



THE HUALAPAI TRIBE

**REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN MANAGER (DM) SERVICES
for**

**Delivery of a Suite of Projects
via**

**The Construction Manager/General Contractor (CM/GC) - Alternative Contracting Method (ACM)
March 29, 2024**

**Due Date for Paper or Electronic RFQ Proposals:
May 1, 2024 @ 05:00 pm (AZ Time Zone)**

**Mandatory Pre-Proposal Meeting
April 9-10 @9:00 am (AZ Time Zone)**

Point of Contact:

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SECTION A – Administrative Information

I. Definitions

Alternative Contracting Methods (ACM): Design-Build (D-B), Construction Manager/General Contractor (CM/GC), Alternate Technical Concepts (ATC)-to accelerate project delivery, encourage the deployment of innovation, and minimize unforeseen delays and cost overruns.

Allowance: Item of work/quantities that the Project Team anticipates may overrun. All allowances are budgeted within the overall GMP (i.e., under the umbrella of the GMP).

BIA: Bureau of Indian Affairs.

Bundle: A group of Projects bound together and let as a unit, for a negotiated GMP.

CM: The Construction Manager, an employee of the CM-GC firm and a Project Team member. The CM (along with the CM-GC firm) is contracted directly with the Owner through a separate RFQ. “CM” can also refer to the entire CM-GC firm. This RFQ often refers to the CM-GC firm as the CM, to avoid confusing the CM-GC firm with the CM/GC project delivery method.

CM-GC Firm: A firm that includes both the CM and the General Contractor (GC).

CM/GC: The Construction Manager/General Contractor project delivery method. CM/GC is a Federal Alternative Contracting Method (ACM) for project delivery.

Concept of Operation (COO): Outlines (charts out) Early Work Packages (and pre-defines all Work Packages) for the entire Project Suite.

Construction Manager at Risk (CM@Risk/CMAR/CmC): A project delivery system, different from CM/GC, in which there is no Independent Cost Estimator, and the GMP is developed before selection of the CMAR.

Contingency: A specific type of allowance that allocates the potential use of funds to account for risk and uncertainty. All unused contingencies are returned to the Project Team for building more scope within the Project Suite or to assist with Projects short on budget. It is important to note that all allowance and contingency items are budgeted within the overall GMP (i.e., under the umbrella of the GMP).

Contracting Officer (CO): Delegated by the Owner to execute contracts. Delegated by the Owner to execute contracts. The Contracting Officer is Philip Wisely, P.E., Public Services Director - 928.769.2216, at phil.wisely@hualapai-nsn.gov, Hualapai Tribe.

Contracting Officer Representative (COR): Delegated by the CO to manage all activities of the Project Team. The COR is: The COR shall be the ACM Program Leader (ACM-PL). The ACM-PL is Kenneth E. Atkins.

Contact information:

Kenneth E. Atkins, P.E.

KennethAtkins@AtkinsEngineeringAssoc.com

Cell: 863.232.7083

Cost-Based Estimating: Construction cost estimate calculated by the ICE from Project-specific costs that considers location, mobilization needed, equipment to be used, labor, production rates, material supplier costs, and other conditions of the Project. Cost-based estimating does not use historical bid or award data from other projects.

Cost Model: A cost estimate developed for each Project and Bundle within the Project Suite. The CM and ICE each independently create their own Cost Models. The Cost Model is used to verify that the overall Project scope can be completed within the available Project budget and the GMP.

Design Manager (DM): Serves as a member of the Project Team and provides professional engineering and surveying, environmental/archeological surveys, NEPA documents, environmental/archeological permit applications, right-of-way acquisitions, and design management services. The DM is contracted directly with the Owner through a separate RFQ. The DM consists of the Lead Design Professional and all subconsultants or specialty designers, surveyors, applicable specialists, etc.

General Contractor (GC): The General Contractor part of the CM-GC firm. The GC constructs the Projects, Work Packages, and Bundles in the Project Suite, which have GMP's contractually agreed upon between the Owner and the CM.

Guaranteed Maximum Price (GMP): A price contractually agreed upon between the Owner and the CM. Includes the direct cost of all work, indirect costs, allowances, contingencies, and CM fixed fee (i.e., profit and overhead). The CM receives no more than this figure for the work but may receive less.

Independent Cost Estimator (ICE): Provides independent cost estimates to the Project Team and the Owner and serves as a member of the Project Team. The ICE is contracted directly with the Owner through a separate RFQ.

Linear Schedule Method (LSM): Used mainly in the construction industry to schedule resources in repetitive activities commonly found in highways, pipelines, high-rise building and rail construction projects. These projects are called repetitive or linear projects. The main advantage of LSM over Critical Path Method (CPM) is its underlying idea of keeping resources continuously at work.

Offeror: Refers to each CM-GC firm that may submit a proposal in response to this Request for Qualifications (RFQ). Used interchangeably with Proposer and CM until the contract is awarded.

Opinion of Probable Construction Cost (OPCC): An open book cost estimate for the work developed from the CM's and ICE's estimating software platforms that includes direct and indirect costs along with allowances and contingencies. The OPCC is supplemented by a resource loaded schedule.

Owner: Hualapai Tribe is the Owner of the CM/GC project delivery program for this Project Suite, as well as the owner of the other miscellaneous Projects.

Project: An individual construction project.

Project Lead (PL): The Owner's representative who has the authority to make decisions on the Owner's behalf. Facilitates the entire Project Team and/or the CM/GC process and is responsible for the guidance and leadership of the entire Project Team. All correspondence and communications go through the PL. The PL will be announced at, or prior to, the 2-day "Kick-Off" meeting.

Project Suite: The unit of work, comprising multiple Projects, Bundles, and Work Packages, that is let under a single contract between the Owner and the CM.

Project Team: Comprised of the Owner, the DM (along with the DM's subconsultants), the CM (along with the CM's subcontractors, material suppliers, surveyors, etc.), and the ICE.

RFQ: Request for Qualifications. Prepared and submitted by the Owner.

Statement of Qualifications (SOQ): Represents the primary component of the Submittal as described in this RFQ. Prepared and submitted by the Offeror.

Submittal/Submission: All documents as described and used as a basis in the CM selection process.

TERO: Tribal Employment Rights Ordinance or Office. TERO ordinances require that all employers who are engaged in operating a business on reservations give preference to qualified Native Americans in all aspects of employment, contracting and other business activities. TERO Offices were established and empowered to monitor and enforce the requirements of the TERO ordinances and are funded through a tax placed on all construction.

VTC: Video teleconferencing.

Work Package: The most basic unit of work in contractual terms. Multiple Work Packages may comprise a Project, or a Work Package may include connected work tasks that span multiple Projects. For instance, Work Packages that consist of tasks that must be completed early in the construction process on multiple Projects are common, such as ordering materials or products with long delivery times, right-of-way (ROW) procurement, utility work, mobilization, clearing and grubbing, etc. This type of Work Package is called an Early Work Package. If all the Projects are within a single Bundle, a single Work Package (or Early Work Package), with its own GMP, can be executed for all such work. Within a single Project, a Work Package can be assembled to cover any group of tasks that may be easily grouped, such as all the pipe work, all the excavation, all the work within a certain geographic area for which permits and ROW have been procured, etc.

II. Purpose

This RFQ provides prospective Offerors with sufficient information to prepare and submit proposals for the Owner's consideration of DM Services for this CM/GC Project Suite. CM/GC (CMAR, CmC) is a Federally designated Alternative Contracting Method (ACM) for construction project delivery. Offerors should read this entire RFQ to understand the Owner's intent for CM/G, prior to developing their proposals.

The Owner intends to develop innovative cost-saving and time-saving solutions to accelerate construction and deliver Projects in the Project Suite substantially under budget while enhancing value and quality and use the cost savings captured to help complete the greatest number/scope/length of Projects possible in the Project Suite within the available funding. This may include increasing the number of Projects in the Project Suite or expanding the scope of an individual Project within the Project Suite. The Project Suite will be delivered using multiple Projects and Work Packages (including Early Work Packages) to meet the Owner's accelerated schedule (see NCHRP 787 for details).

The Owner is seeking proposals from qualified DM firms for DM services to rapidly deliver the Project Suite. The DM services directly support the CM/GC project delivery method for this Project Suite.

The selected DM becomes a member of the Project Team to develop and deliver the Project Suite. The Project Team also includes the Construction Manager (CM) / General Contractor (GC) and the Independent Cost Estimator (ICE). The DM works closely, i.e., early and often, with the Project Team. If the CM and the ICE are meeting, the DM is expected to be present and engaged.

The successful Offeror for the DM position applies its professional capabilities during all phases of the Project Suite, including the pre-construction phase and the construction phase. The successful Offeror for the DM position applies its professional design management capabilities during the planning and design of a Project (i.e., pre-construction phase) and possesses the necessary resource skills, personnel, systems, and experience to engage in detailed discussions over key constructability issues, contract packaging, phasing of the work, material availability and pricing, as the design progresses. In addition, the DM promotes accelerated and innovative construction techniques for the specific Projects and promotes a local workforce.

The role of the DM is significantly different and much more involved than the Offeror may typically be used to. It is based on “best practices” taken from national research, including: NCHRP 787; NCHRP Synthesis 518; and Quantification of Cost, Benefits, and Risks associated with Alternative Contracting Methods (DTFH61-13-R-00019).

Offerors should read this RFQ in its entirety to understand the Owner’s intent for the DM’s role and the intent behind utilizing CM/GC. Additionally, Offerors should understand the remoteness of these Projects, logistical challenges, limited labor and equipment, limited temporary housing/subsistence, and unusual market conditions, relative to the Hualapai Tribe.

III. **Project Suite Overview**

The Owner has traditionally delivered its projects via a traditional Design-Bid-Build (D-B-B) project delivery method. However, due to the expected benefits associated with the CM/GC accelerated and innovative project delivery method, the Owner includes **thirty-three (33) horizontal and vertical projects** into the Project Suite for this solicitation. Additionally, the Owner may add other miscellaneous projects necessary for successful completion of the entire project suite.

This Program Suite, with CM/GC as the proposed delivery method and Value Capture as the proposed tool for innovatively financing the Project Suite, involves the strategic use of FHWA Every Day Counts (EDC) initiatives, aimed at accelerating and advancing the use of technologies and processes, potentially shortening the Project delivery process, enhancing roadway safety, reducing traffic congestion, and integrating automation.

There are many variations of the CM/GC delivery method. As is evident, the Owner seeks best value through the engagement of highly qualified and experienced teams and individuals. This Project Suite will NOT be delivered based on a low-bid approach. Rather, the Project Suite will be delivered based on a best value approach. Accordingly, the Owner will pay the CM, the DM, and the ICE for pre-construction services on a time and materials basis, and dependent of the phased work schedule.

The proposed Project Suite consists of multiple diversified (current and future) projects, including an assortment of miscellaneous Projects, well-suited to be delivered through this CM/GC Program. **See Appendix A** for Project Listings. The Owner anticipates that this method will allow these Projects to be delivered under budget and more rapidly and efficiently than could be delivered using the conventional D-B-B method.

IV. Location / Background

The Hualapai Tribe is a federally recognized Indian Tribe located in northwestern Arizona. “Hualapai” (pronounced Wal-lah-pie) means “People of the Tall Pines.” In 1883, an executive order established the Hualapai reservation. The reservation encompasses about one million acres along 108 miles of the Grand Canyon and Colorado River. Occupying part of three northern Arizona counties: Coconino, Yavapai, and Mohave, the reservation’s topography varies from rolling grassland, to thick forests, to rugged canyons. Elevations range from 1,500 feet (about 457.2 m) at the Colorado River, to over 7,300 feet (about 2.23 km) at the highest point of the Aubrey Cliffs. The total population of the Hualapai Reservation is about 1,300 most of which are tribal members (2017-2020 American Community Survey). Total tribal membership, including members not residing on the reservation, is approximately 2,000. Most people who reside on the reservation live in the capitol town of Peach Springs, which owes its name to the peach trees that historically grew at nearby springs. The closest full-service community is Kingman, Arizona located 55 miles west of Peach Springs on State Route 66. Peach Springs was the inspiration for the fictional “Radiator Springs” in the animated Pixar movie “Cars.” There is no casino gaming on the Hualapai Reservation. Tribal administration, public schools, and state/federal government provide the bulk of current full-time employment. The principal economic activities are tourism, cattle ranching, and arts and crafts. An outdoorsman’s paradise, the reservation is rich in hunting, fishing, and river rafting opportunities. The tribe sells guided big-game hunting permits for desert bighorn sheep, trophy elk, antelope, and mountain lion. The Hualapai River Runners, the only Indian-owned and operated river rafting company on the Colorado River, offers one and two-day trips.

Another tribal enterprise is Grand Canyon West on the Hualapai reservation at the west rim of the Grand Canyon. Offering an alternative to the Grand Canyon National Park, the enterprise offers tour packages that can include spectacular views from the “Skywalk” (a glass bridge that enables visitors to walk beyond the rim of the Grand Canyon at 4,000 feet above the Colorado River), helicopter and boat tours, and other excursions on the reservation. As a Sovereign Tribe, it is governed by an executive and judicial branch. The executive branch is composed of a nine-member Tribal Council, which includes a chairperson and vice-chairperson. Council members are elected to office by Tribal members and serve 4-year terms. The Council oversees twelve administrative departments. The judicial branch of government consists of a Tribal Court and a Court of Appeals. Judges are appointed by the Tribal Council for two-year terms. The Courts have jurisdiction over all cases and controversies within the jurisdiction of the Tribe by virtue of the Tribe’s inherent sovereignty or which may be vested in tribal courts by federal law. The Hualapai Tribe is a member tribe of the National Congress of American Indians (NCAI), the Council of Energy Resource Tribes (CERT), the Inter-Tribal Council of Arizona (ITCA), and the Arizona Indian Gaming Association (AIGA).

V. Project Suite Goals

The Owner is requesting Offerors to propose on the CM/GC delivery of the Project Suite using multiple Work Packages and Early Work Packages to meet the accelerated schedule. Only those firms that have the resources to rapidly deliver multiple Projects, most with extremely restrictive deadlines and budgets, should respond.

VI. Schedule of Activities

All times shown henceforth in this RFQ are Arizona Time (AZ).

Table 1 – Schedule of Activities

Issue RFQ	March 29, 2024
<u>Mandatory</u> Pre-Proposal Meeting Day 1 (09:00 am – 12:00 pm) and Site Visits (01:15 pm – 04:30 pm); Day 2 (Optional) - Remaining Site Visits	April 9-10, 2024
Deadline to submit questions to Owner’s CO (04:30 pm)	April 15, 2024
Deadline for Owner’s CO to issue Addenda and Clarifications (04:30 pm)	April 26, 2024
Deadline for Submittals (5:00 pm)	May 1, 2024
Shortlist	May 3, 2024
Face-to-Face Interviews	May 8-9, 2024
Selection Date	May 10, 2024
Contract & NTP	May 21, 2024
2-Day <u>Mandatory</u> Kick-Off Meeting (Day 1 to coincide with the NTP)	May 21-22, 2024

VII. Request for Qualifications

All interested DM firms are invited to submit a proposal in accordance with the specifications, requirements, and deadlines set forth herein. The Owner intends to award a contract to the Offeror who, following the criteria outlined below, best meets the objectives of the RFQ. However, the Owner is not obligated to award a contract based on this RFQ and reserves the right to reject all proposals. All proposers must comply with and be eligible per the Hualapai’s Procedures and Procurement Procedures and Purchasing Manual (incorporated herein by reference), complying with all applicable Sections, such as: *Insurance Requirements, etc.*

Mandatory Pre-Proposal Meeting and Site Visits

A mandatory pre-proposal meeting will be held on Tuesday and Wednesday, April 9-10, 2024, from 09:00 am to 12:00 pm (9th) - location 4H Building at 400 West SR 66. Then, starting at 01:15 pm (9th), mandatory site visits will be conducted. The site visits are expected to take place until approximately 04:30 pm. For those available on the second day (10th), it’s reserved to visit the remainder of projects the group did not visit the first day.

Please arrive promptly. Every proposer must have an employee from its firm sign in and attend the meeting and site visits. Failure to comply will result in your proposal not being accepted. Inquiries

Prospective firms will make written inquiries (emails are authorized) about this RFQ to obtain clarification of requirements. Inquiries will be directed to Kenneth E. Atkins, P. E., Program Leader, Hualapai Tribe, KennethAtkins@AtkinsEngineeringAssoc.com, Cell: (863) 232-7083.

Addendum or Supplements to Request for Proposals

In the event it becomes necessary to revise any part of this RFQ, an addendum will be provided and issued to all interested parties who have notified the PL of their intent to submit.

Submittals

Each Submittal must be identified with the RFQ name, Offeror name and address, due date, and time. A Submittal may be withdrawn prior to the due date and time by written request. The Offeror is responsible for all costs incurred by firms prior to issuance of a fully executed contract. All material and concepts submitted, regarding this RFQ, become the property of the Owner and will only be returned to the Offeror at the Owner's option. This also applies to firms who withdraw their proposal.

One (1) original and six (6) copies of the typewritten Submittal (if mailed). Electronic originals/submittals are also authorized and highly encouraged. Offerors mailing their proposals must allow sufficient mail delivery time to ensure receipt of the Submittal by the time specified. Electronic proposals are allowed and must be submitted to the e-mail address shown. The Submittal should be delivered or sent to:

Kenneth E. Atkins, P.E.

KennethAtkins@AtkinsEngineeringAssoc.com

Cell: (863) 232-7083

Hualapai Tribe

P.O. Box 179

941 Hualapai Way

Peach Springs, AZ 86434

Acceptance of Proposal Content

The contents of the Submittal of the successful Offeror, and the RFQ, may become all or part of the scope of work and, as such, contractual obligations. Failure of the successful Offeror to accept these contract obligations may result in award cancellation.

Selection/Procurement Process

The successful Offeror will be selected through a best value-based process. A selection panel will evaluate/rank each Submittal according to the selection criteria set below. The Owner will shortlist the highest ranked Offerors for mandatory formal interviews; these firms will be notified of the interview schedule. For the award, the Owner will select from the shortlisted DM firms based on the **final scores (Parts 3-4)**. The Owner may conduct a due diligence review on the Offeror receiving the highest score.

The Owner will enter negotiations with the selected Offeror and attempt to execute a contract upon completion of negotiation of fees and contract terms. If the Owner is unsuccessful in negotiating a contract with the best qualified firm, the Owner may then negotiate with the next qualified firm until a contract is executed, or the Owner may decide to terminate the selection process. If at any time during the design and GMP process, the Owner fails to reach an agreement with the DM, the Owner may negotiate with the second highest scored DM firm.

Award of Contract/Right to Reject

The contract will be awarded to the Offeror whose proposal conforms to the RFQ and is most advantageous to the Owner. The Owner reserves the right to reject all proposals, and to waive informalities and irregularities in the proposals received, and to accept any portion of any proposal, or all items proposed, if deemed in the best interest of the Owner.

Work Force

The work performed under this contract is subject to the Owner's procurement policies and its TERO ordinances. This procurement selection process encourages Indian-owned firms when contracting.

The Owner's Right to Termination

The Owner has the right to terminate the DM contract at any time and is under no obligation to proceed with further construction or additional Work Packages. Upon termination, the DM will be paid for all services rendered to date. Upon termination, the Owner may negotiate with the second highest scored DM.

If the DM and the Owner are unable to reach agreement for the professional services agreement contract or any related amendment, the Owner may then negotiate with the next highest qualified firm, until a contract is executed, or reserves the right not to exercise the contract/amendment and to solicit DM services in a new procurement, which the Owner deems to be in its best interest.

Ownership of Documents

All innovations, ideas, plans, phasing, bids, Cost Models, schedules, risk matrices, manuscripts, specifications, data, maps, materials, etc., submitted with the SOQ or presented during the interview become the property of the Owner. Proprietary cost information will not be shared with other Offerors.

Sufficient Capacity

The Owner is requesting the Project Team use the DM/GC project delivery method to develop the Project Suite potentially using multiple Early Work Packages to meet an accelerated schedule. Only those Offerors that have the resources to simultaneously price multiple Work Packages necessary to deliver several different types of Projects on or before the set deadlines, should respond.

VIII. Submittal Requirements

Overview

Each Offeror shall submit Qualifications that fully address the evaluation factors in this solicitation and complies with the preparation and submission instructions in this provision. Offerors shall

carefully review this section and its relationship to the selection criteria prior to commencing SOQ preparation.

Offerors shall base their qualifications for performing all work in accordance with this RFQ. The qualifications shall provide appropriate exhibits, graphics, risk matrices, schedules, drawings, cost models, and text to reflect consideration of the evaluation factors and RFQ requirements. Discussion information should be concise and specific to this Project Suite. Excessive detail will not be considered positively in the evaluation.

Key Personnel

When an Offeror lists administrative and/or discipline-specific personnel, the Offeror agrees to make the personnel available to complete work on the contract at whatever level the Project Suite requires. Personnel changes must be reviewed and approved in advance by the COR to assure the replacement is equally qualified and has comparable experience. The COR will allow changes in key personnel only when caused by circumstances outside the control of the Offeror (e.g., employee leaves the company). Changes in key personnel for the convenience and/or benefit of the DM will not be allowed.

Submittal Contents

Proposals shall not exceed fifteen (15) single-sided pages of 8 ½" x 11" size using Times New Roman 12-point font. All pages must be numbered. Cover Page and Table of Contents, etc., are not included in the 15-page limit. Organizational charts / Drawings may be submitted on single-sided sheets up to 11" x 17". Schedules, Challenges & Risks, Drawings, and Resumes / Org Charts may be submitted as attachments, see below:

Attachments (do not count towards 15-page limit):

Attachment A – Proposed Preconstruction Schedule

Attachment B – Project Suite Challenges & Risks

Attachment C – Resumes & Organizational Charts

Attachment D – Drawings, typical sections, etc.

IX. Evaluation Process and Award

The overall evaluation process and award is comprised of **four (4) distinct parts (Parts 1-4)**.

Part 1:

Technical Selection Criteria (160 points)

Based on technical selection criteria rankings, up to five (5) of the highest-scoring Offerors will be shortlisted for interviews.

Note: Parts 1 & 2 scores are used only to shortlist DM firms. Once shortlisted, the technical scores are set aside; and final selection will be primarily based on the scores from the interviews (Parts 3 & 4).

A. **Project Innovations with Associated Cost Savings (50 points)**

The Owner is seeking the best innovative solutions to accelerate construction and deliver the Project Suite significantly under budget while accomplishing the following: enhancing value and quality; building the most Projects possible within the available funding (*i.e.*, stretching the dollars to construct the greatest scope of work within the current funding), using the cost savings captured to augment completion of the Projects. The targeted goal is to complete the Project Suite under budget with on-time delivery through innovations proposed by the Project Team.

The Offeror will demonstrate how it can successfully deliver the Project Suite.

Describe your understanding of the Project Suite, how you will use innovation to stretch the funding to complete the Project Suite, and how you will deliver Projects simultaneously for on-time delivery.

List specific innovations for the Project Suite that your team can deliver, illustrating potential cost reductions, schedule acceleration, risk reductions, and improved quality.

Identify critical Project issues and solutions on how your team will mitigate them. Critical Project issues that should be considered include design concerns, risk areas affecting the delivery, environmental/archeological mitigation, constructability concerns, material availability, Project costs, and third-party stakeholders for the Project(s) within the Suite.

Describe how you will design numerous options/alternatives throughout the entire pre-construction phase while staying within a design budget and ahead of the CM's overall Project schedule.

Describe how you will successfully include the entire project team (Owner, CM, QC/QA, ICE, subcontractors, subconsultants, etc.) in your design process to ensure risk reductions, critical analysis of means and methods, and constructability issues are innovatively addressed.

B. **Engineering Management Plan, Pre-Construction Phase (50 points)**

The Owner is seeking an Offeror that thoroughly understands CM/GC and can use it effectively to deliver the Project Suite. A proactive approach to design, NEPA documentation, environmental/archeological mitigation, and risk mitigation is required for a successful CM/GC delivery. **Outline in detail how you will effectively manage the DM aspect of this specific Program Suite of Projects, partnering with the ICE and CM, while also working with the CM/GC Team in having a complete GMP prepared / executed NLT 1 Oct 2024, for the Administration Building (See Appendix A for Project Listing).**

Provide a preliminary critical path method (CPM) schedule to demonstrate your design approach to the Project Suite. Your approach should identify any critical decision points for meeting the design / construction schedules and budgets.

