



# HWAL'BAY BA;J WAYO:WO'JO HUALAPAI HOUSING DEPARTMENT

Request for Qualifications  
Architect for 3 single-family units and  
30 low-income home tax credits single-  
family units 2, 3, 4 and 5 bedrooms.

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**Hualapai Housing Department**  
**Date: January 25, 2022**

## **INTRODUCTION**

The Hualapai Housing Department (HHD) is seeking qualified proposals for professional architect services from qualified, registered firms that are licensed to perform work in the state of Arizona. The selected firm will enter into a fixed-priced contract for the completion of this work. This Request for Proposal is open to both Indian and non-Indian firms.

The HHD is undertaking an architect for three single-family unit (3, 4 and 5 bedrooms) and 30 Low Income Home Tax Credits single-family units (2 - 900 sq. ft., 3 - 1,200 sq. ft. and 4 - 1,350 sq. ft. bedroom units) HHD would like conceptual design for community development with landscape in the box canyon and milkweed springs inside subdivision in field area for homeownership homes in the Current Assisted Stock (CAS) homeowner units located in the Peach Springs area of the Hualapai Indian Reservation.

### **Project Location**

The project site is located in the Peach Springs Community off Route 66, on the Hualapai Indian Reservation.

### **Project Purpose**

The project is for an architect for 3 single-family unit (3, 4 and 5 bedrooms) square footage per Hualapai Housing Department and 30 Low Income Home Tax Credits single-family units (2 - 900 sq. ft., 3 - 1,200 sq. ft. and 4 - 1,350 sq. ft. bedroom units) HHD would like conceptual design for community development with landscape in the box canyon and milkweed springs inside subdivision in field area for homeownership homes units located in the Peach Springs area of the Hualapai Indian Reservation.

### **Project Funding**

The project is being funded by Indian Housing Block Grant (IHBG) funds, and as such, is subject to all rules and statutes pertaining to construction with NAHASDA funds. The successful bidder and the Hualapai Housing Department (HHD) shall follow applicable federal clauses.

### **Project Delivery and Tribal Stipulations**

The price and contract will be procured using the Hualapai Tribe's Competitive Proposal method as described under the Hualapai Tribe's Procurement Policy procedures, as it has been determined to be the most appropriate method of contracting for the subject project.

### **Intent**

The Hualapai Housing Department seeks a strong, cohesive architect experienced working with Indian tribes in remote areas. It is the Housing Department's desire to procure an excavated housing pads, durable and long lasting for these homes.

The HHD intends to enter into a contract with an architect that demonstrates the knowledge and experience to complete this project in a timely manner and that serves the best interest of the Hualapai Housing Department. The selection of the architect shall be based on the evaluation criteria in this RFP.

The Hualapai Housing Department intends for the contractor to complete all work for this project within **90** days of the signing of the notice to proceed.

## **PROPOSAL PROCESS**

The work includes the entire architect, structural, mechanical, plumbing, electrical, solar and RESCheck for each home project. The proposals will be based on the Hualapai Housing Department's Scope of Work, which will be provided at the Pre-Bid Conference. Proposers will acknowledge the Scope of Work as the required baseline information.

The proposal shall include the following items. However, the items are not exclusive of other considerations, which may be deemed by the Hualapai Housing Department as appropriate, given the content of the proposals.

1. Proposals shall include a certified architect license, liability insurance.
2. Provide a thorough physical inspection of the project and any field measurements utilizing the SOW and plans provided.
3. Provide a timeline for the progress of the project.
4. Notify the HHD for inspections as required by the architect.
5. Architect to comply with all international building Codes, architectural and structural.

All work performed will be certified and verified to comply with the **2018 International Building Code/International Residential Code and 2017 National Electrical Code**. The awarded firm will be responsible for all fees, including, but not limited to testing, inspection, and business fees.

### **Instructions to Proposers**

**PRE-BID CONFERENCE: Wednesday, February 9, 2022 at 10:00 am Arizona Time. This conference is mandatory; all proposers must attend this conference.**

The purpose of this conference will be to clarify the contents of this solicitation in order to prevent any misunderstanding of the Hualapai Housing Department's position. Any doubt as to the requirements of this solicitation or any apparent omission or discrepancy should be presented to the Housing Department conference room. The Housing Department will then determine the appropriate action necessary, if any, and may issue a written amendment to the solicitation. Oral statements or instructions will not constitute an amendment to this solicitation. Persons with a disability may request a reasonable accommodation by contacting **Freddy Watahomigie, Hualapai Housing Director at (928) 769-2274**. Requests for accommodations must be made forty-eight (48) hours in advance of the event.

