



Picayune Rancheria  
of the  
**CHUKCHANSI INDIANS**  
49260 Chapel Hill, PO Box 2226 | Oakhurst, CA 93644 | (559) 412-5590

## REQUEST FOR PROPOSALS

### Design-Build Construction Services for Chukchansi Wellness Inc.

July 29, 2021

Picayune Rancheria of the Chukchansi Indians (PRCI), a federally recognized tribe requests proposals from General Contractors for a Design-Build Proposal for an economic development project within tribal land located in Coarsegold, CA.

#### **Project Schedule**

A mandatory job walk will be held Monday, August 2<sup>nd</sup> at 9am at the site: 31793 CA-41 – Coarsegold, CA 93614.

RFIs are due on or before August 3<sup>rd</sup> at 5pm.

Proposals are due on or before August 4<sup>th</sup> at 5pm.

Contractor will be chosen and notified August 5<sup>th</sup>.

NTP to be issued and construction to begin August 8<sup>th</sup>. Completion Date to be on or before September 15, 2021. \$500 per calendar day liquidated damages.

#### **Scope of Services**

This project consist of taking an existing building and storage facilities and remodeling them. This project includes providing plans & engineering for the project and the construction remodel of a new wellness facility including but not limited to demolition, framing, electrical, low voltage, plumbing, mechanical, finishes and site work.

Proposals shall include all labor, materials, equipment, travel, consultants, plans, drawings and specifications and any/all other necessary documents and/or manpower to provide a turn-key remodel of the existing smoke shop into the Chukchansi Wellness Center.

The scope of service should include, but is not limited to:

1. Full architectural services to include schematic design and design development and full construction drawings, documents, details and specifications including MEP;
2. Structural engineering as required;
3. Design and Construction criteria to be based on local and BIA standards, specifications and requirements;
4. Properly licensed for required work;
5. Assistance in preparing construction budgets based on completed designs;



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6. General Liability, Auto, and Workers Compensation Insurance in the amount of One Million Dollars (\$1,000,000);
7. If required, provide Payment and Performance Bond for project. Submit Bondability Letter from Bonding Company stating ability and capacity with Fee Proposal;
7. Builders Risk Insurance to be provided by Contractor;
8. Certification on documents required by the Chukchansi Wellness Inc. program for the architect of record;
9. Schedule all necessary inspections;
10. Provide Tribe with required reports and project updates;
11. Provide all construction to complete project as designed;
12. By responding to this RFP, the applicant certifies that they understand the Architect and Design Services for Chukchansi Wellness Inc. requirements and are committed to providing appropriate services;
13. Provide As-Build Drawings, Operation and Maintenance Manuals and Project Warranties;
14. Provide a 2 year material and 1 year Labor warranties;
15. Provide the Tribe with the proper compliance documentation to show all projects debts are free and clear and have been paid in full;
16. Provide project schedule and monthly updates.

**Required RFP Response Information:**

All RFP responses must be signed by you and must include the following:

The project should be designed so that the plans shall comply with all pertinent codes adopted by the PRCI. These plans shall fully describe the physical requirements necessary to meet such code requirements.

1. A summary of your firm's experience with Design-Build Projects in California;
2. A summary of your firm's experience in and familiarity with Native American projects and issues;
2. A summary of your proposed project team with resumes for each member;
3. Provide a Project Schedule; and
4. A statement of proposed fees and costs, including but not limited to attached Fee Proposal Form.

PRCI exercises Tribal Preference and Native American preference in contracting.

You are encouraged to include any information in your response that would qualify you for Native American preference.

**Native American Preference**

1. PRCI and CEDA exercise Indian preference in contracting. You are encouraged to include any information in your response that would qualify you for Indian preference



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including evidence that: (1) the majority owner of the firm consists of one or more persons who are members of a federally recognized tribe; (2) that the persons claiming

tribal membership are actively involved in the management of the firm; and (3) of the structure, management, and financing affecting the Indian character of the firm.