C. **Key Personnel Qualifications, Experience, and Capabilities (40 points)**

The Owner is seeking an Offeror that will use its organization, subconsultants, and CM/GC to ensure successful completion of the Project Suite.

Provide a graphic organizational structure chart of the Offeror's firm. Ensure individuals assigned to this Project Suite are clearly identified.

Provide graphic organizational structure charts for your key subconsultants. Ensure individuals assigned to this Project Suite are clearly identified.

The organizational charts must identify position titles, names, and the Offeror's proposed percentage of time that each of the key personnel will be dedicated to the Project Suite.

Identify the individuals on the organizational charts who have binding decision-making authority for their organization on this Project Suite (authority for the DM and separately for each subconsultant). Identify members of your team by name that you commit to consistently attend the weekly Project progress meetings.

Note: Decision-makers with full authority to bind their company to a course of action or work without further approval are considered essential at the weekly meetings for both the DM and key subconsultants.

Provide supporting resumes and two (2) references for each position listed below. References must have been directly involved, as a representative of the owner, in work performed by the key personnel in the last ten (10) years.

Principal of the Company – The Offeror must show a significant commitment of the Principal of the Offeror's firm, as well as of each subconsultant, to the Project Suite. These individuals will actively participate in all critical Project Team meetings and any executive team progress meetings (held among top leadership of the Owner, DM, subconsultants, CM, subcontractors, ICE, and construction inspectors).

Project Manager (PM) – The PM must have experience in leading the delivery of projects using contractor procurement methods other than low bid (Design-Bid-Build) and must have experience in the delivery of projects making use of CM/GC or other contracting methods where it was used in a manner like this Project Suite.

Project Lead Designer (LD) – The Project LD must be a proficient designer with experience ranging from parking lot to roadway reconstruction projects.

Project Lead Architect (LA) – The Project LA must be a proficient designer with experience ranging from high-end vertical projects with complex Owner requirements. Tribal experience is certainly encouraged.

Project Structural Engineer (SE) – The Project SE must have relevant experience on projects that include work of a similar scope, nature, and complexity as those in the Project Suite.

Project Environmental Manager (EM) – The Project EM must have relevant experience on projects that include work of a similar scope, nature, and complexity as those in the Project Suite.

Project Archeological Manager (AM) – The Project AM must have relevant experience on projects that include work of a similar scope, nature, and complexity as those in the Project Suite.

Subconsultants – The subconsultants must have relevant experience on their specialty work of similar scope, nature, and complexity. The DM firm shall select subconsultants based on qualifications, versus low bid. Only subconsultants with a proven record of consistently delivering projects innovatively, on-time, and within budget shall be considered. Subconsultants must demonstrate previous innovations and success in partnering with owners. The Owner has final approval authority for all subconsultants and may also recommend subconsultants for the DM's consideration. The Owner has the right to remove any subconsultant, at will and/or without cause, and must approve all replacements of subconsultants.

Resumes should specifically address the following:

Role in delivering past CM/GC projects;

Experience working in a collaborative environment in both the pre-construction and construction phases of projects;

Experience with alternatives evaluation and risk management; and

Experience in decision-making for the firm.

Past Performance and Experience with Similar Work

The Owner is seeking Offerors with demonstrated performance in using alternate delivery methods and in innovative work.

Explain why the proposed team is best qualified to make this Project Suite successful.

Include any experience working with owners on collaborative problem solving and mitigating project risks, including schedule risk.

Provide up to three (3) examples of your most relevant projects of similar size and scope completed in the last 5-7 years, in which one or more of your proposed team members were involved. Preferred examples are inventive projects using CM/GC or Design-Build (D-B). The project narrative confirms your breadth and depth of experience for work similar to or larger than this Project Suite.

D. TERO Workforce (20 Points)

The Owner highly encourages employment of local (ideally tribal or Native American) workers and businesses to deliver a substantial portion of this Project Suite. Local is defined as having residence or an existing significant place of business located within the Hualapai Tribe. Offerors will be evaluated based on their approach, creativity, and their demonstrated commitment to maximizing the use of area residents, material suppliers, and specialty contractors to deliver this Project Suite. Your approach will lay out which steps you will commit to as a company to ensure that local individuals and businesses are given the maximum opportunity to participate in the performance of this contract.

Outline your approach to locating and maximizing inclusion of a local workforce and local suppliers and subcontractors in the Project Suite, i.e., the TERO Office, recruiting efforts, job fairs, breaking construction plans into small packages that enable the local trades to easily complete, etc.

Identify potential “on the job” training/mentoring opportunities you envision for the Project Suite. Include relevant examples of past project experience in which substantial local participation has been achieved, with specific project data listing the number of local businesses under contract and the cost of the work allocated to local businesses, as a percentage of the overall construction contract.

Provide the name and title of the individual on the DM’s team who will be responsible for overseeing efforts to reach out to and assist local (ideally tribal or Native American) individuals and businesses to compete for work and to successfully perform as integral members of the DM’s team.

Technical Selection Criteria Scoring

Responses to each of the technical selection criteria will be evaluated by each reviewer and rankings will be determined using a numerical rating system as follows:

A relative numerical weight has been established by the Owner for each major category. The sum of the weights equals the total points allocated. All committee members will use these values.

The relative weighting assigned to each major category will be the maximum any criterion (subcategory) in the major category can receive.

Three degrees of quality (poor (0-60%), fair (60-80%), and good (80-100%)) shall be considered when scoring each subcategory.

Each subcategory is equally weighted. Sum the subcategory evaluation scores within each major category and divide by the number of subcategories in the major category to arrive at an overall major category number. Round off to two decimal places.

Part 2:

Indian Preference - 10 Points for Technical Portion & 10 Points for Interview Portion

For any applicant claiming Indian Preference, the applicable information shall be entered where provided on the Form of Proposal (Appendix C). Hualapai Tribe shall retain the right to deny to any applicant any Indian Preference claimed.

PLEASE NOTE: IT IS NOT NECESSARY TO COMPLETE AND SUBMIT THIS FORM AND ANY OF THE NOTED ITEMS IF YOU ARE NOT CLAIMING INDIAN PREFERENCE.

Part 3:

The Interview – 160 Points

The interview consists of the following:

The Owner will conduct mandatory interviews for all shortlisted firms. During the interview, the Offeror and primary Subconsultants will have the opportunity to answer this key question: “How will the DM and its Entire Team, Executives, and Subcontractors make us (the Owner) successful” in delivering, not only this Program Suite, but also the CM/GC and Project Grouping Everyday Counts (EDC) Initiatives.

The Owner shall coordinate the “in-person” interviews with each shortlisted Offeror. At the request of the Offeror (and with the Owner’s consent), interviews may be conducted via VTC. The interview order for the Offerors will be random (primarily based on everyone’s availability). The notification will include information about location; set limits on the number of people attending (based on room size, occupancy comfort, and safety); state the amount of time for each interview; and include any other scheduling or constraints.

As mentioned above, the interview may also be used to clarify categories/technical specifics with the DM’s written proposal. The interview will be approximately two (2) hours.

1st Half of Interview: Presentation by the DM and Its Primary Subconsultants – Topics such as innovations, risks, design / overall challenges, scheduling, best practices, lessons learned, keys to success, etc. – 1 hour. In short, “How are you going to make us successful with this grouped suite of projects and the CM/GC method?”.

2nd Half of Interview: Open Discussion between the DM’s Proposed Team and the Owner’s Panel – Questions, answers, and comments – 1 hour. The interview will consist of the following:

Part 4:

Indian Preference - 10 points added to Interview Score

For any applicant claiming Indian Preference, the applicable information shall be entered where provided on the Form of Proposal. Hualapai Tribe shall retain the right to deny to any applicant any Indian Preference claimed.

SEE INDIAN PREFERENCE FORM (Appendix C).

PLEASE NOTE: IT IS NOT NECESSARY TO COMPLETE AND SUBMIT THIS FORM AND ANY OF THE NOTED ITEMS IF YOU ARE NOT CLAIMING INDIAN PREFERENCE

Final DM Selection Scoring: The sum of Parts 3-4 (**170 Maximum Points**) is used to rank / select the highest-scoring DM.

NOTE: Part 1-2 scores (technical proposal) are solely for shortlisting (the top Offerors) and thus do not carry over into the final sum totals (Parts 3-4).

X. Compensation for DM Services

The selected Offeror will be paid a negotiated fee based on DM selection.

SECTION B – Scope of Work

I. Project Suite Information

General Description

The selected DM will successfully partner with the Owner and the entire Project Team to rapidly deliver the Project Suite, thereby creating an economic stimulus package for the local community, as well as rapidly completing these Projects to take them “off its books” to enable the Owner to focus on future work. Grouping of Projects has numerous advantages. It will permit the Project Team to strategically plan, fund, permit, design, and build the Projects simultaneously in a manner which constructs the greatest amount and length of Projects within the Project Suite and available funding. The goal is to stretch the existing funding by capturing savings gained through innovations and risk reductions to efficiently complete the construction of the listed Projects ahead of schedule and under budget. Grouping also creates an economy of scale: significantly reducing individual Project overhead, mobilization costs, equipment costs, staff time, and required design details and levels. Grouping also reduces the need for inspection personnel traditionally required when using the standard Design-Bid-Build (D-B-B) method.

Project Suite List

The Project Suite listed in **Appendix A** is in varying stages of the design, permitting, ROW acquisition, and funding processes. Some have no NEPA; some have funding agency approvals, while others currently lack funding agency approvals; etc.

Challenges

Each Project will have its challenges and risks. The Project Team is responsible for researching innovative ways to significantly reduce or eliminate these challenges and risks. The Project Team is further responsible for identifying specific risks for each Project and Work Package. The Project Team works together during its meetings to develop the best Work Packages for the Owner. A constructability review process is built into CM/GC and is executed by the Project Team as a matter of course

SECTION C – The Owner’s Strategic Plan for CM/GC

I. Project Suite Goals

Specific Project goals are as follows:

- Use a cost-effective approach to design and construction to deliver a Project Suite under budget and ahead of schedule;
- Work cooperatively with the Owner, the Project Team, and stakeholders to maintain a cost-effective and timely schedule;
- Honor all grant funding procedures to obtain 100% grant reimbursement, conform to DBE/TERO requirements;

- Use innovation to provide improved quality and performance and generate significant Project savings;
- Maintain a strong positive relationship with major stakeholders, cultivate a partnering attitude, promote a creative environment, and be proactive in addressing Project needs;
- Provide a context-sensitive Project Suite using smarter construction methods for low maintenance and long-term performance, such as solar energy and water recycling;
- Provide a safe working and traveling environment that minimizes the potential for injuries to the public and construction workers;
- Minimize inconvenience to the public by minimizing construction time and delays;
- Deliver Early Work Packages to ensure early construction is quickly underway after Notice to Proceed; and
- Measurably track and demonstrate how this specific CM/GC program “outperformed” traditional methods (such as Design-Bid-Build, D-B-B), i.e., competitive low-bid.

II. Requirements of the DM

Specific Requirements of the DM are as follows:

- The DM works closely, i.e., early and often, with the Project Team. If the CM and the ICE are meeting, the DM is expected to be present and engaged,
- The DM is actively involved in the pre-construction phase of the Project Suite and during the construction phase as needed.
- The DM (supported by its subconsultants) furnishes all labor, materials, equipment, services, and support facilities, etc., required for the DM to provide Project Suite elements, which include but are not limited to the following:
- Project Team Meetings – Participate in all Project meetings. Partner with the entire Team to develop innovative and streamlined Work Packages, Projects, and Project Groupings. Collaborate with the CM to enable the DM to accurately produce a set of constructible plans that effectively eliminate all changes in the field. Certify the final construction plans, with the overall Project risks being distributed/shared and/or mitigated by the entire Project Team.
- Design Preparation – Review and evaluate all preliminary planning, survey, design, environmental, and archeological information that the Owner has developed or obtained.
- Survey – Accomplish/complete any field surveying needed for design of the Project Suite and all needed notifications. Such activities may include establishing horizontal and vertical control, accomplishing data collection and reduction, providing aerial photography (if necessary) for design and construction of the Projects, and providing any additional environmental, archeological, and design surveying that may be required to supplement and/or verify alternatives identified during pre-construction.
- DTM – Establish, through Digital Terrain Modeling (DTM), a three-dimensional (3-D) surface accurate to the Owner’s satisfaction, prior to proceeding with assessment of the Projects’ alignments and structural alternatives.
- Public Meetings – Schedule, attend, lead, and document discussions at public information hearings to incorporate preliminary public input into establishing appropriate design elements and alternatives.

- Staging Needs – Propose, review, and validate staging plans for the Projects.
- Hydraulic/Hydrologic Analysis – Prepare, as needed, any hydraulic/hydrologic analysis to address the effects on runoff rates associated with widened roadway and intersection improvements. Hydraulic/hydrologic analysis shall include a plan for controlling increased runoff rates.
- Geotechnical Investigation – Prepare, as needed, any geotechnical investigations for use in determining the design of roadway sections and structural work.
- Creating numerous Design Options/Alternates – Draft all design options/alternatives being pursued as agreed to by the Project Team.
- Right-of-Way – Order title reports and arrange all supporting documents required to prepare right-of-way contracts/agreements, temporary construction easements, and permits to enter and to acquire additional needed right-of-way. The CM assists the DM in identifying options for right-of-way acquisitions and easements by providing innovations, means and methods input, etc. The primary purpose is to minimize the amount of right-of-way actions that must be undertaken to expedite the schedule and reduce the overall Project costs.
- Utility Negotiations and Agreements – Prepare necessary documentation and coordinate with utility owners to obtain utility installation/relocation agreements and permits.
- Design Reviews – Certify to the Owner that the plans are constructible as designed, to guarantee that they can be completed within the proposed GMP and schedule. Identify and recommend solutions to eliminate all errors, omissions, ambiguities, etc., providing an “economy of scale” in relation to proposed design phasing.
- Risk – Identify potential risks (including financial risks) and methods to mitigate, share, and eliminate them.
- Value analysis – Identify aspects of the design or specifications that do not add value or whose value may be enhanced. Based on this, identify changes that would not necessarily reduce the cost but may increase constructability or speed production, reduce design requirements, decrease the life-cycle costs, etc.
- Maintenance of Traffic and Traffic Control Plans – Assist the CM in the development of all maintenance of traffic and traffic control plans necessary to successfully construct the Projects for all proposed phases and Work Packages. Provide advanced public notice of road closure and detour information; and enable use by authorized emergency vehicles of the construction access road.
- Master Project Schedule – Provide the CM and the ICE with any information necessary for the CM’s development of a linear cost-loaded and resource-loaded overall Master Project Schedule throughout the pre-construction and construction phases to ensure that all commitments and dates will be met, and notify the Owner when issues arise. The Master Schedule includes such items as detailed construction schedules, GMP schedules, Project milestones, third-party agreement schedules, submittal schedules, utility relocation schedules, inspection and testing schedules, and phased acceptance schedules.
- Public Information Assistance – Provide public information assistance relating to the traveling public, adjacent property owners, etc., during the pre-construction and construction phases.
- Innovations, Schedule Acceleration, and Cost Savings – Propose significant innovations,

schedule acceleration, and cost savings throughout the pre-construction and construction phases.

- Plan Sets, Specifications, and Revisions – Prepare plan sets and specifications, including all revisions necessary, for Work Packages, Projects, and Bundles as identified by the Project Team and agreed to by the Owner. Plan sets and specifications shall be stamped by a licensed professional engineer who is an employee of the DM’s firm, or a subconsultant of the DM, and is registered in the State of Oklahoma.
- Environmental surveys and studies – Provide environmental surveys and studies necessary to satisfy the requirements of NEPA.
- Archeological surveys and studies – Provide archeological surveys and studies necessary to satisfy all Agency requirements.
- NEPA Documentation – Complete the National Environmental Policy Act (NEPA) documentation for the Projects. Environmental resources or concerns present, or potentially present, in the Projects’ areas include the following:
 - Historical/archeological resources
 - Protection of migratory birds
 - Compliance with the Clean Water Act Section 404 permit and Section 402 water quality certification obtained for the Projects
 - Obtaining a National Pollutant Discharge Elimination System (NPDES) permit and developing and implementing a Storm Water Pollution Prevention Plan (SWPPP)
 - Developing hazardous material testing, removal, and disposal plans
 - A National Emissions Standards for Hazardous Air Pollutants (NESHAP) notification to the US Environmental Protection Agency and the Oklahoma Department of Environment Quality
 - Protection of groundwater
- Environmental Permits – Prepare, in coordination with the project team, Owner, CM, etc., all applications for necessary resources and environmental agency permits. It is the Project Team’s responsibility to obtain all other necessary permits and licenses for the construction of the Project Suite (temporary obstructions, enclosures, opening of streets for pipes, walls, and utilities, etc.).
- Design Parameters and Criteria – Collaborate with the CM to identify criteria for designing and constructing the Projects. Criteria include construction standards and specifications.
- Weekly Construction Meetings – Attend all weekly construction meetings during the construction phase.
- Conduct Traffic Analysis and/or traffic studies as needed by a licensed AZ Professional Engineer.

III. Two-Day “Kick-Off” Meeting

Once the entire Project Team is assembled, all members of the Project Team will attend a two-day “Kick-Off” meeting. Attendance by all parties is mandatory. This includes the DM (and subconsultants), the CM (and subcontractors), the ICE, the Project Lead (PL), the Owner (and staff), stakeholders, funding organizations, permitting agencies, and other organizations, etc., required for the success of the Project Suite. The meeting schedule is yet to be determined. The first day of the

meeting focuses on forming an effective Project Team for this program. The second day is a program-specific discussion. This two-day “Kick-Off” meeting generally follows the draft outline below:

Two-Day “Kick-Off” Agenda:

1. Welcome and Introductions.
2. Hualapai’s Top Leadership Briefing (Strategic Vision, Goals, End State, Challenges, etc.).
3. Project Team and Project Lead Introductions and roles of each Project Team member.
4. Hualapai Directors Visions, Goals, Budgets, and Challenges, at the Program Level.
5. CM/GC Performance Targets – Briefs the latest national research and “what right looks like”.
6. DM Briefing – DM’s perspective: Innovations, alternative means and methods, time savings, cost savings, risk mitigations, critical issues, challenges, highlights etc., from DM’s proposal.
7. CM Briefing – CM’s perspective: innovations, alternative means and methods, time savings, cost savings, risk mitigations, critical issues, challenges, highlights etc., from CM’s proposal.
8. ICE Briefing – ICE’s perspective: innovations, alternative means and methods, time savings, cost savings, risk mitigations, critical issues, challenges, highlights etc., from ICE’s proposal.
9. Group Critical Thinking Session.
10. Risk Matrix Overview/Discussion.
11. ICE’s Cost Model.
12. Schedule Development.
13. Integrated Master Development/Review – Design, R/W, Utilities, Estimate, etc.
14. CM’s Master Schedule Overview.
15. Cost Model Development/Review and Estimate Alignment.
16. Identification/Discussion of First Work Packages.
17. Action Items/Set Up Meeting Times/Set Up Task Force Groups.

IV. Concept of Operation (COO)

Prior to the Kick-Off meeting, the CM and ICE each independently develop a Concept of Operation (COO). This COO outlines (charts out) Early Work Packages and pre-defines all Work Packages for the entire Project Suite, recognizing that the first Work Package must go to construction within two (2) weeks from the NTP. The goal is to quickly get the CM out to construction, i.e., first breaking ground on the Owner’s highest priority Project. The Project Team updates the COO at each weekly Project progress meeting prior to proceeding with the first Work Package, i.e., the Project Team must ensure that the accumulation of all work costs does not exceed the total Project Suite budget (maximum GMP).

The COO must be modeled for the individual Work Packages and Bundles and the overall Project Suite. Each Project within the Project Suite has specific individual accounting requirements. Based on these accounting requirements, quantities are individually tracked by Project for each specific pay item. For example, fine grading may span three different projects within one Work package, the quantities must be measured and tracked for each individual Project separately, by accounting code.

V. Project Team Meetings

Members of the Project Team schedule and attend all Project Team meetings. Project Team meetings are held once per week during the pre-construction phase of Projects and Bundles and as needed during the construction phase. The Project Team promptly reviews and provides any comments on the minutes to use at the next Project Team meeting. Project Team meetings present general Project progress, address design options that arise during the design process, and request/receive input and direction from the Owner.

The Project Team develops and schedules innovative and streamlined Early Work Packages that complete the Projects well under budget and ahead of schedule.

The Project Team plans relevant aspects of the cost estimate, schedule, and OPCC's. This includes a cost estimate narrative; detailed assessment of the Projects' limitations of operations; reconciliation of the quantities, crew sizes, COO, and production rates; review of subcontractor plug numbers and actual costs, labor rates, and material costs; and the planned method of measurement, the basis of payment, and a description of the CM's and ICE's planned means and methods for constructing the Project Suite. The DM may hold design specific meetings with the CM at a more frequent schedule.

VI. Project Budget

Budget control is critical to the success of the Projects. The Project Team members actively participate in clearly defining the scope of each Project, the design, and means and methods to bring the Project Suite well under the Project budget. These cost savings are then applied to additional work/scope within the Project Suite. The CM shall provide current market pricing as a basis of its open-book cost estimates. This includes all expenditures related to the Project (construction, construction management, permitting, local fees, right-of-way, allowances, contingencies, mitigation, material costs, subcontractor costs, testing, etc.).

VII. Project Schedule

The ICE is responsible for developing and maintaining an independent overall master Project schedule for the design, construction, permitting, etc., of the Project Suite using a cost-and-resource-loaded CPM schedule.

During the pre-construction phase, the Project schedule includes all detailed coordination efforts to optimize the design, including all DM activities (including permitting/environmental), all CM activities, all third-party/stakeholder activities, right-of-way activities, construction, and all the Owner's activities. The obligation of the Owner, BIA, Federal Agencies, stakeholders, etc., to complete specific submittal reviews is also included in the Project schedule.

VIII. Design Parameters and Criteria

The Project Team identifies which design criteria it follows to design and construct each Project. This includes construction standards, testing, specifications, IRC/IBC 2018, etc.

IX. Guaranteed Maximum Price (GMP)

As part of pre-construction phase services, when construction documents are sufficiently complete to establish a price and a clearly defined scope, the CM submits a formal GMP proposal to the Owner for

an entire Project, Work Package or Bundle.

The GMP includes the direct cost of all work, indirect costs, allowances, contingencies, and Construction Manager's set fee (i.e., profit and overhead). Any remaining allowances or unused contingencies are used to complete other Project work within the Project Suite. The CM guarantees to complete the scope of work for that GMP amount (i.e., the contract amount for the construction phase contract) and agrees to be solely responsible for any difference between the actual cost of work and the GMP amount.

All GMP proposals are reviewed and approved by the Project Team and the Owner prior to moving forward. After the CM and the Owner mutually agree to the GMP, and the signing of the Phase 2 – Construction Services Option occurs, the CM-GC firm takes full responsibility for delivering the Work Package, Project, or Bundle within the GMP.

Compensation for construction services within a GMP is as follows:

- For Lump Sum Items in the GMP: Paid as a lump sum.
- For Allowance items in the GMP: Paid based on the actual prices agreed to in the GMP and all spending of allowances are pre-approved by the Owner. Quantities are based on field measurement. All unused allowances are returned to the Project for additional work within the Project.
- For Contingencies in the GMP: Paid based on the actual prices agreed to in the GMP and all spending of contingencies are pre-approved by the Owner. Quantities are based on field measurement. All unused contingencies are returned to the Project for additional work within the Project.
- For Unit Price items in the GMP: Paid based on the agreed upon unit prices in the GMP. Quantities are based on field measurement. All unused unit items are returned to the Project for additional work within the Project.

Progress payments for work are paid according to the resource-loaded linear schedule and verification through measurement in the field.

If the CM and the Owner are unable to reach agreement on a fair and reasonable price for the Phase 2 – Construction Services Option, the Owner reserves the right not to exercise the Option and to solicit construction services in a new procurement, from which the CM would be excluded.

X. Ownership of Documents

All ideas and plans proposed as part of this RFQ process become the property of the Owner.

All tracings, bids, plans, manuscripts, specifications, data, maps, materials, etc., prepared or obtained by the Offeror because of working on this contract, become the property of the Owner.

XI. Basic Tenets of CM/GC

A. Introduction

These tenets are to communicate key aspects of CM/GC to the construction industry and design community. Even though CM/GC is used by many agencies, this document details the Owner's understanding and implementation of the delivery method.