**A site visit will take place on Wednesday, February 9, 2022 for proposers. This visit will provide an opportunity for potential bidders to receive answers to specific questions and to review the SOW.**

The competition will be based on Experience and Qualifications, Specialized Experience and Technical Competence, Cost and Schedule, Financial Capability, and Indian Preference. A three (3) person Evaluation Selection Committee will review proposal submittals.

Selection of the firm will follow a one-step process. This will be used to ensure selection of the firm providing the best overall capability to perform the work in a manner most advantageous to the Hualapai Housing Department, in accordance with established evaluation criteria. Proposers are encouraged to demonstrate adequate experience, past performance, and technical/project management approach to establish why their proposal will provide maximum benefit to the Tribe. **The highest technically qualified proposer will be awarded the contract.**

The proposals must be received by the due date and time assigned at the submittal location specified herein. Any proposals received after the due date and time assigned will be returned unopened. The Hualapai Housing Department reserves the right to reject any or all proposals, or to withhold the award for any reason it may determine, and to waive or not waive any informalities in any proposal. All information regarding the content of the specific proposals will remain confidential until a contract is finalized or all proposals are rejected.

<b>SUBMITTAL DUE DATE:</b>	<b>Wednesday February 23, 2022, at 2:00 pm Arizona Time</b>
<b>SUBMITTAL LOCATION:</b>	<b>Hualapai Housing Department Office 600 Highview St. Peach Springs, AZ. 86434</b>

Proposals should be submitted in an original and two (2) copies.

Firms may withdraw proposals at any time prior to the date and time set for closing.

Only the Hualapai Housing Department has the authority to receive official proposals for this project.

If you have any informal questions about the RFP process, please contact:

**Freddy Watahomigie, Housing Director at (928) 769-2274.**

[Freddy.watahomigie@hualapai-nsn.gov](mailto:Freddy.watahomigie@hualapai-nsn.gov)

The Housing Department shall not reimburse any proposer the cost of responding to the RFP.

The Hualapai Housing Department conducts solicitations and good faith by granting competitors an equal opportunity to win an award. If firms feel the Housing Department has fallen short of these goals, proposers may submit a protest pursuant to the Tribe's Procurement Policy. Protests should be directed to:

Hualapai Tribe Grants & Contracts Department  
Attn: Salena Siyuja, Compliance Officer  
P.O. Box 179  
Peach Springs, AZ. 86434

## SCHEDULE OF EVENTS

Below is the current schedule of the remaining events that will take place in the selection process. The Hualapai Housing Department reserves the right to make changes or alterations to the schedule as the Housing determines is in the best interests. Proposers will be notified sufficiently in advance of any changes or alterations in the schedule. Unless otherwise notified in writing by the Hualapai Housing Department, the dates indicated below for submission of items or for other actions on the part of a Proposer shall constitute absolute deadlines for those activities and failure to fully comply by the time stated shall cause a Proposer to be disqualified as non-responsive. After selection of a firm, the selected proposer and the Hualapai Housing Department are expected to enter into a contract within fifteen (15) days.

January 26, 2022:	RFP advertised on the Hualapai Tribe Website (RFP will be removed from the website on the due date of the proposals)
<u>February 9, 2022, 10:00 am:</u>	Pre-bid tele-conference at the Hualapai Housing Office.
<u>February 9, 2022, 11:00 am:</u>	Site visit for potential proposers
<b>February 23, 2022, 2:00 pm:</b>	<b>Proposals due to the Hualapai Housing Department</b>
<u>February 25, 2022:</u>	Firm selected
<u>February 28, 2022:</u>	Hualapai Housing and Awarded Firm sign contract

## SELECTION CRITERIA

### Contractor Selection

After receipt and review of the proposals, a three Person Evaluation Selection Committee will rate the proposers in accordance with the *Criteria for Contractor Selection* below, and prepare a recommendation report to the Hualapai Housing Director. The Housing Director/selection team will select a firm based on the evaluations and recommendations of the Committee. The Housing Director will forward the proposed selected firm to the Housing Board for approval, if necessary, per the Hualapai Tribe Procurement Policy.