2. For purposes of hiring and utilizing contractor and consultant services and businesses, preference shall be given to businesses owned by enrolled Tribal Members and businesses owned by individuals eligible for enrollment as Tribal Members.
3. To qualify as a business that shall receive consideration under this Tribal Preference Policy, the enrolled Tribal Member or individual eligible for enrollment as a Tribal Member must own at least 51% of the interest in the business providing the services, and the enrolled Tribal Member or individual eligible for enrollment must be listed on the principal documents of the company, including but not limited to the bank accounts, contractor's license, and stock reports of the company.
4. If a bid is submitted by a joint venture and one of the companies is owned by an enrolled Tribal Member or individual eligible for enrollment as a Tribal Member, it shall receive consideration under this Tribal Preference Policy only if the joint venture has previously completed at least one successful contract of similar magnitude as the submitted bid.
5. A successful bid from an enrolled Tribal Member or individual eligible for enrollment as a Tribal Member shall require the business to be fully qualified for the proposed scope of work, as identified in the project's request for proposals, and the bid for the scope of work must be within 10%, up to \$100,000.00, and 3% for each \$100,000.00 thereafter, of the lowest qualified bid for the same scope of work.
6. In the event both the enrolled Tribal Member and the individual eligible for enrollment as a Tribal Member meet the requirements for a successful bid as described above, the enrolled Tribal Member shall receive priority of preference.

### **Contractor Selection**

The selected firm will be expected to sign a retainer letter that recognizes the sovereignty of PRCI and complies with other federal contracting requirements. PRCI reserves the right to award or reject any response or proposal for any reason, to request a modification of any proposal, or to solicit further proposals, or to determine not to pursue further action, as may become necessary in the best interest of PRCI.

### **Request For Information**

Please submit all RFIs electronically to Sarah Gregg at [sgregg@chukchansi-nsn.gov](mailto:sgregg@chukchansi-nsn.gov). If you have questions about this RFP, contact Daniel Aguayo at 559-840-3454 or [daguayo@chukchansi-nsn.gov](mailto:daguayo@chukchansi-nsn.gov).



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**CHUKCHANSI WELLNESS INC.**  
**FEE PROPOSAL**

**PRECONSTRUCTION SERVICES**

Not to Exceed (NTE) for Construction Documents: \$

**GENERAL CONDITIONS AND GENERAL REQUIREMENTS**

**JOB SITE OPERATIONS may include, but not limited to: (Monthly)**

Jobsite Trailer	Project Sign
Field Office Supplies, Water	Temporary Toilet
Mail, UPS, FedEx, Shipping	Temporary Power Installation or Generator
Printing Costs - Plans & Specs	Temporary Fencing & Barricades
Cellular Communications - Phones & Data	<b>Underground Utility Locating</b>
Fire Extinguishers	Storage Container
Project Closeout Materials - O&M's and As-Builts	Dumpsters / Trash Removal
Field Staff Vehicles	Safety Requirements

**JOB SITE OPERATIONS SUBTOTAL: \$**

**PROJECT SUPERVISION may include, but not limited to:**

Superintendent - Full-Time, On-Site	Project Clerk
Project Manager	Project Administrator
Field Supervisor	Foreman

**PROJECT SUPERVISION SUBTOTAL: \$**

**INSURANCE COSTS**

May include, but not limited to: (Monthly)

General Liability	Workers Comp
Excess Umbrella	Commercial Auto
Professional Liability Incl. Abuse & Molestation:	\$ (Estimate / Allowance)

**INSURANCE & MISC. SUBTOTAL: \$**

**GENERAL CONDITIONS AND REQUIREMENTS TOTAL (Monthly)**

Job Site Operations + Project Supervision +  
Insurance Costs: \$

**CONSTRUCTION FEE**

**CONSTRUCTION FEE: %**