B. CM/GC Contrast to CM@Risk

CM@Risk (Contract Manager at Risk – CMAR) has a long history in both public and private sectors, particularly for vertical construction, federal sector projects, and related construction projects. While there are potential differences in how CM@Risk is implemented for vertical construction, some of the same fundamental characteristics apply to highway or multi-modal projects. CM/GC is a system modeled after CM@Risk (CMAR) that allows, or in most cases compels, the CM to self-perform a portion of the work.

C. The Project Team

With the CM/GC project delivery method, the Owner “custom-builds” its entire Project Team, including subconsultants and subcontractors, to properly fit the specific needs and objectives of each Project. A partnership is formed between the Owner and the Project Team (DM, subconsultants, CM, subcontractors, and ICE) shortening overall Project completion duration, improving risk identification and mitigation responses, increasing utilization of innovative design/construction techniques, and improving construction conflict identification and management.

The Project Team shall meet once per week during the pre-construction phase of a Project or Bundle, and on an as-needed basis during the construction phase of a Project or Bundle.

D. Pre-Construction Phase

Grouping of Projects and Work Packages allows the Project Team to strategically and innovatively plan, fund, permit, design, and build in a manner which constructs the greatest amount of Projects within the current available funding.

The Project Suite will be delivered using multiple Early Work Packages and Work Packages to meet the Owner's accelerated schedule (See NCHRP 787 for details).

Under the CM/GC delivery method, it is possible for Projects to be designed “around a table” during regular Project meetings (with the entire Project Team present). The emphasis of the design process changes in this scenario from traditional bid sets of plans to construction sets. The intensity of the design effort shifts from traditional plans production to Project Team planning – i.e., critical design decisions are made during regular meetings with all decision-makers present. CM/GC projects do not need a fully developed design package, as with Design-Bid-Build (D-B-B) projects, nor a complex performance specification, as with Design-Build (D-B) projects.

The fast-track nature of CM/GC requires a short-term need for increased plan production rate. The Designer must keep pace with the acceleration and changes proposed by the Project Team as well as multiple Early Work Packages.

The CM/GC method delivers Projects using one DM, CM, and ICE. This allows the Project Team to strategically and innovatively plan, fund, permit, design, and build in a manner which constructs the greatest amount of Project work within the current available funding.

The Project Team's initial focus should be to identify and begin construction on Projects or portions of Projects that are potentially "shovel ready" and/or can quickly be made "shovel ready" while simultaneously working on other Projects within the Project Suite that are awaiting items as: NEPA clearance, permitting, right-of-way, funding, and third-party approvals (i.e., BIA, FHWA, Resource Agencies, etc.).

Pre-construction services consist of addressing and managing agency desires that may encompass a wide range of services, such as scheduling, estimating, bidding and procuring labor and materials, supporting early public outreach, coordinating environmental permits, generating alternative design and construction means and methods, or developing relocation plans for businesses and landowners. Pre-construction includes vital "over-the-shoulder" reviews, which are informal reviews of the design conducted by the CM, literally looking "over the shoulder" of the DM, while the DM is in the process of designing the Project. The concept is extended to include non-literal settings where the CM is very closely involved in the design, to the point that the CM can raise questions and make design changes as the design progresses instead of only at designated times. Typically, the pre-construction phase continues until the last Work Package is approved and released for construction.

E. Pre-Construction Phase Collaboration, Coordination, and Communication

The Project Team has the common goals of producing a quality Project under budget, maximizing the value of the work to the Owner, achieving completion without undue inconvenience to the public, and producing the work at a reasonable cost to the Owner, with a reasonable compensation to the DM, CM, and ICE. In promoting these goals, it is expected that the CM cooperate and collaborate with the DM in reviewing design documents; preparing cost estimates, limitations of operations, sequencing suggestions, and constructability reviews; and other items required by the contract. The CM works with the Project Team, and agencies as needed, when considering alternatives. The CM actively provides input for alternatives, improved methods, and other ways to maximize the quality of the Project. The CM maintains constant communication with the Project Team.

The CM's pre-construction services are not intended to include the performance of design work. The DM remains responsible for the Engineering of all aspects related to finalization of the design documents and remains the Designer(s)-of-Record throughout the construction phase.

As part of pre-construction phase services, the Project Team holds regular meetings to plan relevant aspects of the cost estimate organization and breakdown for a specific scope of work. This includes a cost estimate narrative; a detailed assessment of the Projects' limitations of operations; reconciliation of the quantities, crew sizes, production rates, labor rates, and material costs; the planned "method of measurement" and "basis of payment"; and a description of the CM's planned "means and methods" for constructing the Project scope. During the development of the GMP, the Project Team considers why costs may be out of range: if the

Project is overdesigned, if the specifications are more stringent than needed, whether the CM is carrying unnecessary risks, if the Owner is asking for more than they can afford, and if contingencies and allowances are needed. With this process, each pay item is treated like an individual GMP and the entire Project Team agrees to a reasonable cost to pay for each item prior to moving forward with the design detail. This enables real-time adjustments to each pay item, as well as each design detail, prior to proceeding to an overall GMP very early in the design process. Costs should thereby remain under control because they are controlled and adjusted during each regular production meeting.

F. Opinion of Probable Cost (OPCC)

Prior to the CM submitting a GMP for each Work Package, the CM and ICE independently and continuously develop/review both informal and formal OPCC's. The OPCC is defined as an open book cost estimate for the work developed from the CM's and ICE's estimating software platforms that includes direct and indirect costs along with allowances and contingencies. The ICE's OPCC is supplemented by a CPM resource loaded schedule.

The OPCC represents a good faith open book estimate from the ICE, of the Project costs required to complete all Work Packages required for the Project. It is used to verify that the overall Project scope can be completed under the available Project budget. This model enables the Project Team to properly plan, effectively monitor and control the cash flow, costs, and funds available compared to the budget, estimates, and total commitments for the Project. This cost model is not contractual but a guide for the Project Team in gauging the Project in relation to an allowable budget.

Throughout the CM/GC process, the entire Project Team should be aware of the targeted, versus the actual, on-going costs of the Project, as it is being designed and innovations are implemented, to assure that the overall Project costs are kept under budget. In addition, the entire Project Team (including the ICE) discusses the actual bid estimates/prices, received directly from the subcontractors, during the regular Project meetings and determines if costs may be out of range and why. Is the Project overdesigned? Are the specifications more stringent than needed? Are the CM pricing risks included in the unit items versus carrying them on the risk matrix? Is the Owner asking for more than they can afford? Are contingencies and allowances needed? With this process, each pay item is treated as an individual GMP and the entire Project Team agrees to a reasonable cost to pay for each item, prior to moving forward with the design detail. This enables real-time adjustments to each pay item, as well as each design detail, prior to proceeding to an overall GMP very early in the design process. Costs should thereby remain under control because they are adjusted during each regular production meeting.

G. Linear (Resource Loaded) Schedules

Linear (resource loaded) schedules are to be utilized by the CM. A Linear Schedule Method (LSM) is used mainly in the construction industry to schedule resources in repetitive activities commonly found in highway, pipeline, high-rise building, and rail construction projects. These projects are called repetitive or linear projects. The main advantage of LSM over Critical Path Method (CPM) is its underlying idea of keeping resources continuously at work. In other

words, it schedules activities in such a way that:

1. Resource utilization is maximized;
2. Interruption in on-going process is minimized, including hiring and firing; and
3. The effect of the learning curve phenomenon is minimized.

H. Guaranteed Maximum Price (GMP)

A GMP is the CM's guaranteed price to deliver a collaboratively developed and mutually agreed upon scope of work for an entire Project, Work Package, or Bundle. The CM guarantees that the sum of the CM fixed fee, direct cost of the work, and the Owner's and CM's allowances and contingencies exceed the GMP. It includes, but is not limited to, all direct and indirect contractor costs associated with the construction, contracting, self-performance, and management of the Project, including the preparation of the construction schedules, shop drawing preparation, construction labor, material costs, equipment costs, all traffic control, quality testing, survey, replacement of rejected work or materials, all punch-list work, certain public information and coordination costs, all overhead costs, general condition costs, and fees.

The GMP cost excludes the fees paid for services under the pre-construction services phase. GMP's are not subject to price escalation or de-escalation due to inflation (time value of money) costs. This issue is considered on a case-by-case basis as part of GMP Contingency discussions within each GMP. In such instances, an escalation study that is specific to the elements of work may be used as a basis of comparison and setting of the contingency costs for escalation and de-escalation.

Each GMP includes the CM Fixed Fee, a pricing element that was bid competitively as part of the CM selection, which is a fixed rate percentage for home office overhead and profit that is applied to the total of all direct costs, Project overhead, and indirect costs. Home office overheads are NOT included in the GMP pricing.

A Project's overall GMP is typically comprised of a series of smaller GMP's. When the design for an individual Work Package achieves 60-90% completion, the CM provides a GMP for construction of that scope. It is critical for the CM and subcontractors to formulate the rough and final GMP's based on real bids, not estimates by the DM and/or CM firms. Getting real costs at the earliest possible rough concept phases of scoping and rough plans is essential to coming in under budget and generating constructible Projects within schedule. Throughout pre-construction, the CM furnishes real-time cost proposals received directly from the CM and subcontractors as the design progresses. A transparent, open-book form of cost accounting is used and the CM's profit, general conditions, and indirect costs are known along with any contingencies that the Project Team agrees to be appropriate. The Owner is given a chance to question the CM's proposals and direct the Project Team to revise its approach to meet budget constraints.

After successfully agreeing on the construction contract amount, a GMP contract option is executed and the CM-GC firm functions like a General Contractor and is responsible for completing the work on schedule at the guaranteed maximum price for that scope.

Although the selected CM is contracted for both the pre-construction and construction services of this Project through this selection process, should the Owner and the CM be unsuccessful in

agreeing to a GMP, the CM loses the rights to perform the work associated with that GMP, which can be re-procured using a Design-Bid-Build or any other lawful procurement method selected by the Owner. The CM will be prohibited from participating on the re-procured work. If the GMP is not accepted, the Owner, in its sole discretion, reserves the right to end the CM's participation in the Project development process at any time during the pre-construction phase. The CM would be entitled to receive the cost attributable to the completed pre-construction phases services. In this case, the CM would not be entitled to any further additional compensation from the Owner, i.e., damages or lost profits on portions of work not performed.

I. Contingency / Allowances

Contingencies and allowances are required to successfully cover the design and construction aspect of the Project and to accelerate the entire process. Contingencies are the difference between success and failure on a Project as they enable real-time decisions to be made and paid for and the Project to move forward rapidly. Contingency is the part of the cost estimate that covers all the uncertain costs of the Project.

The two types of contingencies used in the CM/GC delivery are as follows:

- **CM Contingency** – The CM Contingency is an allowance tailored to the scope of work for each GMP that may not have been finalized/defined/specified, as part of the finalization of the drawings and specifications. The CM Contingency is approved and used at the sole discretion of the Owner. The amount of GMP Contingency is approved by the Owner prior to the execution of the GMP and is based upon risk modeling. When establishing the CM Contingencies, the CM requests and provides the Owner adequate reasoning as to why they are to be allowed. The Owner must authorize the use of any portion of the CM Contingency. If the CM Contingency is not fully used, the unspent amount is used for additional work in the Project Suite.
- **Owner Contingency** - The Owner's Contingency is an amount, determined by the Owner, and inclusive in the overall Project budget, to properly account for potential scope changes, made at the discretion of the Owner, that were not anticipated by the Owner and are beyond the control of the Owner and the CM at the start of the Project.

An allowance is a specified amount included in the GMP for certain items of work that are known but final quantities may be impacted by final site conditions. For example, based on borings the Project Team recognizes there are sections of the base course that need to be replaced and estimates have been made based on the best available geotechnical data. However, the reality is that until the asphalt is removed from the roadway an exact quantity cannot be confirmed.

Therefore, an estimate/price is included in the GMP along with an allowance priced for that item of work. If additional material is needed, the allowance covers the cost of additional material. The CM's costs for labor, overhead, profit, and other expenses with respect to the allowance item are included in the GMP, but not in the allowance amount. If the quantity under runs the estimate made in the GMP, the balance is used towards new work within the scope of the Project.

J. Independent Cost Estimate

An independent cost estimate is developed by the ICE using the cost-based estimating method to compare with the GMP submitted by the CM to ensure that the GMP is reasonable and fair. Only a firm that includes construction estimators experienced in cost-based estimating should be considered for work as an ICE. A properly executed independent cost estimate should never use historical figures (data). The ICE should be contacting the same people that the CM is contacting. This introduces a potential problem, however. The subcontractors and suppliers, if not contacted by the CM and/or Owner and “encouraged” to support ICE, will almost assuredly not do so – rendering erroneous prices or none at all. Subcontractors and suppliers should be told in advance that they will be contacted by ICE and should be strongly encouraged to work with them. Preferably, ICE should engage the CM’s estimators throughout this process. By allowing the parties to talk through their disagreements, the process becomes much more efficient. Conceivably, this does not present any potential conflict through these discussions. Since any differences must be reconciled eventually, it is a good idea to let the individuals that produce these estimates sort things out directly and as early as possible.

Throughout the independent cost estimate process, the entire Project Team should be aware of the targeted, versus the actual, on-going costs of the Project, as it is being designed and innovations are implemented to assure that the overall Project costs are kept under budget. The independent cost estimate should be performed using contractors/entities with direct local construction bidding experience. In addition, the entire Project Team (including the ICE) discusses the actual bid estimates/prices, received directly from the CM and its subcontractors, during the regular Project meetings and determines if and why costs may be out of range. Is the Project overdesigned? Are the specifications more stringent than needed? Is the CM carrying too many risks? Is the Owner asking for more than they can afford? Are contingencies and allowances needed? With this process, each pay item is treated as an individual GMP and the entire Project Team agrees to a reasonable cost to pay for each item, prior to moving forward with the design detail. This enables real-time adjustments to each pay item, as well as each design detail, prior to proceeding to an overall GMP very early in the design process. Costs should thereby remain under control because they are controlled and adjusted during each regular production meeting.

K. Construction Phase

The CM enters a single contract with the Owner for each Project, Work Package, or Bundle; each contract initiated with an individual Notice to Proceed (NTP). The first NTP is issued to engage pre-construction services and, ultimately, the development of the GMP. Offerors are required to name their proposed subcontractors, if any, in their proposal. Subsequent NTP’s are issued after the parties agree to an option that provides a GMP for the selected scope of work. Each subsequent contract option has its own NTP. The terms and conditions for construction services are based on the Owner’s Standard Construction Contract with modifications tailored to specific Project requirements.

Once construction begins, the CM becomes the General Contractor (GC) while retaining its duties as Construction Manager (CM). It is essential that the CM stays fully engaged as a member of the Project Team, so as not to lose the benefits and risk time and effort achieved during the pre-construction phase. This phase begins when the Project Team releases its first Work Package for construction. Typically, construction consists of multiple Work Packages. The CM retains management assistance of the Project and acts as prime Contractor, delivering the labor, equipment, and materials to complete each Work Package successfully. The initial Project Team and structure remain intact throughout both the pre-construction and construction phases. Construction services consist of purchasing, on-site and off-site construction and fabrication of components, contract administration, and general implementation of the contract requirements through Project closeout. The CM runs frequent progress meetings and produces progress schedules, shop drawings, payment applications, record documents, and as-builts.

... end of RFQ...

APPENDIX A

Project Suite List

The Project Suite listed in Table 2 is in varying stages of the design, permitting, ROW acquisition, and funding processes. Some have no NEPA; some have funding agency approvals; others lack funding agency approvals now; etc.

CS – Community Streets project




W&S – Water & Sewer project




* Hualapai Tribe's No. 1 Priority Project.

** Scope, ROM, Schedule, and Unit Items to be generated / verified by the ICE upon contract award.

...SEE NEXT PAGE...

Project Suite List

Project Name	Dist.	Design	Estimated Costs	Permitted	Status of Funding	Desire d & Requir ed Start	Remarks
Youth Camp Rd.	3.8 mi.	0%	\$3.5M	No	Obtained	TBD	Re-Alignment Anticipated
R/R Overpass	0.2 mi.	0%	\$8M	No 	Obtained	TBD	Preliminary Concept
Box Canyon Streets	1 mi.	~40%	\$930k	No 	Obtained	TBD	
Peach Springs Rd. (Safety Project)	2.7 mi.	0%	\$270k	No	Obtained	TBD	
* Diamond Bar Rd. (Safety Project)	13 mi.	0%	\$800k	No	Obtained	TBD	State & Fed Funds
Nelson Rd.	1 mi.	0%	\$1M	No	Obtaine d	TBD	
Buck & Do Rd.	40 mi.	0%	\$1M (Design)	No	Design \$ Only	TBD	Make Shovel Ready – apply for Construction Funds
Diamon Creek Rd. (Walking Paths)	1 mi.	0%	\$510k	No	Obtaine d	TBD	
Transportation Complex	10 acres	0%	\$1.7M	No 	Obtaine d	TBD	No. 6 & No. 9 are joint projects
Road Inventory, Pavement Management System & Road Program SOPs, Manuals, etc.	660 mi.	0%	\$390K	N/A	Obtaine d	TBD	Develop SOPs & Road Maint. & Constr. Manuals

Project Name (Cont.)	Dist.	Design	Estimated Costs	Permitted	Status of Funding	Desired & Required Start	Remarks
Public Services Annexes	NA	0%	TBD	N/A	Partial	TBD	Plan, Design, and Construct PS Annexes
Local Roadways	10 mi.	0%	\$1.8M	CAT-X 	Obtained	TBD	Poor Condition Roads
Baseline Roadway Maintenance	TBD	0%	TBD	CAT-X 	Obtained	TBD	Bring Local Roads to Standard
Transportation Planning Assistance	N/A	0%	TBD	N/A	TBD	TBD	L RTP / Safety Plan
West Water / Peach Sp. Cross Con.	15 mi.	10%	\$12M	IN NEPA	40%	TBD	Preliminary Engineering Report Completed
Box Canyon Underground Infra.	N/A	100%	\$320k	Obtained	Obtained	Prior to No. 3	Punch Lists/Constr. Conflicts/Bring to Standard
Peach Springs Spr.	6 mi.	0%	\$13M	IN NEPA	No	TBD	Prelim. Eng. Report / USDA / WIFA
Sports Complex	EA	0%	\$20M	No	No	TBD	
Tribal Admin. Building	EA	0%	\$15M	No 	No	TBD	
Truxton Aquifer Well	EA	0%	\$22M	No	No	TBD	
Alert Weather Gauges	12-15	0%	\$60k	CAT-X	Partial	TBD	
GC Water Rights Pipeline	70 mi.	0%	\$312M	No	No	TBD	Preliminary Design (very detailed) - Dowl

New HIP Homes (Water & Sewer)	1/YR	0%	300-500k	NA	No	TBC	IRC/IBC 2018
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Project Name (Cont.)	Dist.	Design	Estimated Costs	Permitted	Status of Funding	Desired & Required Start	Remarks
Develop CIP Water Program	NA	0%	TBD	NA			
Reinforcement of Concrete Structures	~70	0%	TBD	No	No	TBD	
Structural & Overall Improvements for Pop's Laundry Facility & Pedestrian Bridge	1	0%	TBD	CAT-X	No	TBD	
Public Safety Complex	1	50%	TBD	No	No	TBD	
Sewer Lagoon No. 6	1	100%	700k	Obtained	70%	TBD	
Well No. 1 Piping Replacement	1000 ft.	100%	200k	Obtained	100%	TBD	
Re-purpose Exist. Station 1	1	0%	TBD	No	0%	TBD	
Hualapai Entrance	1	0%	TBD	No	0%	TBD	
Water Storage Tanks	2	0%	\$1M	No	0%	TBD	
Hydrant Maint., Installation, Piping & Coverage Plan	NA	System Map Avail.	TBD	CAT-X	Partial	TBD	
Safety Master Plan & Improvements (Sidewalks, ADA,	NA	0%	TBD	No	No	TBD	

Street Lighting, Cameras, etc.)							
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**ENVIRONMENTAL ASSESSMENT OF A NEW OFFICE LOCATION
FOR HUALAPAI TRIBAL ADMINISTRATION
PEACH SPRINGS, ARIZONA**

Submitted to:

Hualapai Tribal Environmental Review Commission
P.O. Box 179
Peach Springs, AZ 86434

Hualapai Tribal Council
P.O. Box 179
Peach Springs, AZ 86434

Prepared by:

Hualapai Natural Resources Department in association with
Hualapai Departments of Cultural Resources and Planning and Economic Development
P.O. Box 179
Peach Springs, AZ 86434

December, 2018

EXECUTIVE SUMMARY

This Environmental Assessment (EA) is for selecting a new site for the construction of a new tribal office building with council chambers, storage area and paved parking lot for the Hualapai tribal administration. This EA evaluates seven proposed project alternates, from 25 potential sites identified in public scoping, and the No Action alternative across eleven (11) areas as follows: land use, traffic, visual resources/aesthetics/light/noise, topography/geology/soils, air quality, biological resources (threatened and endangered species), cultural resources, water resources, infrastructure, hazardous materials and waste, and socioeconomics. Impacts associated with each of the project development alternatives are presented. Alternative D, the proposed action, provides the lowest impact to its surroundings and greatest utility for the tribal administration operations. The preferred alternative is located . . .

The Biological Assessment (BA) found that the proposed action would not impact threatened or endangered species. The Cultural Survey evaluated the possible impacts to cultural resources and found no adverse effect to the proposed site.

The project will provide a larger office building and council chambers, storage area and parking facility for the Hualapai tribal administration and allow the existing office space currently housing tribal administration functions to be remodeled and used by other tribal departments seeking additional room to expand. *The proposed action will not significantly affect the health of the human environment. Therefore, a Finding of No Significant Impact is supported.*

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CHAPTER 1.0 Purpose and Need for Action

1.1 Project Background and Overview



The existing tribal administration building is not large enough for current operations. Neither the building nor the site has enough area to allow for expansion. Even with these physical constraints, the tribal administration office has seen increased usage over the past decade, causing some departments/divisions, once located therein, to be relocated to satellite offices. This exodus began with the Planning Department in 2011, the Election Board in 2015, the Information Technology Division in 2015 and the Transit Division in early 2018. Over 30 people in seven departments are still located within the roughly 5,500 square foot building of which approximately 1,000 square feet is dedicated to a 28-seat council chambers. The 0.88-acre site also houses two shipping containers for over-flow storage, some two dozen parking spaces and four transit busses. Considering this deficiency at their 2017 retreat, the Hualapai Tribal Council appointed a special committee composed of two council members and the Planning Director to begin the search for a new location for the tribal administration building in September 2017.

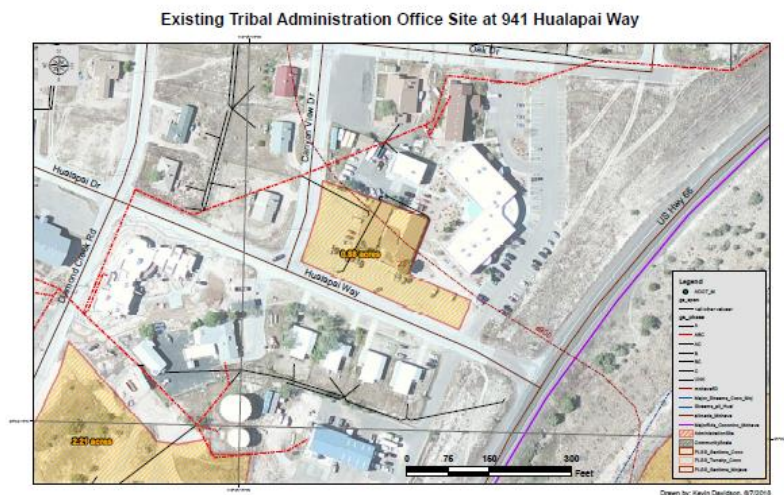


Figure 1.1, Aerial map of existing tribal administration office

The current tribal administration office is located at 941 Hualapai Way in the uptown portion of Peach Springs just west of the Indian Health Services clinic and east of the Health, Education and Wellness Department

(Figure 1.1). The Environmental Assessment (EA) will review 25 alternate locations to determine their feasibility for the new administration office, and the no action alternative.

1.2 Purpose and Need, Project Objectives

The purpose and need for the proposed action is to provide the tribe with an administration building that has adequate space to provide necessary services, convenient access for tribal members and meets modern building code standards.

The project goals include finding a new site on which to establish a new tribal administration office that has enough acreage to allow for the construction of a modern code-compliant and fully ADA accessible building of 14,000 sq. ft. to 28,000 sq. ft., possibly a two-story structure, with a large council chamber, ample parking for tribal employees and their clientele, with areas for on-site storage and for future expansion.