The Hualapai Housing Department reserves the right to reject any and all proposals, to waive any informalities or irregularities and to award the contract that is in the best interest of the Hualapai Housing Department.

Each firm submitting a proposal will be notified of the final selection.

### Criteria for Contractor Selection

The following is the scoring for the proposals:

<b>Experience and Qualifications</b>	<b>(up to 25 points)</b>
<b>Specialized Experience and Technical Competence</b>	<b>(up to 25 points)</b>
<b>Cost &amp; Schedule</b>	<b>(up to 25 points)</b>
<b>Financial Capability</b>	<b>(up to 15 points)</b>
<b>Indian Preference</b>	<b>(up to 10 points)</b>
<b>Total:</b>	<b>(100 points)</b>

**1. Experience and Qualifications:**

- a) The name, address, phone, e-mail and fax number of the firm applying.
- b) The firm's previous experience in working with Indian Tribes on similar projects.
- c) Provide experience and qualifications of professional personnel that will conduct the fieldwork, testing, and reports for the project.
- d) Provide at least three developmental references, their addresses, phone numbers, and relation to contractor.

**2. Specialized Experience and Technical Competence:**

- a) Proposals should have at least five years of experience with projects similar in scope.

**3. Cost & Schedule**

- a) The firm fixed price fee, to include professional fees, mileage rate (federal per diem), equipment rental, telephone, shipping, printing, copying and other reimbursable related expenses and travel costs.
- b) The firm shall include in their fee proposal all reimbursable costs for site visit to complete site information and attend on-site meetings with the HHD staff and partners to complete the scope of work.
- c) The fee proposal shall also include the applicable 5% Tribal Employment Rights Office (TERO) fee, payable before any work is started.
- d) The firm shall include in their proposal a time and schedule in calendar days, predicated upon suitable weather, for completing the work. The schedule is to show, at minimum: the start date, a timeline for each phase of the project, ie. Trenching, form placement, rebar grid and concrete placement.

**4. Financial Capability:**

- a) Demonstrate that the firm is able to undertake a project such as this that will be payable on a deliverable basis. Firm will provide a payment schedule.
- b) Submit a current financial statement indicating financial status of the enterprise.

**5. Indian Preference:**

- a) Indian organizations and Indian-owned economic enterprises must submit with their proposal a completed "Indian Preference Qualifications Statement" to qualify for Indian Preference consideration, seven (7) calendar days prior to the time of the bid opening. The statement must demonstrate evidence of Indian ownership and control (**Mandatory**)
- b) **All proposals** must contain a statement of commitment to provide Indian Preference in subcontracting, training, and employment and must contain a statement describing the methods that will be used to provide such preference.

