥ 2.0
- f. Capacity maintenance at -15°C (5°F): $\geq 75\%$ of rated capacity
- g. Rated for operation down to -13°F by NEEP (<https://ashp.neep.org/>)

Measure 2: Photocell Lighting Control (Exterior)

Amount: 1

Location: Exterior

Notes: 5 exterior lights wired to 1 photocell for dawn/dusk lighting control

R09

File Number: xx42D00032

Measure 1: Cold Climate Air Source Heat Pump

Capacity: 12,000 BTU

Location of Indoor Unit: Living room or Kitchen

Scope:

Notes: Install an approximately 12,000 BTU/h heat pump to the back wall of the living room or kitchen. The heat pump shall be a cold-climate unit with minimum specifications as follows:

- e. Heating Seasonal Performance Factor (HSPF) for Region IV: ≥ 10
- f. Coefficient of Performance (COP) at -15°C (5°F): ≥ 2.0
- g. Capacity maintenance at -15°C (5°F): $\geq 75\%$ of rated capacity
- h. Rated for operation down to -13°F by NEEP (<https://ashp.neep.org/>)

MAKKOVIK

M01

File Number: xx17D01335

Measure 2: Attic Insulation

Current R Value: R35

Required R Value: R51 total (+R16)

Attic Area: 1,232 sf

Material: Cellulose

Notes: Install R16 of additional insulation to the attic space.

M02

File Number: xx17D01326

Measure 1: Foundation Insulation (Crawlspace; side entry)

Current R Value: R5

Required R Value: R19 total (+R14)

Area: 155 sf

Material: Mineral wool batt

Notes: Add R14 batt to the exterior crawlspace walls

M03

File Number: xx17D01327

Measure 1: Wood Stove Replacement

Notes: Wood stove replacement advised as current one is inefficient.

M04

File Number: xx38D00080

Measure 1: Door Replacement

Size: To be determined at pre-inspection

Location: Basement

Scope: Replace the two (2) basement doors with steel, medium density spray foam core doors.

POSTVILLE

P01

File Number: xx42D00022

Measure 1: Foundation Insulation

Current R Value: R0 (31% of walls), R0 (31% of headers)

Required R Value: R20

Crawlspace Area: 195sf walls + 54sf headers

Material: TBD

Notes: Add R20 to uninsulated exterior foundation walls and basement headers