The main objective of this EA is to assess the effects and the feasibility of the proposed action to the natural and human environments.

1.3 Identify any laws, regulations, other EISs/EAs that may influence this EA

The Hualapai Tribe requires that an EA be performed on projects that may disturb the natural and human environment on the Hualapai Indian Reservation. This EA is being prepared as required under Tribal Law and will also fulfill the environmental requirements under the National Environmental Policy Act (NEPA). Table 1.1 lists the relevant regulations

Table 1.1 - Environmental, Safety and Health Compliance Requirements		
Source	Responsible Party	Requirement
Hualapai Environmental Review Code	Tribal Environmental Review Commission & Planning Dept	Consistency
Hualapai Cultural Resources Ordinance	Cultural Resources Dept	Compliance
Watershed Management Plans for Eight Sub-Basins of the Hualapai Reservation	Tribal Environmental Review Commission & Planning Dept	Consistency
Water Resources Ordinance	Natural Resources Department	Compliance
Hualapai Groundwater Protection Overlay Ordinance	Natural Resources Department	Compliance
Source Water Protection Plan	Natural Resources Department	Consistency
Air Quality Ordinance	Natural Resources Department	Compliance
2009 International Building Codes	Planning Department	Compliance
Hualapai Master Plan	Tribal Environmental Review Commission & Planning Dept	Consistency
National Pollutant Discharge Elimination System - General Permit	General Contractor	Preparation submittal of NOI, SWPPP and NOT

for environmental, safety, and health compliance. Both the Cultural Center and the Walapai Market/Service Station have had EAs performed in the last ten years and may be referenced when they are adjacent to one of the alternate site locations.

1.4 Decisions Needed

Under NEPA, the Bureau of Indian Affairs (BIA) and the Hualapai Tribe are responsible for determining if the proposed project might have significant impacts on the natural and human environment. If the BIA and the Tribe decide that the effects of the project would not significantly affect the natural and human environment, they will prepare a Finding of No Significant Impact (FONSI). This finding would be communicated to the Hualapai Tribal Environmental Review Commission (TERC) and the Hualapai Tribal Council for consideration in their decision to allow for the construction of the tribal administration building and paved parking lot.

1.5 Issues Considered

As part of the project development, the Hualapai Tribal Council, TERC, Hualapai Department of Natural Resources, Hualapai Department of Cultural Resources, Hualapai Department of Planning and Economic Development, Arizona Department of Transportation and the BIA have been consulted as to the concerns and issues associated with the project that should be evaluated in this EA. These are shown in Table 1.2.

Table 1.2 - Issues & Concerns Considered	
List of Issues	Primary Concerns
Land Use	Neighborhood Context
Traffic	Speed & Congestion
Visual/Light/Noise	Aesthetics, Intrusion & Soundscape
Topography/Geology/Soils	Stability & Excavation
Air Quality	Dust & Fumes
Biological Resources	Threatened & Endangered Species
Cultural Resources	Historic Sites
Water Resources	Stormwater Managment & Aquifer Protection
Infrastructure	Availability & Cost
Socioeconomics	Employment, Grazing Districts & Convenience
Public Safety/Protection of Children	Injury & Security
<i>Cumulative Impacts</i>	<i>Issues in total</i>
<i>Unavoidable Adverse Impacts</i>	<i>Loss of Resources</i>
<i>Irreversible Resource Commitment</i>	<i>Capital & Assets</i>

Hazardous wastes are not anticipated for this project. Social justice concerns do not apply to tribal projects on tribal lands. However, shifting the location of the tribal office may make travel to the building less convenient for some tribal members. This topic is discussed under Socioeconomics.

Chapter 2.0 Alternatives Including the Proposed Action

This Chapter describes the site selection process and alternative sites for the Proposed Action. The No Action Alternative is carried forward for analysis as a baseline to which all other alternatives are compared in accordance with NEPA Part 1502.14(d). Alternatives that do not support the purpose and need for the action as described in Chapter 1 are not considered for further analysis in Chapters 3 and 4.

2.1 *Site Selection Criteria*

In accordance with 32 CFR Part 989.8(c), the development of site-selection criteria is an effective mechanism for the identification, comparison, and evaluation of reasonable alternatives. The following site-selection criteria were developed to be consistent with the purpose and need for the action and to address relevant environmental, safety, and health factors. These site-selection criteria were used to evaluate alternative sites for the Proposed Action (shown in Tables 2.1 and 2.2) and to identify reasonable alternatives for evaluation in this EA:

- The site must be located in a visible and accessible location from a main thoroughfare and in a place familiar to the tribal administration's current clientele. This will allow customers to easily find the site and not create extra travel time to do so.
- The site must have adequate space and infrastructure to accommodate site operations. In addition, the site location must provide safe and efficient connectivity to existing infrastructure (i.e., utilities and roadways).
- The site should be buildable in that soils and topography should allow for conventional construction methods with limited grading and vegetation removal.
- The site must provide for safe and efficient traffic flow. The site must allow for safe vehicular access and provide minimal impacts on existing traffic flow around the building with little to no interference with adjoining lands and buildings.
- The site should be in compliance with the Hualapai Tribe's draft Master Plan. Construction of the new facility must not conflict with the long-range development plans of the Hualapai Tribe. The existing Paki land use diagram shows these areas designated for various levels of development ranging from grazing to residential to commercial uses.

2.1.1 Best Management Practices

All work should conform to the applicable federal, state, and local codes, including but not limited to the latest edition of the following:

- 2018 International Building Codes
- Occupational Health and Safety Administration, Building Assessment, Restoration, and Demolition
- Contact Cultural Resources Department upon finding of cultural resources at 928-769-2234.
- Follow accredited specifications for construction of subgrade preparation and building foundation construction. For example Hot-Mix Asphalt Paving Handbook 2000; Colorado Asphalt Pavement Association (CAPA). (2000). Guideline for the Design and Use of Asphalt Pavements for Colorado Roadways. CAPA. Englewood, CO; Handy, R.L. (1995). The Day the House Fell. ASCE Press. New York.
- Hualapai Storm Water Pollution Prevention Plan
- Prior to construction notify Hualapai Department of Natural Resources, who will conduct nest surveys for migratory birds.
- Conduct soil testing prior to construction.
- Construct Tribal Administration Building using sustainable building products.
- Follow dust abatement protocols under United States Department of Energy.

2.2 Alternatives Development Process

Proposed sites were identified by the special council-appointed committee with the assistance of the Public Services Department, Cultural Resources Department, members of TERC, and tribal members who gave input at three scoping meetings and six tribal council meetings. Beginning with three sites in September of 2017, some 25 potential sites were identified through April of 2018. This included two sites along the central part of Diamond Creek Road (Alternatives 1 & 3) one on BIA Lane (Alternative 2) identified by the committee on September 9, 2017. Planning presented these sites to TERC on September 27, 2017, for their review and comment. Locations in downtown, west of Cultural Resources (Alternative 4), and one site (Alternative 5) at Buck and Doe Road near Highway 66 were suggested as potential sites. Concerns were raised with placing the Administration Building adjacent to a residential

neighborhood on Diamond Creek Road (Alternatives 1 and 3) and the hazard potential of placing the structure too close to the above-ground fuel storage tanks at River Runners (Alternative 2).

At the Regular Meeting on October 7, 2017, Council suggested new site locations as follows: 1) at Rodeo Circle (Alternative 6), 2) west of downtown along the north or south side of Route 66 (Alternatives 4 and 7), 3) on the hill behind the earth ship (Alternative 8), 4) on the foot of Honaga Hill adjacent to Pop's Laundry (Alternative 9), 5) Buck & Doe Road (Alternative 10) and in Valentine (Alternative 11), assuming the BIA office becomes available. A tribal member suggested the use of the old rodeo grounds along Nelson Road be considered (Alternative 12). A one-story building was also discussed in keeping with the scale of the community. The working group met on October 31, 2017, and November 13, 2017, and entertained additional sites along northern part of Diamond Creek Road (Alternative 13), Milkweed Springs (Alternative 14) and east of the Indian Health Services Clinic (Alternative 15), across Highway 66.

Planning presented a project update to Council on December 2, 2017, where a round building concept was discussed and another site location near the Milkweed Springs subdivision (Alternative 16), with a view of the Grand Canyon, was proposed. Planning presented a project update to Council on January 8, 2018, where the idea of converting the Hualapai Lodge (Alternative 17) into the tribal office was discussed. Also, council requested the project budget should not exceed \$4 million.

Public Scoping meetings were held on March 14, 21 and 22, 2018, where six additional sites were identified as follows: south of the courthouse on Rodeo Circle (Alternative 18), Supai Canyon north of the Hualapai Lodge (Alternative 19), east of the Mormon Temple on Diamond Creek Road (Alternative 20), west of the Cultural Department on the site of a vacant house owned by the tribe (Alternative 21), Chinatown (Alternative 22), and along Buck and Doe Road north of Music Mountain Circle (Alternative 23). The working group met April 6th and reviewed the six sites identified from the public scoping meetings and found them deficient, mainly due to size and terrain, but added two new sites along Highway 66 for consideration. These include a green field site near Mile Post 98 (Alternative 24) and the Music Mountain School (Alternative 25) which has been closed for over a decade but is being partially occupied by Grand Canyon Resort Corporation. The committee recommended Alternative Nos. 3, 6, 10, 15, 24 and 25 be carried forward for detailed review in the EA. A 26th site was mentioned to the Planning staff by a tribal member in May. The site is just north of the uptown housing subdivision and over-looks Peach Springs Canyon, near the McGee cemetery. Cultural concerns dismiss this location.

Figure 2.1 - Alternative site locations in Peach Springs.

Potential Tribal Administration Office Sites in Peach Springs Area

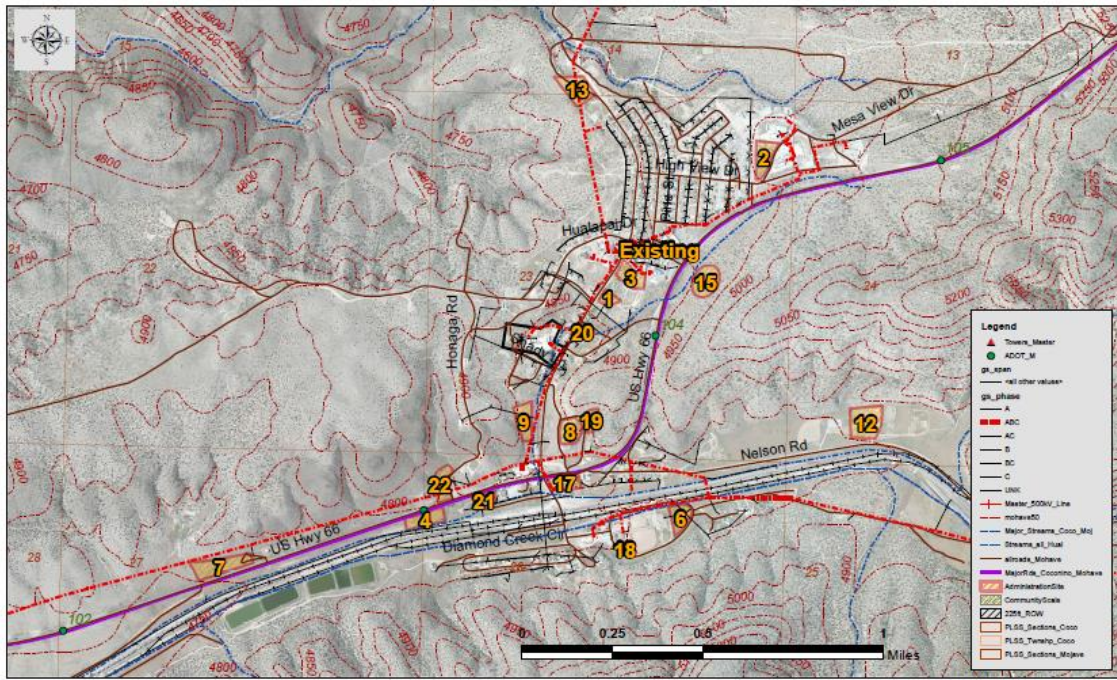
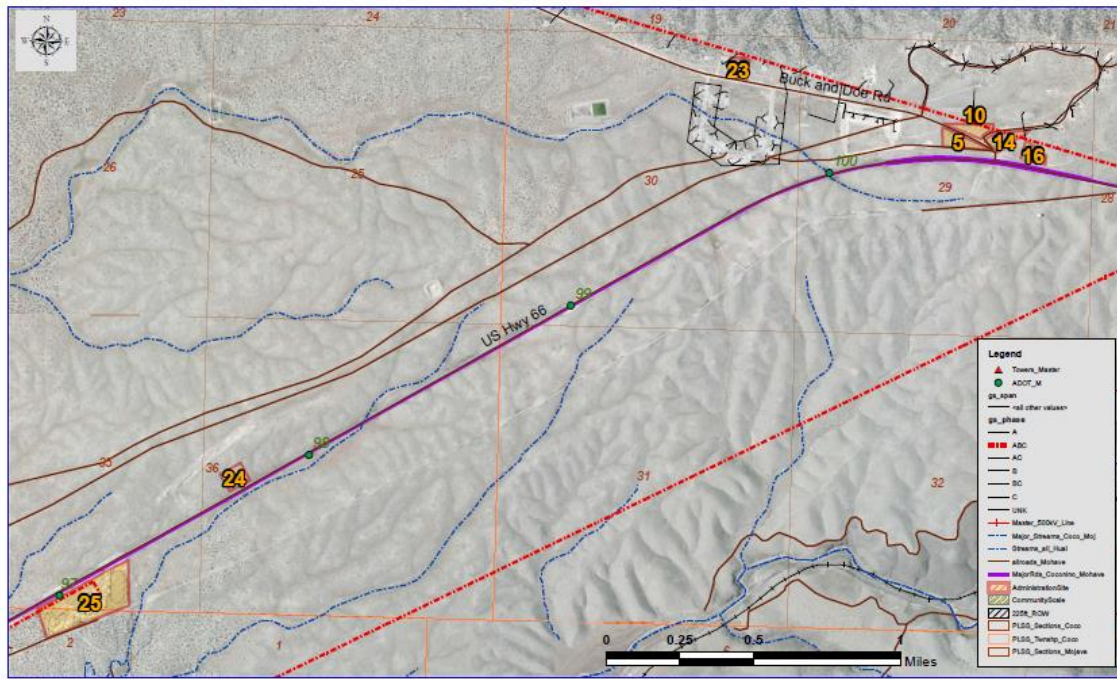


Figure 2.2 - Alternative site locations along Highway 66 and Buck and Doe Road.

Potential Tribal Administration Office Sites along Highway 66 and Buck & Doe Road



2.2.1 Alternatives Considered

Evaluation of the Alternatives

The goal of the EA is to select a site on which to establish a new tribal administration office that has enough acreage to allow for a 14,000 sq. ft. to 28,000 sq. ft. building, ample parking, outside area for storage and for future expansion as determined in Section 2.2.2 and illustrated in Figures 2.1 and 2.2. In general, 18 of the 25 sites do not meet all of the proposed site evaluation criteria and will not be considered in subsequent sections of this analysis (Tables 2.1 and 2.2).

Table 2.1 - Review of 25 Alternate Sites for New Tribal Administration Building						
Number	Site Location	Parcel Size	Neighborhood	Road Access	Infrastructure	Terrain/Soils
No Action	941 Hualapai Way	0.88 acres	Adjoins Clinic, Senior Center & across from IHS housing	Good	In place	Slope to southwest
3	Diamond Creek Road, HPD site	2.21 acres, requires HPD to move to new location	Adjoining existing residences	Good	Available, may require some upgrades	Slope to southwest, some grading to level site
6	Rodeo Circle	2.22 acres but may infringe on Veterans' Park	Adjoins Veterans' Park, residences to east	Requires crossing of railroad tracks and driving by Gym	Requires extension of water, sewer and 3-ph elect	Flood prone, soils may be too soft to support bldg
7	West of Ferrellgas Depot, north of Hwy 66	4.18 acres, but will infringe on pasture	Near 4H, corral, propane tank & sewer lagoon	Good	Requires extension of water & sewer, near 3-ph electric	Slope to south, requires some grading
10	Buck & Doe/Milkweed Springs Intersection	2.84 acres may fit between road and hwy	Residences to north, firestation to east	May widen Buck & Doe Rd, Milkweed Springs + roundabout	Available, may require some upgrades	Gentle slopes, higher ground
15	Hwy 66, east of Clinic	3.12 acre site, fronts on east bound lane of Hwy 66	Open space	Requires bridge over wash and improvements to Hwy 66	Must run water, sewer and electric across Hwy 66	Moderate incline, rocky
24	Hwy 66 between MP 97 and 98	3.42 acre site, fronts on west bound lane of Hwy 66	In Grazing District No. 2	Good, will require left & right hand turn lanes akin to MM Sch	Extend electric from MM Schl, water from across Hwy	Gentle slopes, higher ground
25	Music Mountain School	25.61 acre site, fronts on east bound lane of Hwy 66	Adjoining GCRC offices and PSUSD modulars	In place	In place	NA with existing facility
2	BIA Lane	2.68 acres, requires relocation of storage yards	residences west of BIA, industrial to north & east	Good, suggest roundabout at Hwy 66	Available, may require some upgrades	Relatively Flat
5	Buck & Doe near Hwy 66	3.68 acres may fit between road and hwy	Residences to west (Box Canyon) and north	May widen Buck & Doe Rd + roundabout on Hwy 66	Available, may require some upgrades	Gentle slopes, some flooding potential
16	Ma' Devka Nya (Adventure Road)	2.59 acres	Homes north of hill, Hwy 66 to the south	May widen Buck & Doe, pave Adventure Rd. + roundabout	Will require service line extensions, electric on site	Moderate slope, higher ground
1	Diamond Creek Road, first location	0.91 acres, inadequate	Adjoining existing residences	Good	Available, may require some upgrades	Slope to southwest, some grading to divert drainage
4	West of Cultural Center, south of Hwy 66	2.48 acres west of exist home, constrained by ROW	Close to railroad, sewer lagoon & residential use	Good	Requires extension of water, sewer and 3-ph elect	Slope to west, soils may be too soft to support bldg
8	Earthship Hill	2.42 acres w/ adequate budget	Earthship, walking trails, possible sacred sites	Requires widening of access roads	Requires extension of water & sewer, near 3-ph electric	Steep, rocky
9	Foot of Honaga Hill	2.63 acres w/ adequate budget	Pops Laundry, walking trail, plant gathering area	Requires new access roads to be constructed over wash	Requires extension of water & sewer, near 3-ph electric	Steep, rocky
12	Nelson Road	4.54 acres, north of Nelson Road	East of future Transit site, west of shooting range	Requires paving of Nelson Rd. Must drive past homes	Requires extension of water, sewer & 3-ph electric	Relatively flat, requires grading to divert drainages
13	North Diamond Creek Road	3.38 acres along westside, south of cattle guard	Residences to east and south, Peach Springs Cyn	Through residential neighborhood	Extend paving, water and sewer on Diamond Creek	Gentle slope to west
14	Milkweed Springs near Hwy 66	3.43 acres may fit between road and hwy	Homes to east, conflict w/ proposed homesite lease	May widen Buck & Doe, pave Adventure Rd. + roundabout	Available, may require some upgrades	Gentle slopes, some flooding potential
18	South of Courthouse	0.72 acre site designated for Fitness Center Annex	Ajoins Courthouse	Requires crossing of railroad tracks and driving by Gym	Requires extension of water, sewer and 3-ph elect	Flood prone, soils may be too soft to support bldg
19	Supai Canyon	1.06 acre site inadequate	Residential area	Requires widening of access roads	Requires extension of water, sewer and 3-ph elect	Steep, rocky
20	East of Mormon Church (Historic Clinic)	0.6 acre site inadequate	Residential area	Good	Available, may require some upgrades	Steep, rocky
21	West of Cultural	1.39 acre site inadequate	Adjoins Cultural Dept	Good	Requires extension of water, sewer and 3-ph elect	Slope to west, soils may be too soft to support bldg
22	Chinatown	2.38 acre may accommodate office on irregular site	Residential area	Good	Available, may require some upgrades	Slope to south & east, some grading to divert drainage
23	North of Music Mountain Circle	2.62 acre site may conflict with home sites	Residential area	May widen Buck & Doe Road + roundabout on Hwy 66	Available, may require some upgrades	Gentle slopes, higher ground
11	Valentine/BIA	1.92 acres (location of BIA Truxton Canon Agency)	Compatible but not in Peach Springs or close to services	Good but remote from community	Available, may require some upgrades	Relatively flat
17	Hualapai Lodge	2.33 acres	Adjoins Hwy 66, Diamond Creek Rd., church & railroad	Good	In place	Existing building and parking lot

Alternatives 3, 6, 7, 10, 15, 24 and 25 meet many of the site evaluation criteria. These seven sites and the No Action Alternative will be considered further in the remaining Chapters of the EA. The alternative sites not carried forward are described in Appendix A.

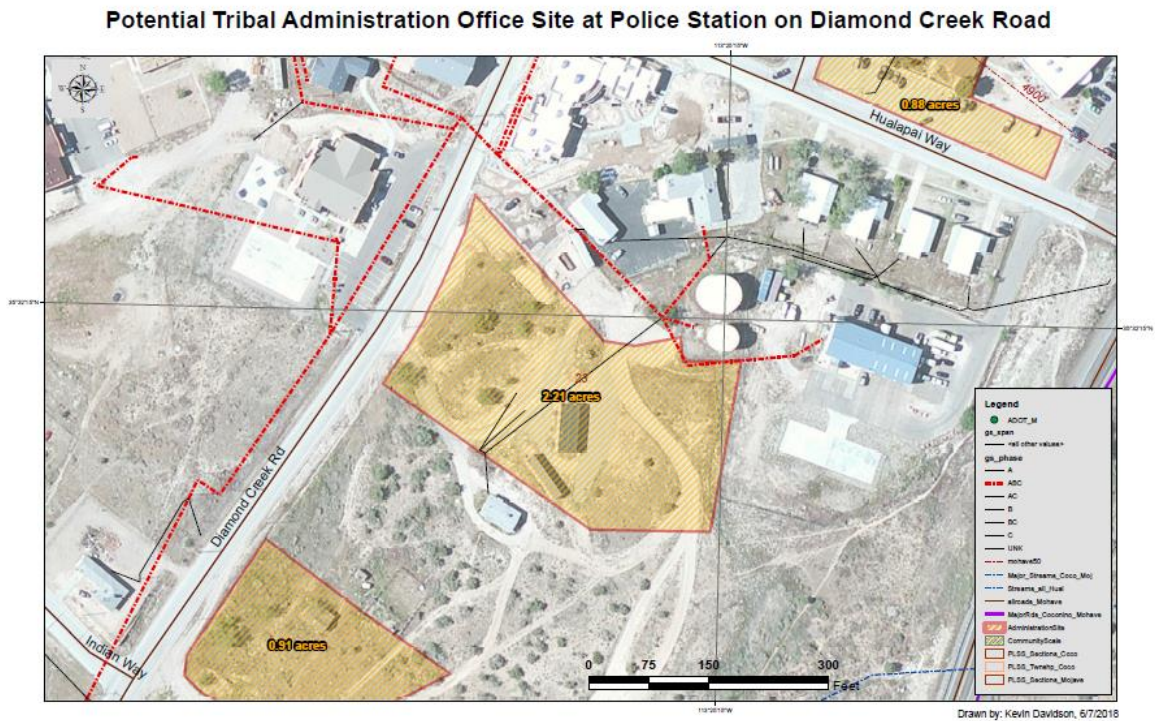
Table 2.2 - Review of 25 Alternate Sites for New Tribal Admin Bldg at a Glance											
No.	Letter	Site Location	Parcel Size	Neighborhood	Road Access	Infrastructure	Terrain/Soils	Land Use Plan	Cultural Rpt	Distance	Continue?
No Action	A	941 Hualapai Way							Not Surveyed	0 mile	Yes
3	B	Diamond Creek Road, HPD site								1/8 mile	Yes
6	C	Rodeo Circle								2 miles	Yes
7	D	West of Ferrelgas Depot, north of Hwy 66								1.5 miles	Yes (TERC)
10	E	Buck & Doe/Milkweed Springs Intersection								3.5 miles	Yes
15	F	Hwy 66, east of Clinic								1/4 mile	Yes
24	G	Hwy 66 between MP 97 and 98								6 miles	Yes
25	H	Music Montain School							EA for School	7 miles	Yes
2		BIA Lane								1/2 mile	No
5		Buck & Doe near Hwy 66								3.5 miles	No
16		Ma' Devka Nya (Adventure Road)								3.5 miles	No
1		Diamond Creek Road, first location							Not Surveyed	1/2 mile	No
4		West of Cultural Center, south of Hwy 66								1 mile	No
8		Earthship Hill								3/4 mile	No
9		Foot of Honaga Hill								3/4 mile	No
12		Nelson Road								2 miles	No
13		North Diamond Creek Road								1 mile	No
14		Milkweed Springs near Hwy 66								3.5 miles	No
18		South of Courthouse							EA for Fitness	2 miles	No
19		Supai Canyon							Not Surveyed	1/2 mile	No
20		East of Mormon Church (Historic Clinic)							Not Surveyed	1/2 mile	No
21		West of Cultural							EA for G&F	1 mile	No
22		Chinatown							Not Surveyed	1 mile	No
23		North of Music Mountain Circle							Not Surveyed	4.5 miles	No
11		Valentine/BIA							Not Surveyed	19 miles	No
17		Hualapai Lodge							Not Surveyed	3/4 mile	No

Color Code: Red = Not Recommended, Yellow = Proceed with Caution, Green = No Issues Anticipated

Alternative B

Alternative B situates the site on the east side of Diamond Creek Road, adjoining the Health, Education and Wellness parking lot and at the same location as the Hualapai Police Department (HPD). This provides a central location in Peach Springs within walking distance of the existing tribal administration building and can be easily served by utilities. The primary limitations are: 1) requires relocation of the HPD, 2) near a home, and 3) will need some grading and vegetation removal to make the 2.24 acre site usable. The Class III Pedestrian Survey performed by HDCR (reference #7C) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. Both the Paki Plan and the draft Master Plan's land use diagram designate the area as mostly residential with a northern sliver being interpreted to lie within the institutional and tribal government land uses, respectively. The committee recommended this site be carried forward for further analysis.