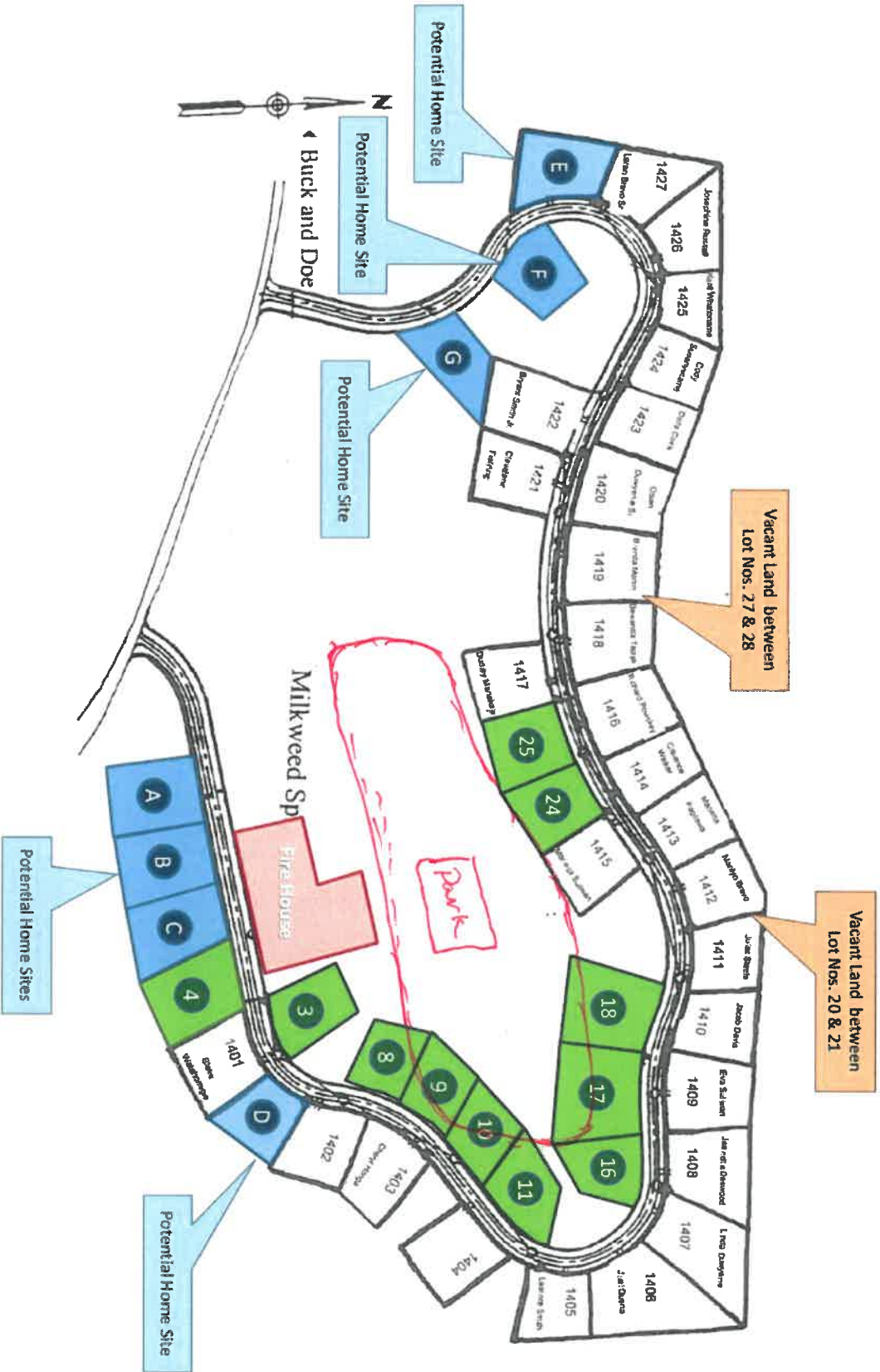
# Scope of work

1. All doors to be 36" exterior and interior.
2. 5' hallway openings.
3. Full ADA bathroom in master bathroom, hallways bathroom partial. ADA toilets, (all wood backing in walls and shower areas for future grab bar installation)
4. Double sinks in bathrooms.
5. Pantry in kitchen.
6. HVAC (with heat strips) units on roof.
7. Solar panels on roof. (Batteries to save? Store solar? Sell back to MEC?)
8. Water stub outs at areas from the ground below slab. PEX pipe entire house.
9. Propane hot water heater (tankless?) and kitchen stove. Other appliances are electric.
10. 200-amp service panel. (50' or greater from 12 gauge to 10 gauge)
11. Cable/satellite boxes in rooms and living room (2 areas)
12. Dedicated electrical line for every individual rooms.
13. LED lights (tenants will change over the years)
14. Ceiling fan boxes in every room.
15. Fire places.

# Conceptual design

What we like to see is community planning at these areas.