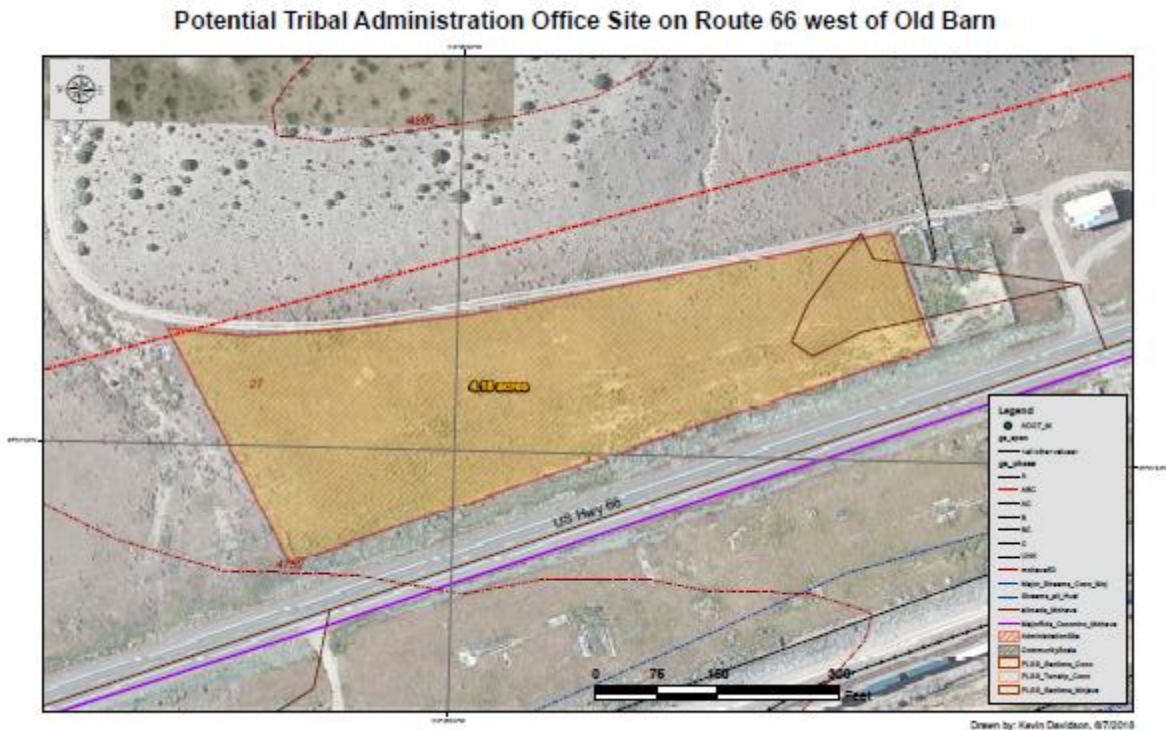
Map of Alternative B



Alternative D

Alternative D is located just west of a private corral and barn on Highway 66, with grazing land to the north and west. The site contains 4.18 acres and is level, highly visible along Highway 66, provides room for expansion and offers a showcase entrance to Peach Springs. The primary limitations are: 1) competing land uses such as the adjoining pasture, 2) near the sewer lagoons, and 3) requires water and sewer line extensions, with latter involving a lift station. The Class III Pedestrian Survey performed by HDCR (reference #2A) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. The Paki Plan indicates this area for grazing. The draft Master Plan's land use diagram designates the area for open space. The committee recommended this site not be carried forward for further analysis. However, on August 15, 2018, the Tribal Environmental Review Commission, requested the site be reconsidered given the large area for future office expansion.

Map of Alternative D

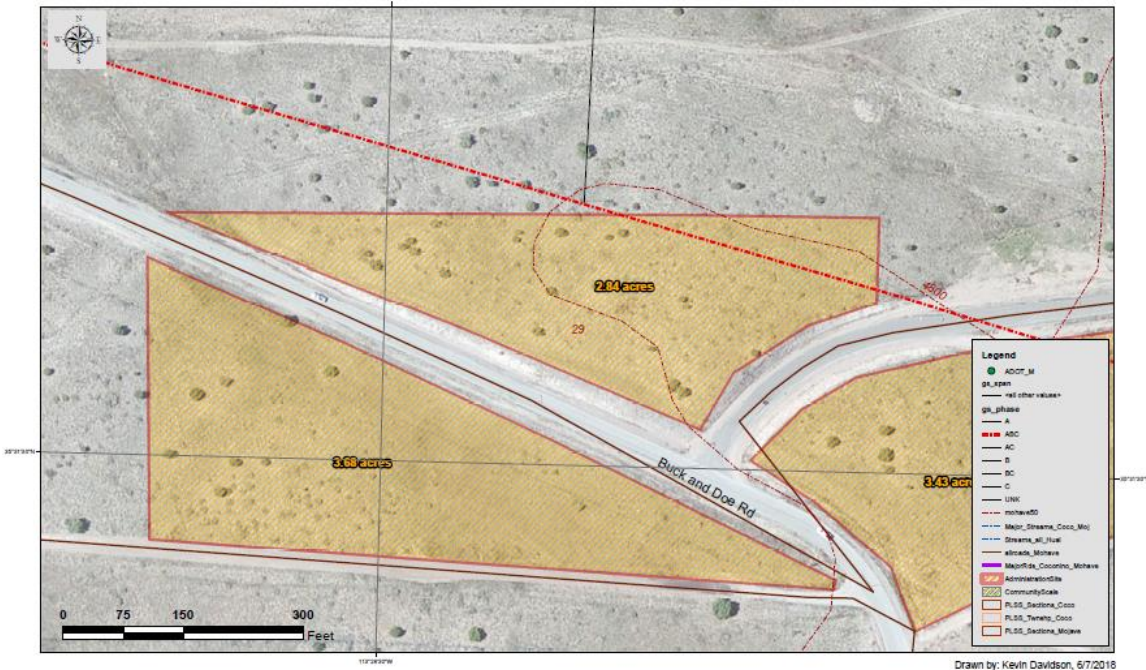


Alternative E

Alternative E contains 2.84 acres, is highly visible from Highway 66, adjoins the Milkweed Springs subdivision to the north and offers scenic vistas. The site's primary limitations are: 1) rolling terrain requires grading, 2) not in the center of Peach Springs, and 3) the increased traffic on Buck and Doe Road may require the reconstruction of the intersection at Highway 66, possibly as a roundabout. Even though the Class III Pedestrian Survey performed by HDCR (reference #1C) encountered a flagstone circular feature of unknown purpose, a finding of no adverse impact to cultural resources was determined if the site were to be used for a tribal administration office. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates the area for commercial development. The committee recommended this site be carried forward for further analysis.

Map of Alternative E

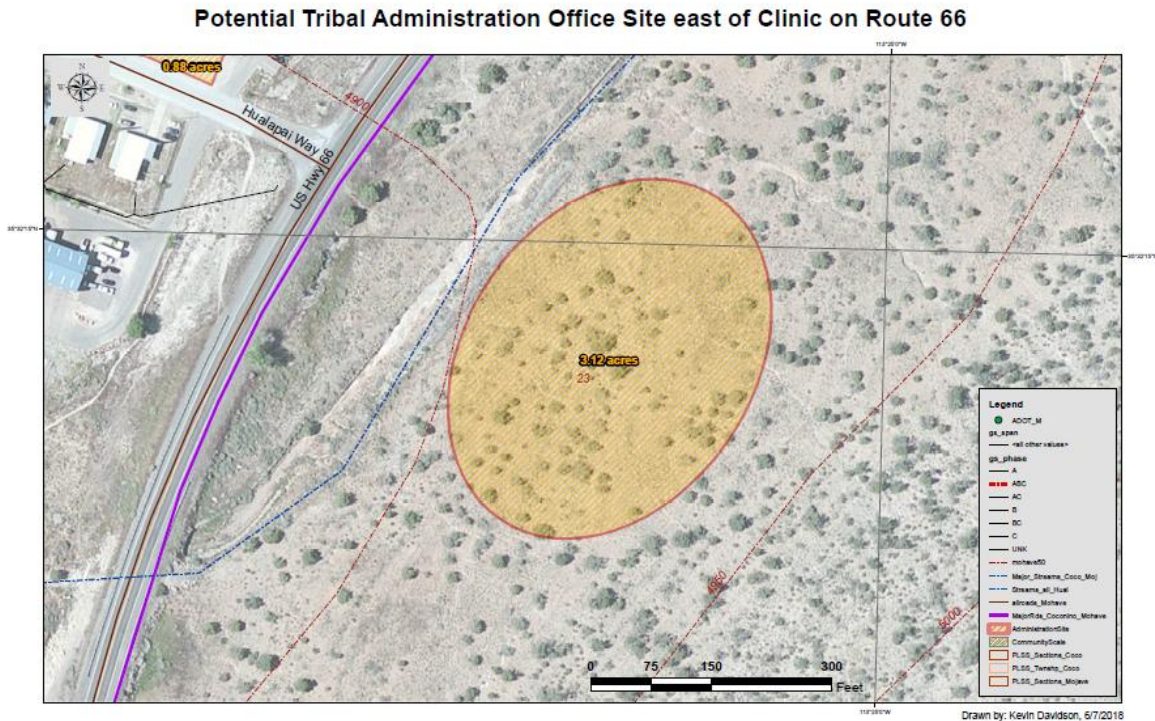
Potential Tribal Administration Office Site on Buck and Doe Road and Milkweed Springs Road



Alternative F

Alternative F has 3.12-plus acres and offers additional area for expansion on to adjoining grazing land with a commanding view of uptown Peach Springs for a showcase structure. The primary limitations are: 1) crossing Highway 66 with utilities, 2) constructing a bridge across the wash and a new intersection on Highway 66, possibly a roundabout, 3) a large amount of grading on a rocky hillside, and 4) conspicuous consumption of tribal funds. The Class III Pedestrian Survey performed by HDCR (reference #7A) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates a majority of the area for commercial development and the balance for open space. The committee recommended this site be carried forward for further analysis.

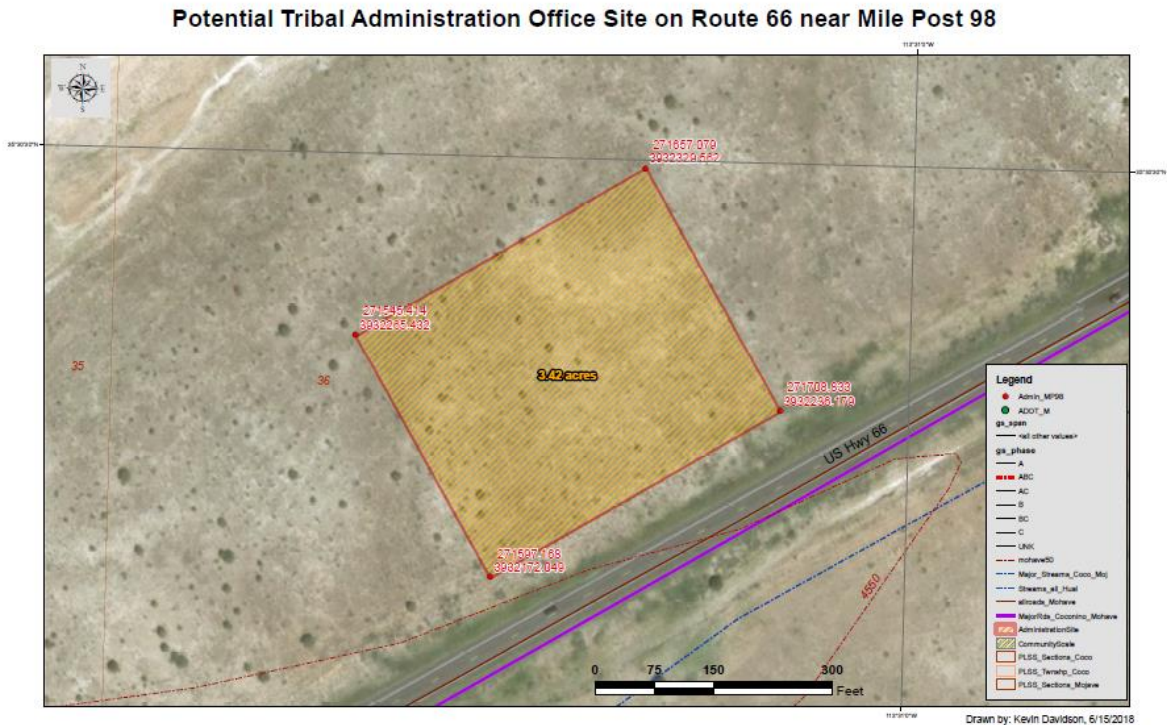
Map of Alternative F



Alternative G

Alternative G contains approximately 3.42 acres and offers room for future expansion being in open pasture land. The location is highly visible from Highway 66 to provide a showcase building and offers scenic vistas. The site's primary limitations are: 1) rolling terrain requires grading, 2) not in the center of Peach Springs, 3) requires extension of water and electric service plus an on-site wastewater system, and 4) improvements to Highway 66 similar to those required for the Music Mountain School, such as left-hand turn lanes and acceleration and deceleration lanes, will most likely be required by the Arizona Department of Transportation. This site has yet to be surveyed by HDCR. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates this site for residential use. The committee recommended this site be carried forward for further analysis.

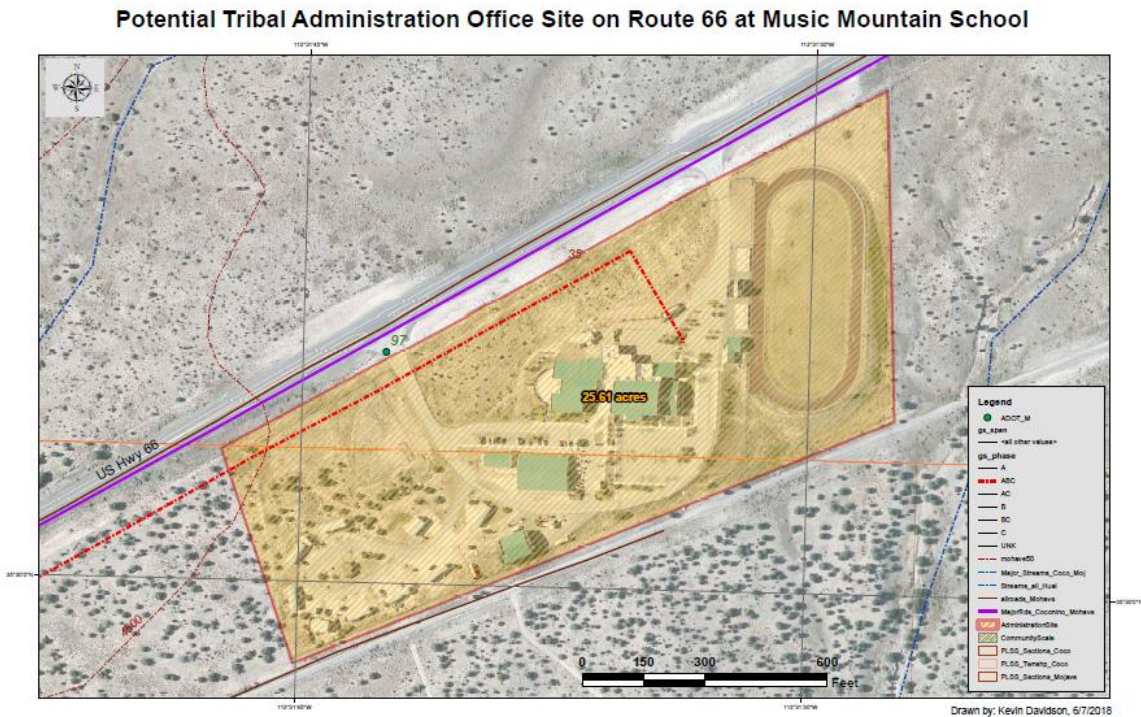
Map of Alternative G



Alternative H

Alternative H is the current site of the Music Mountain School and the main office for Grand Canyon Resort Corporation with approximately 25.61 acres. Infrastructure is available to support a new tribal administration office with area for expansion. The location is highly visible from Highway 66 to provide a showcase building and offers scenic vistas. The site's primary limitations are: 1) requires purchasing the building from the Peach Springs Unified School District and removing the possibility of a school being re-established on the property, 2) may not be the most efficient floor plan for a tribal office, 3) not in the center of Peach Springs, and 4) will infringe upon GCRC operations. Being a constructed site, this alternative was not surveyed by HDCR. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates this site for commercial use. The committee recommended this site be carried forward for further analysis.

Map of Alternative H



2.2.3 Description of Proposed Action – Alternative D

Construction would consist of a new office building containing between 14,000 square feet and 28,000 square feet, the latter being in a two-story structure, with storage areas, and other ancillary uses on the 4.18 acre site. The proposed office building would connect to the adjacent electrical distribution line, water and sewer lines and communications systems, unless connection to the community sewer system is cost prohibitive and require an on-site treatment system. The project will also include paved driveways with a paved parking lot to meet ADA compliance, storm drainage, and other site improvements as necessary. In addition, a monument sign would be placed along the access road advertising the new location of the tribal administration office, and may also serve as a welcome sign to the community. Construction is expected to last approximately twelve months. Ideally, minimal site grading would occur in an effort to allow post development storm water flows to exit the property at their historic locations and reduce project costs.

Photo of Alternative D looking west along State Route 66, west of corral



CHAPTER 3 AFFECTED ENVIRONMENT AND ENVIRONMENTAL IMPACTS

This chapter presents the existing or baseline environment of the resources that have potential to be impacted by the alternatives of the proposed project. The alternatives are derived from the significant issues contained in Chapter 1. A checklist of all resources considered is located in Appendix A.

3.1 *Land Use*

Hualapai Reservation encompasses just under one million acres including 108 miles of the Colorado River and various Trust and Allotments at Clay Springs, Valentine, and Wikieup. Land use activities on the Reservation include ranching, gathering, agriculture, aquaculture, hunting, tourism, timber and fuel wood harvesting, and flagstone mining. The Hualapai Planning and Economic Development Department is responsible for developing tribal policy pertaining to the human, economic, and natural resources that will enable the Hualapai people to be self-sufficient while maintaining Hualapai cultural identity and environment. The Hualapai Tribe's Master Plan covers all reservation lands and will provide guidance and regulations pertaining to land use, housing, public buildings, economic development, ranching, forestry, mining, transportation, environmental protection and strategic planning.

Ranching is a historical use on the Reservation, but not one that is currently a primary economic sector for the reservation. Designated acres for grazing overlap forestry operations, including fuel-wood harvesting, timber for commercial sales, mining operations (gold, silver, lead, copper, limestone, flagstone) and recreational use (consumptive: hunting and non-consumptive: sight-seeing, hiking, picnicking).

Overall, the Tribe recognizes the potential to further develop these historical land uses, however, environmental and aesthetic/scenic issues arising from the implementation of these uses are of concern to the Hualapai people (Davidson, 2013).

3.1.1 *Land Use Environmental Impacts*

The Tribe has developed and adopted a Draft Master Land Use Plan that provides designated land uses and zoning. The Proposed action fits within the Neighborhood, as the 4H, Youth, and Agriculture Facility is directly across the street

The draft Master Plan for the Hualapai Tribe shows Alternatives E, F, and H within the Commercial land use designation. Alternatives B and G are mostly or fully within the Residential land use designation with Alternative B partly within the Tribal Government land use designation. Alternative D is designated Open Space. Only Alternative C is fully within the Tribal Government Land use designation (see Figures 3.1 and 3.2). All sites, with the exception of part of Alternative B, are located within land use areas designated other than Institutional on the 20-Year Transportation Plan prepared by Paki in May of 2000.

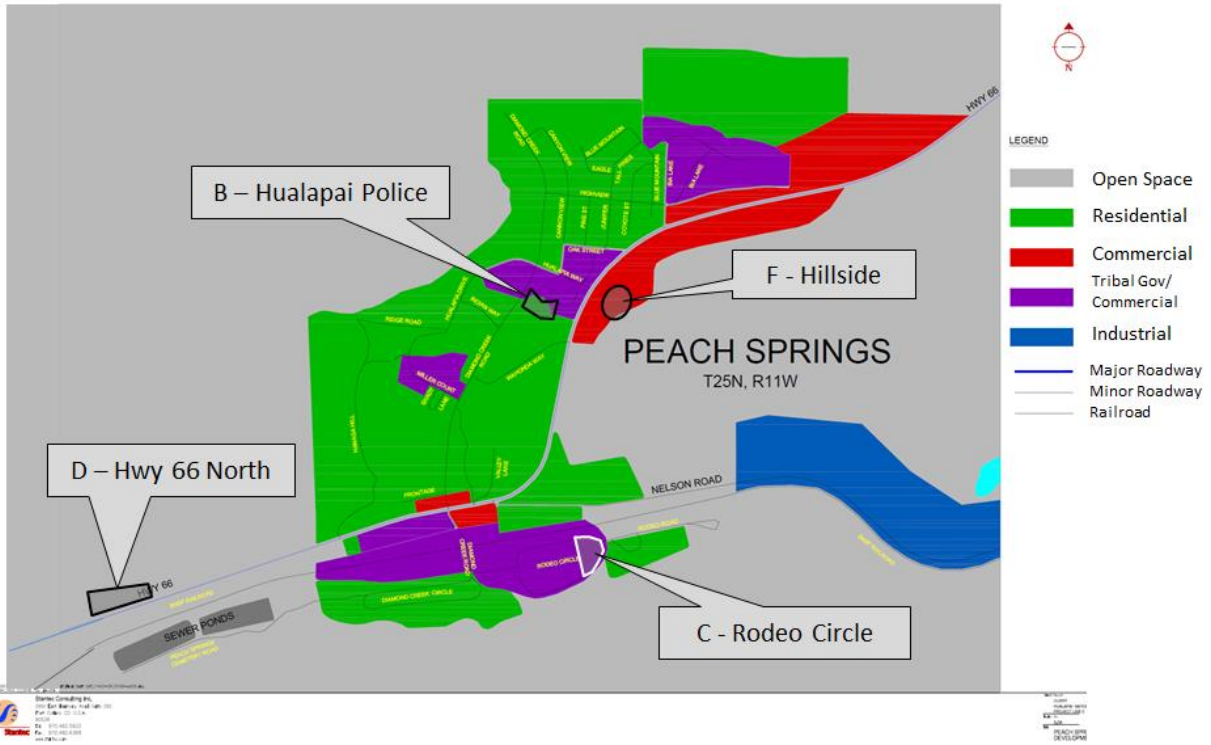


Figure 3.1 - Land use designation in draft Master Plan for the Hualapai Tribe, central Peach Springs

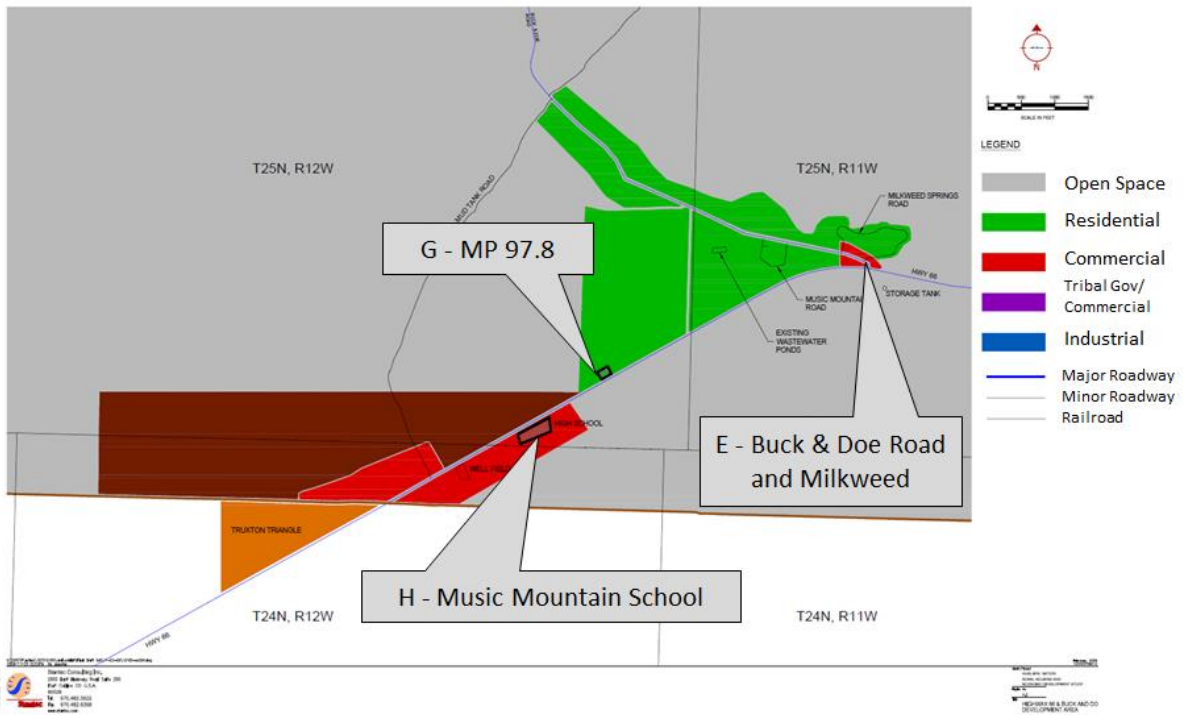
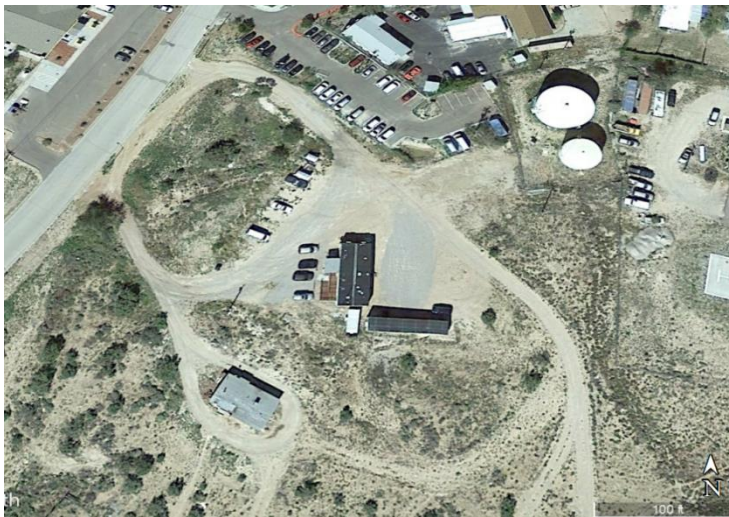


Figure 3.2 - Land use designation in draft Master Plan for the Hualapai Tribe, Buck and Doe area

Using the draft Master Plan as the guiding policy document, placing the Proposed Action at the site of Alternative G would require a change to the draft Master Plan from Residential to Tribal Government and require input from the Milkweed Springs Grazing Association on giving up three-plus acres in their grazing district. The impact of the tribal administration building on residences may be insignificant given the nearest homes are located at least one-mile from the site. Alternative D would also require a land use re-designation from Open Space to Tribal Government and consultation with the Milkweed Springs Grazing Association. For Alternative B, even though a majority of the area is designated Residential, the site is currently occupied by the Hualapai Police Department and has made this site a de-facto Tribal Government land use. Alternatives E, F and H are designated for Commercial uses and may be appropriate for the new tribal office given the anticipated higher level of activity anticipated at these locations if they were developed for commercial uses (See Table 3.1). Alternative F is located in a designated grazing pasture for the Peach Springs Livestock Association and will require consultation.



Alternative B: Hualapai PD Site



Alternative C: Rodeo Circle East Of Veterans Park

Alternative D: West of Ferrellgas
Depot, north of Hwy 66



Proposed Action



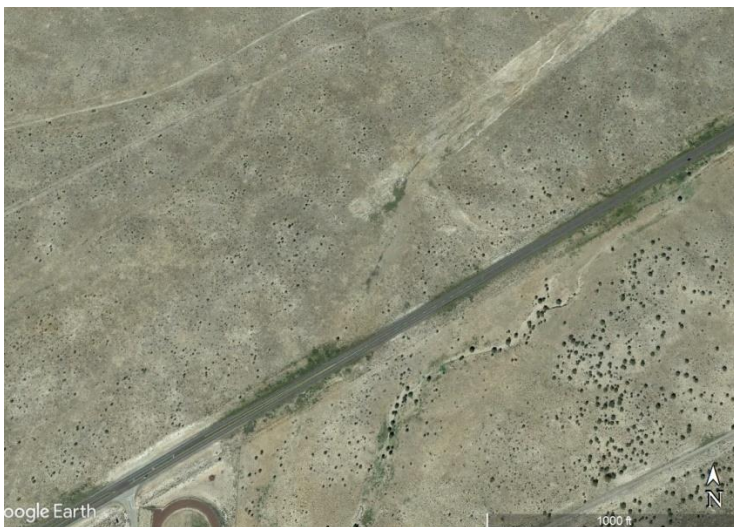
Alternative E: Buck N Doe Rd. and
Milkweed Springs Rd.



Alternative F: East of Clinic on Rt. 66



Alternative H: Music Mountain High School



Alternative G: Hwy 66 Near MP 98

Table 3.1 - Land Use Review						
<i>Letter</i>	<i>Site Location</i>	<i>Parcel Size</i>	<i>Neighborhood</i>	<i>Proposed Use</i>	<i>Master Plan</i>	<i>Paki Plan</i>
A (No Action)	941 Hualapai Way	0.88 acres	Adjoins Clinic, Senior Center & IHS housing	Same	Tribal Government	Institutional
B (3)	Diamond Creek Road, HPD site	2.21 acre site, requires HPD to move to new location	Adjoining homes & public buildings	Tribal Government	Residential & Tribal Gov	Residential & Institutional
C (6)	Rodeo Circle	2.22 acre site may infringe on Veterans' Park	Adjoins Veterans' Park, homes to east	Tribal Government	Tribal Government	Parks & Recreation
D (7)	West of Ferrellgas Depot, north of Hwy 66	4.18 acres, but will infringe on pasture	Near 4H, corral, propane tank & lagoon	Tribal Government	Open Space	Grazing
E (10)	Buck & Doe/Milkweed Springs Intersection	2.84 acre site may fit between road and highway	Homes to north, fire station to east	Tribal Government	Commercial	Residential
F (15)	Hwy 66, east of Clinic	3.12 acre site, fronts on east bound lane of Hwy 66	Open space	Tribal Government	Commercial	Grazing
G (24)	Hwy 66 between MP 97 and 98	3.42 acre site, fronts on west bound lane of Hwy 66	In Grazing District No. 2	Tribal Government	Residential	Grazing
H (25)	Music Mountain School	25.61 acre site, fronts on east bound lane of Hwy 66	Adjoins GCRC office & PSUSD modulars	Tribal Government	Commercial	Grazing

3.1.2 Cumulative Impacts

3.2 Traffic

The Hualapai Tribe maintains approximately 50 miles of paved roadways in various conditions and more than 600 miles of unpaved roadways. Major routes on the reservation include State Route 66 (ADOT), Diamond Bar Road (a portion in Mohave County), Buck and Doe Road (Indian Route 1), Diamond Creek Road (Indian Route 6), and Indian Route 18. The Tribe has recently completed a Long Range Transportation Plan (Hualapai Tribe, 2014) and has developed a Transit bus system within the community of Peach Springs and also for commuting and shopping trips to Kingman (Hualapai Transit, 2017).

Four of the proposed actions (Alternative D, F, G and H) are located along State Route 66 with Alternative B located on Diamond Creek Road, Alternative C located at the end of Rodeo Circle, a loop road, and Alternative E fronting on both Buck and Doe and Milkweed Springs Roads.

Sites Accessing Local Roads

Alternative B fronts the on the east side Diamond Creek Road where there are approximately 1,100 daily trips (See Figure 3.2).¹ Diamond Creek Road is a two-lane paved road without center line or fog line striping providing some 28-feet of pavement width between two, 24" wide integral rolled concrete curb and gutters, with soft shoulders beyond. Access to the site is from unpaved driveways off of Diamond Creek Road allowing access to the existing Hualapai Police Department. The posted speed limit is 25 mph. Traffic flow or Level of Service (LOS) is characterized as "A" – free flowing with minimal delay.²

¹ A 2013 traffic count by Jacobs Engineering performed as part the Tribe's Long Range Transportation Plan shows 1,047 average daily trips with a modest five percent growth rate in the past five years.

² Level of Service is defined in six levels from free-flowing (A) to gridlock (F).

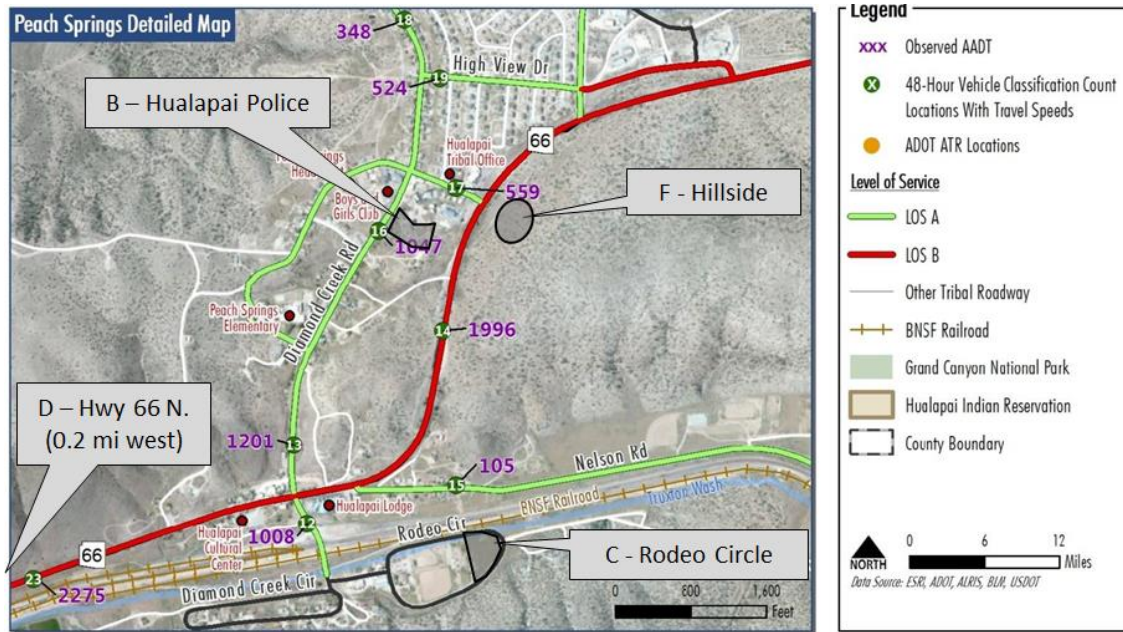


Figure 3.2, Daily Traffic Counts (purple numbers) in Peach Springs in 2013

Alternative C is located within the east end of Rodeo Circle (see Figure 3.2). Rodeo Circle is a two-lane paved road without center line or fog line striping providing some 25-feet of pavement width and soft shoulders. Even though over 1,000 daily trips were measured at BNSF railroad crossing on Diamond Creek Road, most of these trips were generated from the two dozen homes along Diamond Creek Circle as well as the government and recreational uses located on Rodeo Way west of the proposed site. Traffic volume is estimated at less than 100 trips per day because only eight residences use Rodeo Circle for access. The posted speed limit is 25 mph. The LOS is characterized as “A.”

Alternative E fronts on both Buck and Doe and Milkweed Springs Roads where traffic volumes are estimated at only a few hundred trips per day. This is in contrast to nearby State Route 66 which carries 1,760 average daily trips according the 2013 traffic count at mile post 100. Buck and Doe Road and Milkweed Springs are two-lane paved roads without center line or fog line striping, providing some 25-feet of pavement width. The posted speed limit is 45 mph on Buck and Doe Road and 25 mph on Milkweed Springs Road. Traffic entering Buck and Doe Road from Milkweed Springs Road is regulated with a stop sign. The LOS for both roads may be characterized as “A.”

Sites Accessing State Route 66

Alternative D adjoins the most heavily travelled section of State Route 66 with some 2,275 trips per day (See Figure 3.2). State Route 66 is a two-lane paved roadway with two generous shoulders for on-street emergency parking, providing for some 40-feet of pavement width. The posted speed limit is 65 mph. The LOS is characterized as “B,” for its stable traffic flow with a slight decrease in the ability for the driver to maneuver at will.

Alternative F lies east of State Route 66 at the intersection of Hualapai Way where nearly 2,000 daily trips occur (See Figure 3.3). State Route 66 is a two-lane paved roadway with two generous shoulders for on-street emergency parking, providing for some 40-feet of pavement width. The

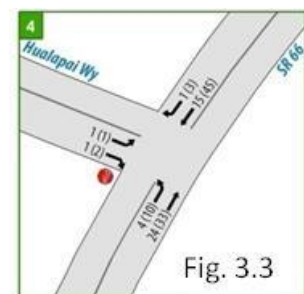


Fig. 3.3

posted speed limit is 45 mph. The LOS is characterized as “B,” for its stable traffic flow with a slight decrease in the ability for the driver to maneuver at will. The peak hours of traffic (PM peak shown in parentheses) indicate most vehicles are passing through on the highway.

Alternative G lies north of State Route 66 about one quarter mile west of mile post 98. At this point, State Route 66 provides a two-lane paved roadway with two wide shoulders for on-street emergency parking, providing for some 40 feet of pavement width. Traffic volume along the highway is estimated at 1,760 daily trips based upon a 2013 traffic count at mile post 100. The posted speed limit is 65 mph. The LOS is characterized as “B.”

Alternative H begins at mile post 97 on State Route 66 and has two existing access points onto the roadway located approximately 900 feet apart. The highway is approximately 55 feet wide at the Music Mountain School due to the existing roadway improvements namely a deceleration lane which allows east-bound travelers to safely enter the school site at mile post 97 and two separate left-hand turn lanes allow safe access to west bound traffic entering the site. Traffic volume along the highway is estimated at 1,760 daily trips based upon a 2013 traffic count at mile post 100. The posted speed limit is 65 mph. The LOS is characterized as “B.”

3.2.1 Traffic Environmental Impacts

Under Alternatives B, C, D, E, F, G & H the tribal administration office site would move from as little as a few hundred feet to over seven miles from the current location on Hualapai Way. Given that the new building is expected to be 14,000 sq. ft. or larger there may a significant increase in traffic above current levels generated by the existing 5,500 square foot facility. To help understand the existing traffic volumes at the current tribal office, a peak hour traffic count was conducted on Thursday, August 2, 2018 (see table below).

Tribal Office Peak Hour Traffic Count												
Building Size (sq. ft.)	5,500											
Time for Peak Hour	Trips Entering				Trips Leaving				Total	Peak Hour/		
	Foot	Auto	Bus	Total	Foot	Auto	Bus	Total	Peak Hr	1,000 sq. ft.		
7:30 AM to 8:30 AM	5	35	2	42	3	24	2	29	71	12.91		
4:00 PM to 5:15 PM	8	18	3	29	1	25	3	29	58	10.55		
Total Peak Hour	13	53	5	71	4	49	5	58	129	11.73		

The counts took place on clear morning and a rainy afternoon. The trip count is higher than the trips predicted for a building of this size based on Table 730 "Government Office Building" listed in the Institute of Transportation Engineers Trip Generation Manual, 9th Edition (see table) by over twice the rate for the AM Peak (12.91 vs. 5.81 trips per 1,000 sq. ft.) and nearly nine times the rate for the PM Peak (10.55 v. 1.21 trips per 1,000 sq. ft.). Some of this high volume may be explained by the high level of occupancy in the current building and the high number of tribal programs operating in the space. About 35 people work in the building which equates to one person per 157 square feet of building area.

The new 14,00 square foot tribal office building would have a small increase in personnel from 35 to 41 with most of the new space dedicated for assembly areas such as meeting rooms, storage rooms, library and archive, a lunch room and a larger council chamber. The ITE Manual estimates an actual reduction in AM and PM trips based upon this size of building (see table).

Estimated Peak Hour Trips at New Tribal Office based on ITE Average											
<i>Building Size (sq. ft.)</i>	14,000	1.16 = AM ratio		0.29 = PM ratio							
	Trips Entering				Trips Leaving				Total	Peak Hour/	
Time for Peak Hour	Foot	Auto	Bus	Total	Foot	Auto	Bus	Total	Peak Hr	1,000 sq. ft.	
7:30 AM to 8:30 AM	5.8	40.6	2.3	48.7	3.5	27.8	2.3	33.6	82.3	5.88	
4:00 PM to 5:15 PM	2.3	5.3	0.9	8.5	0.3	7.3	0.9	8.5	16.9	1.21	
Total Peak Hour	8.1	45.8	3.2	57.2	3.8	35.1	3.2	42.1	99.3	3.55	

However, given the propensity of the tribe to overstaff the existing tribal office, the actual AM and PM trip generation may reach over 2.5 times the number of trips that are currently generated at the existing tribal administration building over the next several decades of the building's use (see table).

Estimated Peak Hour Trips at New Tribal Office based on existing Tribal Office Traffic Count											
<i>Building Size (sq. ft.)</i>	14,000	2.55 = multiplier									
	Trips Entering				Trips Leaving				Total	Peak Hour/	
Time for Peak Hour	Foot	Auto	Bus	Total	Foot	Auto	Bus	Total	Peak Hr	1,000 sq. ft.	
7:30 AM to 8:30 AM	12.7	89.1	5.1	106.9	7.6	61.1	5.1	73.8	180.7	12.91	
4:00 PM to 5:15 PM	20.4	45.8	7.6	73.8	2.5	63.6	7.6	73.8	147.6	10.55	
Total Peak Hour	33.1	134.9	12.7	180.7	10.2	124.7	12.7	147.6	328.4	11.73	

Planning for an additional 110 AM peak trips and 90 PM Peak trips may put additional strain on the roadways and intersections adjoining several of the sites. State Route 66 currently functions at Level of Service A at the AM and PM traffic hours per Jacobs Engineering (Hualapai Long Range Transportation Plan, 2014), leaving some 80% of the roads' traffic carrying capacity unused. Projections to 2019 show State Route 66's Level of Service lowering to B. Other roadways such as Diamond Creek Road and Buck and Doe Road also function at Level Service A or were un-studied.

Alternative A: Under the No Action alternative, there would be no new Tribal Administration Building, storage building, large office space, or parking lot the congestion with office space, traffic, and lack of storage space would continue. No significant changes to current traffic patterns are expected.

Alternative B: Alternative B, the current location of the existing police station, would have all vehicular traffic enter and exit on Diamond Creek Road, with some pedestrian traffic coming through the adjoining Health Department site. Diamond Creek would see a slight decrease in the level of service during the peak hour with impacts as far reaching as the intersection of Diamond Creek Road and State Route 66 because traffic is likely to use this intersection vs. using the Hualapai Way and State Route 66 intersection as they currently do to access the tribal office. Waiting times in the east bound left-hand turn lane on Highway 66 are likely to increase, which may warrant re-striping the lane, up to adding a stop light or a round- about. This shorter route also would pass by the Peach Springs Elementary School during school hours and Boys and Girls Club after school, increasing the conflict with pedestrians crossing the street. Placing the tribal administration building at this location would negatively impact traffic flow on Diamond Creek Road.

Alternative C: The flow of traffic would have to be adjusted. Currently, all traffic passes between the Gym and the Natural Resources Department and by the Tribal Court. Sometimes, people use a dirt auxiliary road that was constructed behind the Natural Resources Department to facilitate flow of traffic during events. If activities are occurring, traffic congestion and parking issues are the norm. Traffic from a Tribal Administration Building under Alternative C, would impact employees in this area with long lines at crossing the train tracks, increased number of speeders passing by, and potential of theft to HDNR assets that are stored near the Building. Locating the tribal administration building at this site would negatively impact traffic flow on Diamond Creek Road at the railroad crossing and on Rodeo Way.

Alternative D: Proposed Action - Site on Rt. 66, west of Ferrellgas and Corral. Traffic visits for a Tribal Administration Building under Alternative D, would fit in with the proposed site. A turn out would have to be constructed for the entrance and exits as well as a left-hand turn lane on Rt 66 for east bound traffic. The space would allow for increased traffic in the future. Potential for negative support by tribal ranchers, as this site is located in a livestock grazing district. Residents in Peach Springs would have longer drive times to access the site. Those living in Buck and Doe and Milkweed Springs and points further west would have a shorter distance to travel to the site. Constructing the tribal administration building at this site would have a minimal impact on traffic passing by on State Route 66.

Alternative E: Alternative E is designated as a site for commercial purposes under the Master Land Use Plan; however, it is currently a residential area. Turn outs for the entrance and exits would be necessary. An increase in traffic would occur as a result of constructing a Tribal Administration Building. Typical traffic is by residents, school drop offs and pick-ups, hourly transit drive-bys, and daily passage of employees going to and from work via Buck and Doe Road. Residents in Peach Springs would have longer drive times to access the site. Those living along Buck and Doe Road, in Milkweed Springs and points further west would have a shorter distance to travel to the site. Constructing the tribal administration building at this site would have negative impact on intersection movements of Buck and Doe Road and Milkweed Springs Road, namely increasing wait times at stop signs. The site should have a minimal impact on State Route 66 traffic flow passing by.

Alternative F: Under Alternative F, located across State Route 66 from the IHS clinic and the tribal office would require both vehicles and pedestrians from the uptown neighborhood of Peach Springs to cross the intersection of Hualapai Way and Highway 66. Commuter traffic from downtown Peach Springs and points further west would make a right-hand turn off of State Route 66 in the AM peak and a left hand turn upon exiting in the PM peak. The traffic volume during the day, especially those wishing to travel to points in uptown such as the Health Department, IHS, Elderly Center would most likely cross State Route 66 on Hualapai Way. Placing a round-about and a pedestrian crossing at this location would be appropriate. The site should have a minimal impact on State Route 66 traffic flow passing by.

Alternative G: Traffic visits for a Tribal Administration Building under Alternative G, would fit in with the proposed site. A turn out would have to be constructed for the entrance and exits as well as a left-hand turn lane on Rt 66 for east bound traffic. The space would allow for increased traffic in the future. Potential for negative support by tribal ranchers, as this site is located in a livestock grazing district. Residents in Peach Springs would have longer drive times to access the site. Those living in Truxton and

points further west would have a shorter distance to travel to the site. The site should have a minimal impact on State Route 66 traffic flow passing by.

Alternative H: Traffic under Alternative H is conducive to the area. The school was constructed to accommodate increased traffic for school events and currently belongs to the Peach Springs Unified School District. Additional parking, if necessary, can be constructed in the space that was once constructed for animal science programs. Traffic to the area would be in addition to employee traffic by Grand Canyon Resort Corporation employees who work at the former Junior High School. Residents in Peach Springs, Buck and Doe Road, and in Milkweed Springs would have longer drive times to access the site. Those living in Truxton and points further west would have a shorter distance to travel to the site. The site should have a minimal impact on State Route 66 traffic flow.