# Location of Vacant Lots in Milkweed Springs (AZ 17-14)





# Box Canyon Subdivision

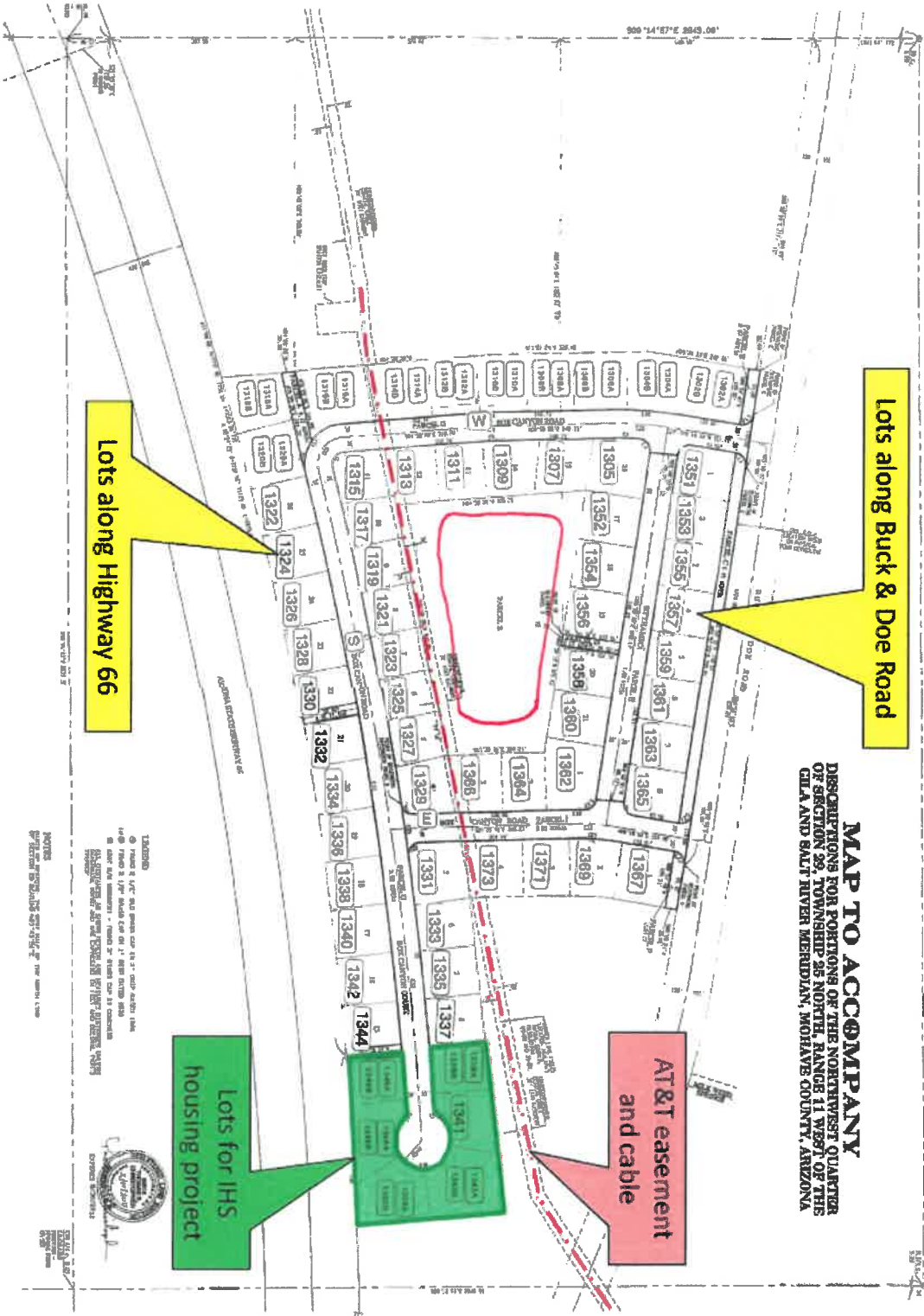
Lots along Buck & Doe Road

**MAP TO ACCOMPANY**  
 DESCRIPTIONS FOR PORTIONS OF THE NORTHWEST QUARTER  
 OF SECTION 26, TOWNSHIP 26 NORTH, RANGE 11 WEST OF THE  
 10TH AND 11TH MERIDIANS, MOHAVE COUNTY, ARIZONA

AT&T easement  
 and cable

Lots for IHS  
 housing project

Lots along Highway 66



# CONCEPTUAL MASTER PLAN

HIGHWAY 66

BUCK & DOE ROAD

MILK WEED SPRING

- |                       |                     |
|-----------------------|---------------------|
| Common Area           | 3 Bedroom Residence |
| Covered Pavilion      | 4 Bedroom Residence |
| Library/Reading Room  | 5 Bedroom Residence |
| Clubhouse             | 2 Bedroom Duplex    |
| Net Tennis Ball Court | 3 Bedroom Duplex    |
| Playground            |                     |
| Swing Set             |                     |