3.2.2 Cumulative Impacts

Increased traffic resulting from construction of a Tribal Administration building at Alternatives B, C, E, F would result in peak hour impacts to existing traffic patterns. At the location for Alternative D, an incremental increase in traffic due to additional vehicle trips would occur, but would not be cumulatively significant. Under Alternative H, converting this school into a Tribal Administration Building would take away potential future opportunities for use by the school district. Construction of a Tribal Administration Building under Alternatives D and G would have minimal impacts to traffic on Route 66.

3.3 Visual resources/Aesthetics/Light/Noise

The reservation is mostly rolling hills, approximately 800,000 acres of cattle grazing lands, rugged mesas, forests, breath taking cliffs and deep gorges along 108 miles of the Colorado River in Grand Canyon. The Colorado River is the northern boundary of the reservation. Features of Grand Canyon can be seen from anywhere on the Reservation. Street lighting around the peach springs and buck and doe communities have been changed from florescent lighting to light-emitting diodes. Sante Fe Railroad Trains pass through Peach Springs approximately every 15-20 minutes and blows their horns up to five times.

3.3.1 Visual resources/Aesthetics/Light/Noise Affected Environment

The construction of a Tribal Administration Building would not negatively impact Visual resources/Aesthetics/Light/Noise for Alternatives A, B, C, F, and H. Any issues with night time lights would be negated when best management practices listed under 2.1 are followed. Peach Springs is located on scenic Route 66 and is highlighted as an attraction site on many travel brochures and marketing media. Any construction, such as a building at locations under Alternatives D, F, and G would impact the visual character of the project site by introducing high intensity rural uses within a currently vacant site; additionally, the construction of a building under these alternatives, would introduce a new source of light and glare to the area.

A Tribal Administration Building constructed at site locations for Alternatives D and G would impact ambient conditions out of the ordinary because there is currently no development in the area. These impacts would be minimal if best management practices listed under 2.1 are followed.

3.4 Topography/Geology/Soils

The Reservation is located in the Plateau Uplands physiographic province of Arizona. High elevation plateaus incised by ephemeral streams characterize this portion of the state. Reservation geology consists of Precambrian igneous and metamorphosed sedimentary rocks, Paleozoic to Cenozoic sedimentary rocks, Tertiary to Quaternary lacustrine, fluvial, and volcanic rocks and recent alluvium. The Precambrian rocks are generally only exposed in the bottom of deeply incised canyons along the Colorado River and its tributaries. These are covered by flat-lying sedimentary sandstones, siltstones, and limestones of Paleozoic age. In places, these sedimentary deposits have been incised by channels of Tertiary age, which were subsequently filled with sand, gravel, and volcanic deposits. Broad alluvial basins, common in the southern portions of Arizona, are uncommon in this region. Alluvial deposits generally occur as isolated ribbons along the larger drainages.

The principal structural features of the Reservation are the Grand Wash, Hurricane, and Toroweap faults, the Meriwhitica and Peach Springs monoclines, and solution collapse features known as breccia pipes. The Hurricane and Toroweap Faults trend northward through the central part of the Reservation and are downthrown to the west. The displacements of these faults range from about 250 feet near Peach Springs to about 1,500 feet near the Colorado River. The Meriwhitica monocline is located in the west central part of the Reservation and has from 700 to 900 feet of displacement, downthrown to the east. The Peach Springs monocline is about one mile east of the town of Peach Springs and trends to the northeast. It is downthrown to the southeast and has a displacement of 300 to 400 feet. Are any of the six sites adjacent to a fault?

Scattered across the Reservation are breccia pipes. These features developed by solution collapse into the Redwall Limestone by overlying sediments. Many of these breccia pipes have undergone secondary mineralization as fluid percolating downward through these conduits has mobilized and concentrated a variety of minerals from overlying units. Are any of the six sites next to breccia pipes?

Major Land Resources Units for the Hualapai Reservation include 035-Colorado Plateau and 030-Mohave Desert.

A review of soils data from the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS, 2014) reveal that the project area is located in an area of Gravelly loam to hard pan soils.



3.4.1 Topography/Geology/Soils Affected Environment

Construction of a Tribal Administration Building at locations for Alternatives A, B, and H would not impact these resources as there are buildings already constructed on site and soil tests were previously conducted. Short-term, negative impacts would occur to geology and soil resources at the project site during construction activities, however these impacts would be negligible due to the implementation of appropriate Best Management Practices.

A third party soil test is recommended at the proposed locations for Alternative C, D, E, and F, and G. Additionally, at these locations, fill materials would be deposited on the areas as part of sub-grade preparation and building foundation construction. Best management practices (BMPs) would be implemented as part of construction, as specified in the stormwater pollution prevention plan (SWPPP) as referenced in Table 1.1, to minimize soil erosion and sediment transport. Buildings would be designed in accordance with seismic standards provided for in the International Building Code 2009. Short-term, negative impacts would occur to geology and soil resources at the project site during construction activities, however these impacts would be negligible due to the implementation of appropriate Best Management Practices. No long-term impacts to geology or soils would be anticipated. The soils report prepared by ETC, Inc. recommends that all subsurface material which may include previous foundations and buried debris be removed prior to new foundation being poured. Also, no roof drain should be placed within ten feet of foundations.

3.4.2 Cumulative Impacts

At all Alternatives, Short-term, negative impacts would occur to geology and soil resources at the project site during construction activities; however these impacts would be negligible due to the implementation of appropriate Best Management Practices and would not contribute to cumulative impacts.

3.5 Air Quality

Under Title I of the Clean Air Act, Environmental Protection Agency established National Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment (40 code of Federal Regulations [CFR] 50). Two types of NAAQS, primary and secondary, are defined by the Clean air Act. Primary standards provide public health protection, including protecting the health of "sensitive" populations such as asthmatics, children, and the elderly. Secondary standards provide public welfare protection, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings. EPA has designated Peach Springs, AZ as meeting attainment. Only temporary construction effects are likely to occur. This resource will not be evaluated further.

3.6 Biological Resources (Threatened and Endangered Species)

Biological resources, including vegetation and wildlife, are described in Appendix B in the Biological Survey. The field effort included a pedestrian survey of the entire project area, for all Alternatives, to evaluate vegetation and landscape features considered important for the potential occurrence of federally listed and special-status plants and animal species. The project area is defined as the ground disturbance footprint for this resource. No Threatened and/or Endangered species are believed to occur within the vicinity of each of the proposed alternatives; therefore, no impacts to Threatened and/or Endangered or special status species would be impacted. However; migratory bird species may be present in any of the alternatives. If construction activities occur during nesting season, some potential impacts to nesting birds exist. With implementation of preconstruction surveys or working outside the nesting season, potential effects on nesting birds are not to be expected. This resource will not be evaluated further.

3.7 Cultural Resources

Cultural Resources may be defined as physical manifestations associated with past or present cultures. These resources include prehistoric and historic era archaeological sites as well as historical buildings and structures. Heritage resources also refer to places that are areas of traditional religious and cultural importance. These places, which may include archaeological sites, may be natural landforms, large landscapes, or small, discrete use areas. They may be places associated with sacred beings or ancestors, recorded and passed down through oral histories. They may be places where community members came in the past and still come in the present, utilizing the area as a continuation of traditions in order to maintain community beliefs and practices.

Cultural Resources also include Traditional Cultural Properties (TCPs). TCP is considered a formal designation that is applied to areas central to a traditional community's cultural practice and spiritual beliefs. These are important and are tied directly to a community's heritage. TCPs help define and maintain cultural identity. Peach Springs, on Hualapai Reservation, is part of Hualapai's aboriginal homeland.

A Cultural Resources inventory of the project area was completed by the HDCR staff. Results and Tribal Historic Preservation Office Abstract is included in Appendix C. Significant cultural materials were not encountered during pedestrian surveys of the project area. This resource will not be evaluated further.

3.8 Water Resources

The project area is in the Upper Colorado River Planning Area, consisting of nine groundwater basins in northwestern Arizona along the south and east sides of the Colorado River (ADWR, 2009). Groundwater occurs in several lithologies throughout the Reservation. The main aquifers, in ascending order, are the regional Muav Limestone aquifer, Tertiary lacustrine, gravel and volcanic deposits, and recent alluvium. The Muav Limestone occurs from the surface to a depth of 3,500' across the Reservation. The water bearing zone occurs from depths of 1,000' to 3,500' in secondary porosity caused by structural deformation of the rock (Twenter 1962, Boyer 1977, Devlin 1976, Young 1987). The aquifer is generally

undeveloped although several wells have attempted to target it. Its primary use is for livestock and wildlife in remote areas of the Reservation where water discharges from springs. Due to the depth to water and the difficulty in targeting zones of structural deformation, this aquifer remains an intriguing, yet difficult option for water development on Hualapai Land. A water exploration hole drilled near Grand Canyon West (Well GCW-1) indicated that groundwater was not present in the area in the Muav Limestone; the well had to be drilled deeper to the Tapeats Sandstone before water was reached (Bureau of Reclamation, 2000).

The Tertiary limestone, gravels, and basalts represent the most productive aquifer on the Reservation. Unfortunately, these deposits are of limited areal extent due to their deposition in channels incised into the surrounding Paleozoic sedimentary rocks.

The recent alluvial deposits yield water primarily from the area of Frazier Wells on the eastern portion of the Reservation. Several wells are located in a high alluvial basin perched on the Paleozoic sedimentary deposits. Wells are shallow with depths to water of approximately 50 feet. The water usage is primarily for livestock and wildlife. In the summer of 1955, the Hualapai Department of Natural Resources conducted an aquifer test on an unused well in this basin in order to quantify the water resources available in the basin.

The Reservation is located predominantly in the main stem of the Colorado River surface water basin of Arizona. A small portion of the southeaster Reservation is located in the Upper Verde surface water basin and another small part of the Reservation drains into a closed basin, Red Lake Playa. Precipitation ranges from 10 to 25 inches per year and perennial streams are uncommon. The majority of surface water on the Reservation flows to the north and empties directly into the Colorado River and Lake Mead. Most drainage is intermittent but two major streams on the Reservation exhibit year-round flow. These are Spencer Creek and Diamond Creek. Spencer Creek is located in the west-central part of the reservation and features average flows of about 11 cubic feet per second (cfs). Diamond Creek is located in the east-central portion of the Reservation and has average flows of approximately six cfs. Other stretches of perennial streams exist, such as Quartermaster Canyon, Travertine Canyon, and Bridge Canyon, but these issue from springs and flow a much shorter distance to the Colorado River than Spencer Creek or Diamond Creek. Other isolated springs support areas of riparian and wetland habitat.

None of the locations of the Alternatives are near a groundwater well, spring, or surface water. The exception is Alternative C: Site at the Rodeo Circle, East of Veterans Park, which is within 100' from Truxton Wash, a water of the U.S.; Therefore there would be no impact to the resource. This resource will not be evaluated further.

3.9 Infrastructure

Infrastructure are the things required for a Tribal Administration Building of approximately 14,000 square feet, to encompass a tribal council chambers, ample parking, storage, office spaces, and ample storage includes electric, water, and sewer.

Water for municipal and range purposes is currently being produced Tertiary limestone, gravels, and basalt deposits in Truxton Valley directly west of Peach Springs and from Westwater Canyon in the west central part of the Reservation.

Infrastructure currently exists at the location for Alternative A, current tribal administration building. At the site of Alternative B, water, sewer, and electric are already at the site. All of these will need to be upgraded to facilitate a 14,000 square foot building. The three mobile offices will need to be removed and the outside porches and handicap ramps will need to be dismantled.

Alternative F has direct access to the Mohave Electric 24.9 KV distribution line; however, water and sewer lines must cross-under State 66 to serve the property, with the sewer also having to cross the BNSF right-of-way.

At the site of Alternative C water and sewer follows the road on both sides of Rodeo Circle (between the road and the railroad, and between the road and Bumble Bee Hill). An electric pole is currently on site. This pole will need to be moved and a new 3-phase electric line extended to the site by Mohave Electric.

At the site of Alternative E, water, sewer, and electric are adjacent to the site. These just need to be upgraded to facilitate a 14,000 square foot building.

At the site of Alternative D, water, sewer, and electric are on the west side of Rt. 66. All of these will need to be brought across Rt. 66. Communication and coordination will have to occur with Arizona Department of Transportation.

Alternative G has no existing infrastructure. Water may be brought to the site from the main line that connects the Truxton well field with Peach Springs. The line may be run under Rt. 66. Three-phase electric may be extended from Buck and Doe Road to the site. The site will require an on-site septic system if it cannot be connected to the existing sewer system.

Alternative H currently has infrastructure in place.

3.9.1 Infrastructure Affected Environment

Alternative A: No Action. Infrastructure would have to be extended to future buildings if constructed in the current area. Asphalt may have to be removed to extend water and sewer to adjoining sites.

Alternative B and H: Current site of Hualapai Police Department and current site of Music Mountain High School. Infrastructure such as electric, sewer, and water will need to be upgraded to accommodate a 14,000 sq/ft building

Alternatives C and E: Site at the Rodeo Circle, East of Veteran's Park and Site at Buck N Doe and Milkweed Springs Rd. Electric, water, and sewer are nearby and need to be extended to meet the building needs.

Alternative D: Proposed Action. Site on Rt. 66, west of Ferrellgas and Corral. Alternative D has access to three-phase that passes along the north side of the site. The sewer line will have to cross under Rt 66 and the BNSF railroad and pumped up gradient to the first cell of the lagoon system. Given the high cost of connecting to the existing sewer lagoon, installing an on-site waste water system may be appropriate. Water may be brought to the site from the main line that connects the Truxton well field with Peach Springs. The line may be run under Rt. 66.

Alternative F: Site east of Clinic on Rt. 66. Extending infrastructure across Rt. 66 from the existing sewer at IHS Clinic will have to remove asphalt on RT. 66 or bore under the Rt. 66 and then cross a new bridge over the existing wash to access the site. Three-phase power may be extended across Rt. 66 from the IHS service.

Alternative G: Site on Hwy 66 near MP 98. Under Alternative G, all necessary infrastructure will be required to be installed, including water, electric, and sewer. Sewer is already on the same side as the potential Tribal Administration Building. Sewer will have to be piped 4-5 miles to sewer lagoons off of Buck and Doe Road. The sewer line will have to cross the AT&T fiber optic line and a wash, requiring a lift station to transport up and out of the wash. Depending on how deep a sewer line is buried, there is potential to encounter caverns that are located underground. Given the high cost of connecting to the existing sewer lagoon, installing an on-site waste water system may be appropriate. Water may be brought to the site from the main line that connects the Truxton well field with Peach Springs. The line may be run under Rt. 66. Three-phase electric may be extended from Buck and Doe Road to site.

None of the Actions involved with infrastructure for all alternatives would impact the capacity or generation of the utilities. However, there are varying levels of costs associated with each action in the Alternatives.

3.9.2 Cumulative Impacts

Using BMP's described under Chapter 2.1, would reduce erosion and increased runoff to nearby residents, while upgrading infrastructure for Alternatives B and H. Construction of a Tribal Administration Building at the locations for Alternative C has the potential to stimulate improvements to both baseball fields, the park area, and construction of picnic ramadas for spectators. New infrastructure at locations for Alternatives C, D, E, and F, would require additional maintenance by Public Works.

3.10 Hazardous Materials and Waste

Hazardous Materials and Waste are products associated with demolition or remediation of a site and include products such as asbestos, plasterboard, paint thinners, strippers, and solvents, mercury, fluorescent bulbs, and aerosol cans. Using best management practices as described under Chapter 2.1, when handling construction waste would negate impacts from Hazardous Materials and Waste. This resource will not be evaluated further.

3.11 Socioeconomics

The Hualapai Reservation is located in northwest Arizona, with portions of the reservation located in Mohave, Yavapai, and Coconino Counties. The principal community is Peach Springs, located along State Route 66 between Flagstaff, AZ and Kingman, AZ. Residences of Peach Springs live along Buck and Doe Road, in Box Canyon and Milkweed Subdivisions and on Indian Route 18. In addition to the reservation proper, the Hualapai Tribe has trust lands outside the main reservation boundaries, including Valentine, Hunt Ranch, Truxton Triangle, Big Sandy, and Cholla Canyon Ranch near Wikieup (see map).

The 2012-2016 Census reports the tribal Population of the Reservation at 1,304. The median age was reported as 25-34 years, with 855 (65%) residents being under the age of 18 and 151 (11.5%) residents are over the age of 65.

In 2010, there were 362 households on the Hualapai reservation with an average household size of 3.6 persons and an average family size of 4.0 persons.

Of the total population, those ages 16 years and older, the primary industry on the Hualapai Reservation is related to arts, entertainment, recreation, accommodation, and food services at 24.1% followed by public administration at 19.3%. The median income of the Reservation is \$34,375. Of these, 41% were below federal poverty level.

The Hualapai Tribe generates income from tribally owned business enterprises including, Hualapai River Runners, Grand Canyon West, and timber sales from the Hualapai Forest. Income for tribal members are also generated from cattle ranching, big game guiding services, and arts and crafts.

Location of the current Tribal Administration Building is within walking distance for many tribal members or within a short drive. Free use of the Hualapai Transit on the circulator route, negates any transportation issues to and from a Tribal Administration Building, no matter the location. Compliance with 2009 International Commercial/Office Building Code compliant, making ADA accessible, and providing for adequate parking for staff and clientele would improve services to the Peach Springs Community and potential increased services for tribal members. No negative consequences to sociological issues are expected from construction of a Tribal Building. This resources will not be evaluated further.

Socioeconomics/Environmental Justice – The Proposed Project would not displace any existing housing. The Proposed Project would provide new employment opportunities; however, it is likely to have a less-than-significant impact on housing because the majority of the new employees would likely already reside within commuting distance of the Proposed Project. The Proposed Project, construction of a Tribal Administration Building in general, would generate economic output through better facilitation of services, such as a more centralized information technology, and grouping of all programs within a department under one building. Sociologically, alternatives D, F, and G would not impact adjacent residents and tribal businesses while business is conducted at a tribal administration building. Alternatives A, B, C, E, and H would displace another department or not provide enough room for a

department to be housed under one roof, which prevents a tribal member from having to travel to many locations to receive service.

3.12 *Unavoidable, short-term, negative impacts*

Implementation of all Alternatives, excluding Alternative A and H, would be associated with construction activities. Construction impacts of Alternative D, Proposed Action would include a periodic increase of fugitive dust emissions; however, these impacts would be negligible. No significant habitat loss for species that would have otherwise inhabited that land is expected. No significant environmental impacts are anticipated from construction activities.

3.13 *Implementation of Alternative D, Proposed Action*

This would result in an irreversible and irretrievable commitment of resources by the Hualapai Tribe. Committed resources would include building materials, supplies, and their costs; labor; planning and engineering costs; infrastructure capacity; funds used for construction; and the land that would be developed. Other committed resources would include water, fossil fuels, and electricity used for the construction of the proposed project as well as for the continued operation and maintenance of the proposed facility.

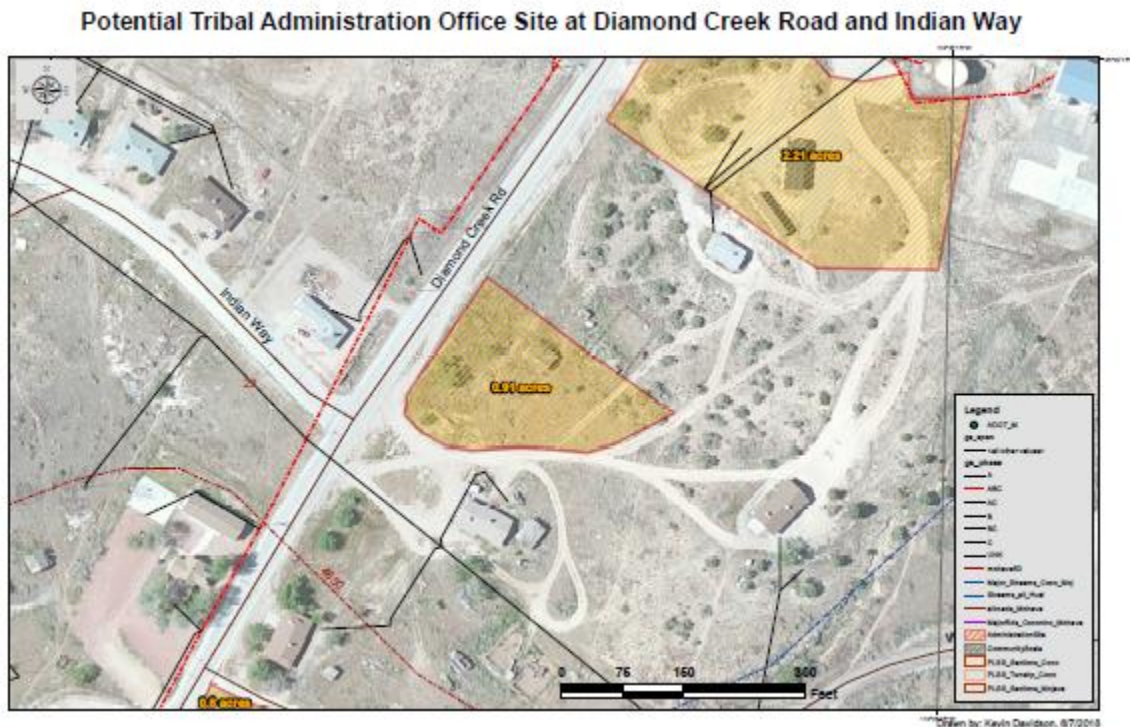
Appendix A – Alternative Sites Not Carried Forward

The following alternative sites not making the cut are summarized as follows.

Alternative 1

Alternative 1 places the tribal administration office along the east side of Diamond Creek Road and Indian Way intersection on lands adjoining residential and agrarian uses. This site provides a highly visible location, with adequate access to infrastructure. The primary limitations are: 1) contains less than one acre (0.91) with little room for parking, 2) surrounded by individual homes and a corral, and 3) will require some grading and vegetation removal. Given the small size of the property, which makes the location inadequate, the site was not surveyed by the Hualapai Department of Cultural Resources (HDCR). Both the Paki Plan and the draft Master Plan's land use diagram designate the area for residential development. The committee recommended this site not be carried forward for further analysis.

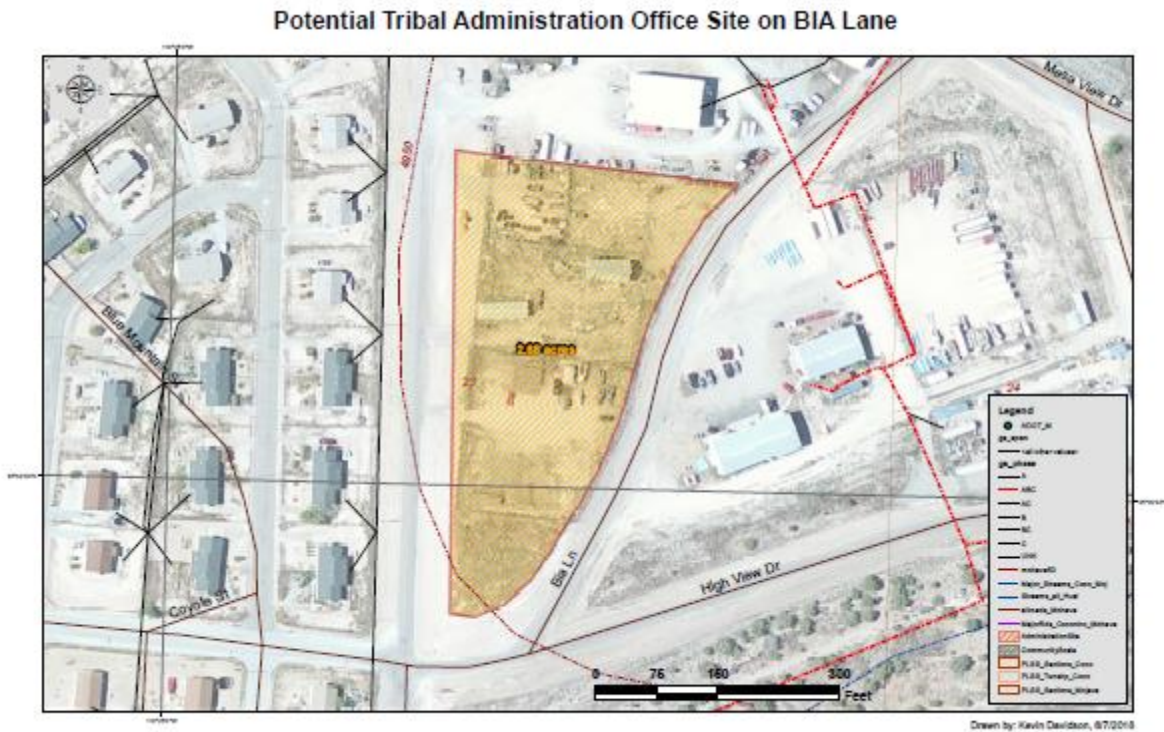
Map of Alternative 1



Alternative 2

Alternative 2 locates the tribal administration office on BIA Lane in uptown Peach Springs directly south of the Public Works maintenance yard and fuel storage tanks. Site contains 2.68 acres, offers good utility and road access, with homes across street, and will not require large amounts of grading or vegetation removal. The primary limitations are: 1) will displace existing storage yards for Public Services, Natural Resources and the wood cutters, 2) not in the center of town, and 3) will require a water booster pump for fire sprinkler system. The Class III Pedestrian Survey performed by HDCR (reference #8A) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. The Paki Plan and the draft Master Plan's land use diagram designate the area for institutional and tribal government uses, respectively. The committee was concerned about putting the tribe's new tribal administration building directly adjacent to older homes and near industrial land uses and recommended the site not be carried forward for further review. This site may be re-considered if none of the six alternatives being carried forward for further analysis prove advisable.

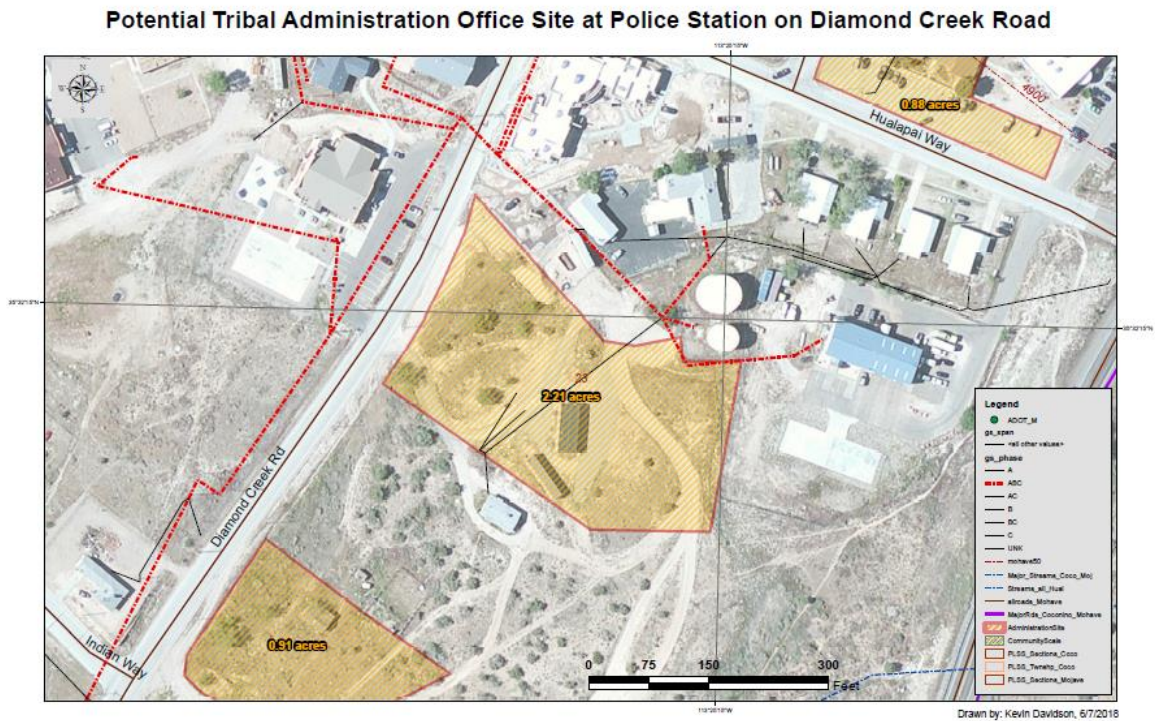
Map of Alternative 2



Alternative 3

Alternative 3 situates the site on the east side of Diamond Creek Road, adjoining the Health, Education and Wellness parking lot and at the same location as the Hualapai Police Department (HPD). This provides a central location in Peach Springs within walking distance of the existing tribal administration building and can be easily served by utilities. The primary limitations are: 1) requires relocation of the HPD, 2) near a home, and 3) will need some grading and vegetation removal to make the 2.24 acre site usable. The Class III Pedestrian Survey performed by HDCR (reference #7C) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. Both the Paki Plan and the draft Master Plan's land use diagram designate the area as mostly residential with a northern sliver being interpreted to lie within the institutional and tribal government land uses, respectively. The committee recommended this site be carried forward for further analysis.

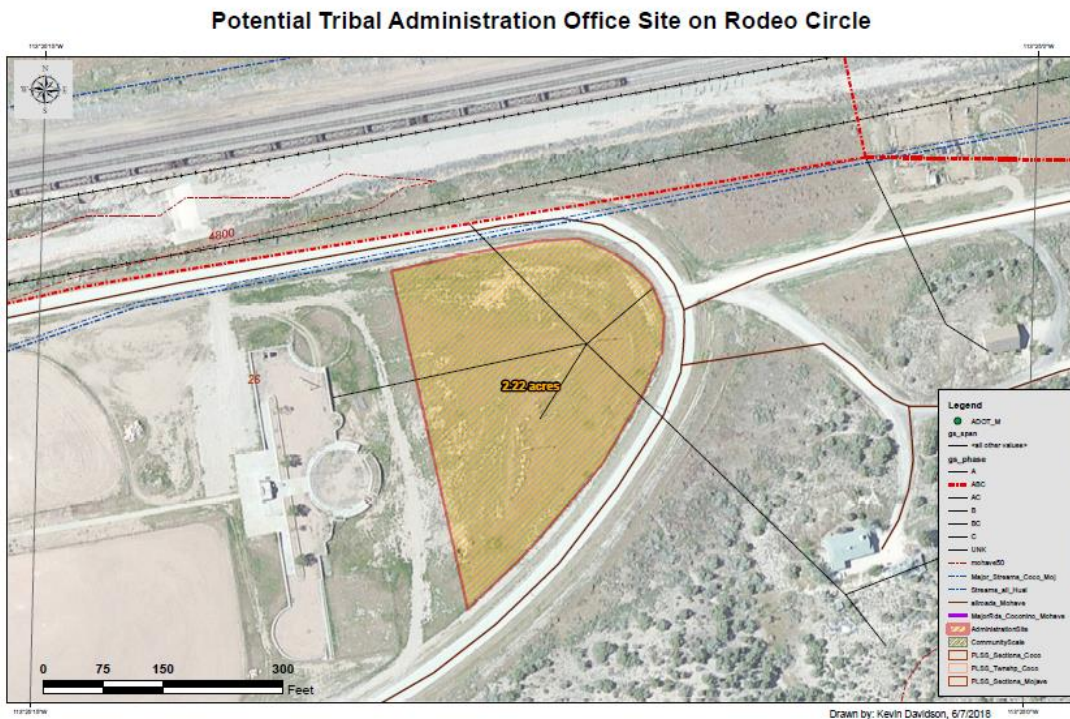
Map of Alternative 3



Alternative 6

Alternative 6 offers a flat area of 2.22 acres with direct access to Rodeo Circle, a paved road. The property adjoins Veteran's Park with residential structures located across Rodeo Circle to the east. The site's primary limitations are: 1) flood prone area with silty soils, 2) located on south side of the BNSF railroad tracks, 3) utility extensions required with a low water pressure zone possibly requiring a booster pump, and 4) competing land uses such as a ramada and skate park which may be placed on the property to compliment recreation activities at the adjoining Veterans' Park. The Class III Pedestrian Survey performed by HDCR (reference #4A) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. The Paki Plan indicates this area for parks and recreational uses. The draft Master Plan's land use diagram designates the area for tribal government or commercial uses. The committee recommended this site be carried forward for further analysis understanding that an overpass will be constructed over the BNSF railroad.

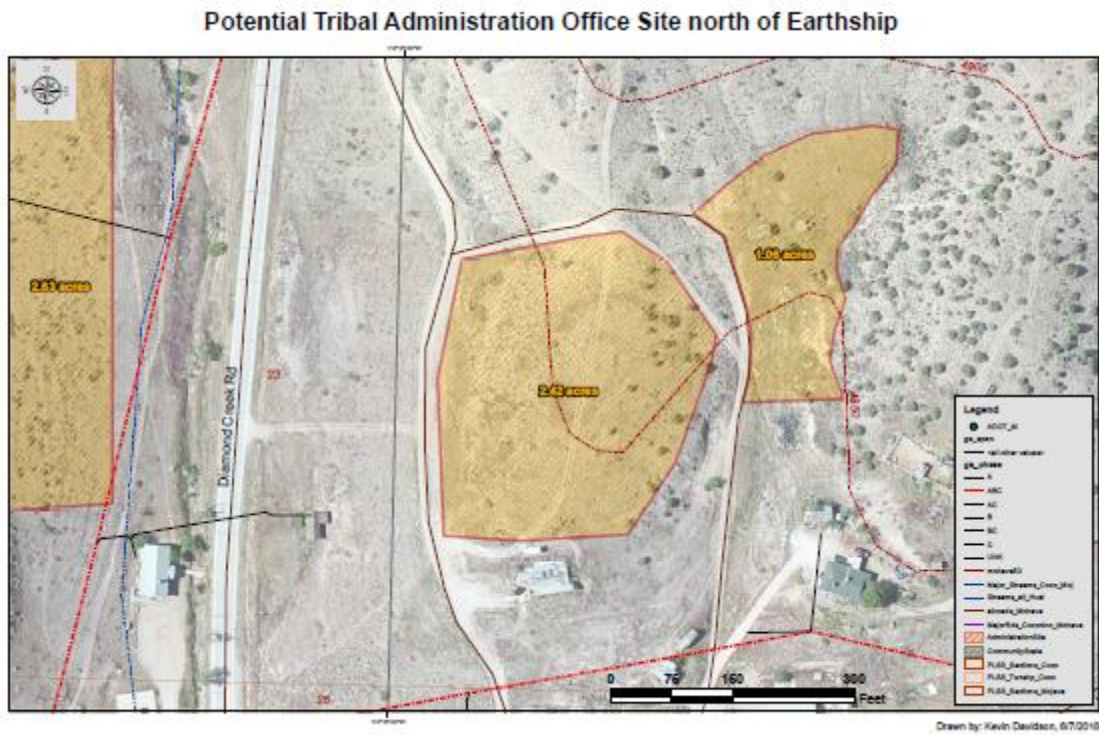
Map of Alternative 6



Alternative 8

Alternative 8, located just north of the Earthship on 2.42 acres, offers a commanding view of Peach Springs. Primary limitations are: 1) site grading in rocky soils may consume funds which could otherwise be spent on the building, 2) steep access roads may be unsafe when icy, and 3) low water pressure zone may require a booster pump. Although the Class III Pedestrian Survey performed by HDCR (reference #5B) encountered a white-chert fragment and an old home foundation, a finding of no adverse impact to cultural resources was determined if the site were to be used for a tribal administration office. Both the Paki Plan and the draft Master Plan's land use diagram designate the area for residential development. The committee recommended this site not be carried forward for further analysis.

Map of Alternative 8

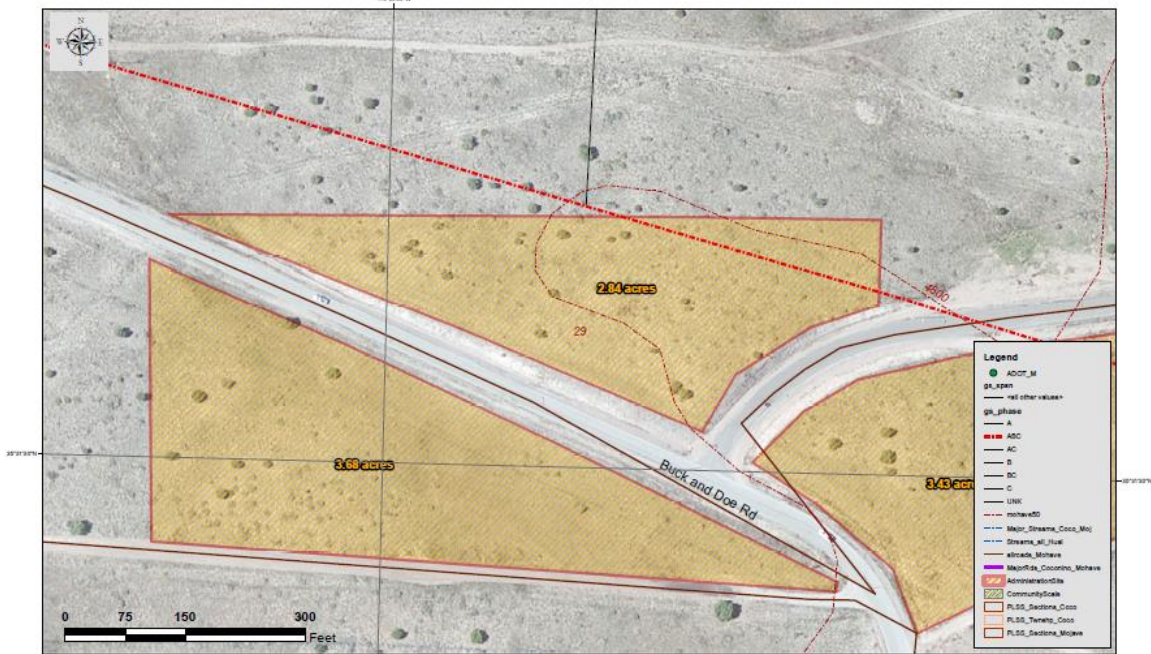


Alternative 10

Alternative 10 contains 2.84 acres, is highly visible from Highway 66, adjoins the Milkweed Springs subdivision to the north and offers scenic vistas. The site's primary limitations are: 1) rolling terrain requires grading, 2) not in the center of Peach Springs, and 3) the increased traffic on Buck and Doe Road may require the reconstruction of the intersection at Highway 66, possibly as a roundabout. Even though the Class III Pedestrian Survey performed by HDCR (reference #1C) encountered a flagstone circular feature of unknown purpose, a finding of no adverse impact to cultural resources was determined if the site were to be used for a tribal administration office. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates the area for commercial development. The committee recommended this site be carried forward for further analysis.

Map of Alternative 10

Potential Tribal Administration Office Site on Buck and Doe Road and Milkweed Springs Road

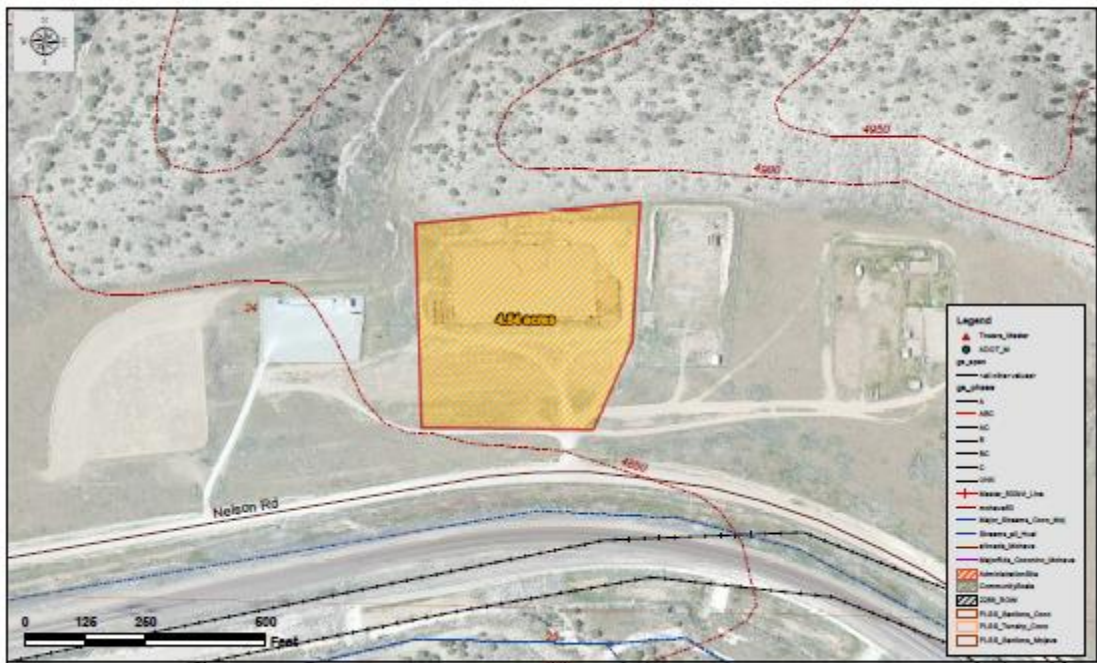


Alternative 12

Alternative 12 is located at the old rodeo grounds and contains 4.54 acres, and has direct access to Nelson Road, and adjoins other governmental uses including the proposed transit office to the west. The site's primary limitations are: 1) site is near traditional cultural properties, 2) must drive through neighborhood to gain access to the site which is somewhat isolated, and 3) location requires extension of infrastructure, including approximately 1,000 yards of pavement on Nelson Road, and possible reconstruction of intersection at Route 66 to avoid oblique approach angle. Based on previous surveys by HDCR, which indicate development in the area would conflict with traditional values, the site was not surveyed. The Paki Plan designates this area for parks and recreational uses. The draft Master Plan's land use diagram designates the area for industrial development. The committee recommended this site not be carried forward for further analysis.

Map of Alternative 12

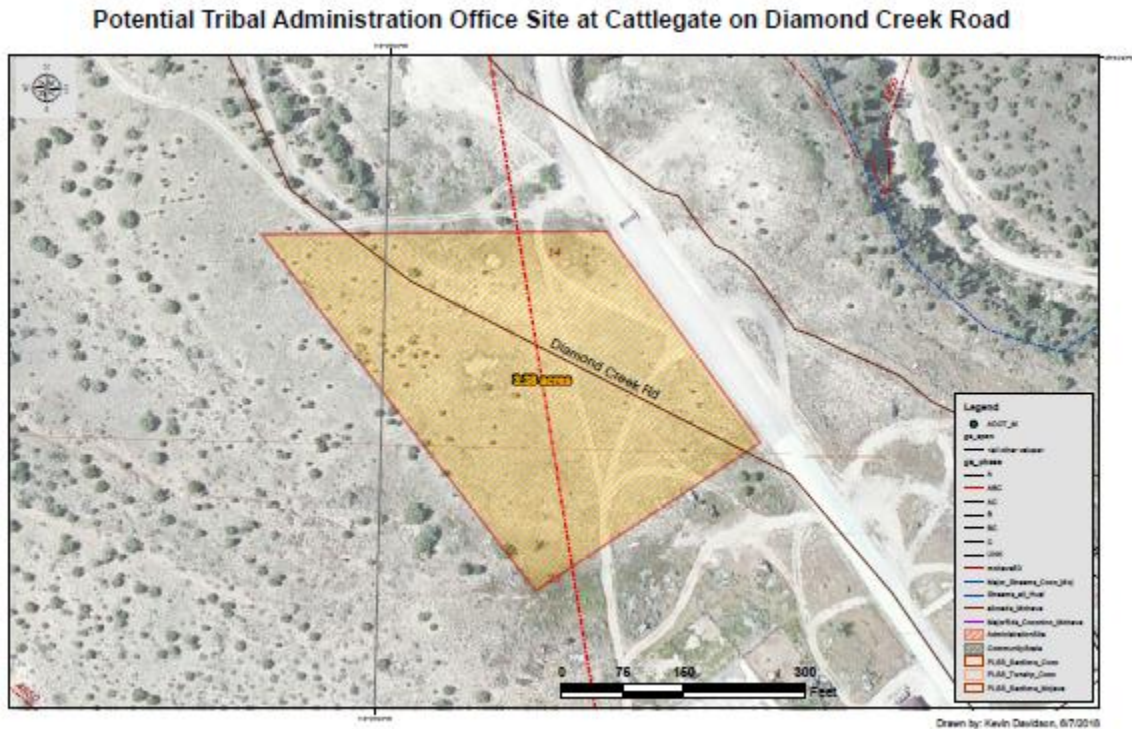
Potential Tribal Administration Office Site at Old Rodeo Grounds in Peach Springs Area



Alternative 13

Alternative 13 contains 3.38 acres and is located south of the cattle gate on the north end of Diamond Creek Road before descending into Peach Springs Canyon. The location offers adequate room for future facility expansion and a fine view of the surrounding area. The site's primary limitations are: 1) site is near traditional cultural properties, 2) must drive through neighborhood to gain access to the site, and 3) location requires extension of infrastructure, including a quarter mile of pavement on Diamond Creek Road. Based on previous surveys by HDCR, which indicate development in the area would conflict with traditional values, the site was not surveyed. The Paki Plan designates this area for residential use. The draft Master Plan's land use diagram designates part of the area for residential and the other part for open space. The committee recommended this site not be carried forward for further analysis.

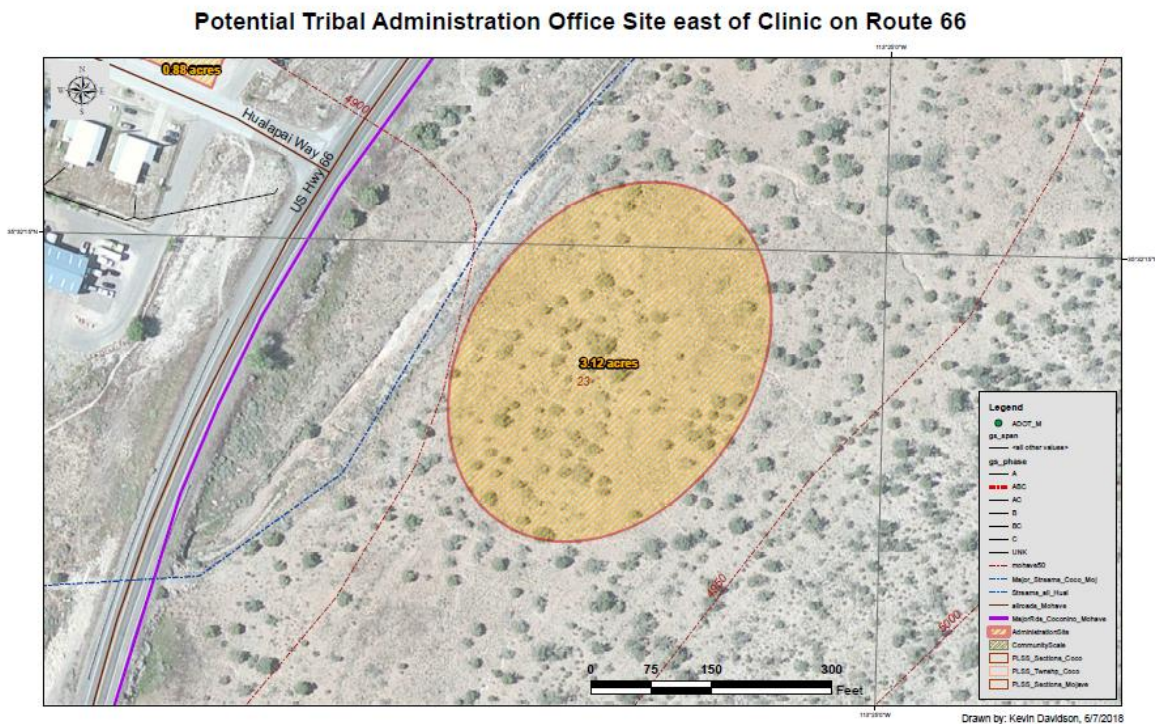
Map of Alternative 13



Alternative 15

Alternative 15 has 3.12-plus acres and offers additional area for expansion on to adjoining grazing land with a commanding view of uptown Peach Springs for a showcase structure. The primary limitations are: 1) crossing Highway 66 with utilities, 2) constructing a bridge across the wash and a new intersection on Highway 66, possibly a roundabout, 3) a large amount of grading on a rocky hillside, and 4) conspicuous consumption of tribal funds. The Class III Pedestrian Survey performed by HDCR (reference #7A) found no adverse impact to cultural resources if the site were to be used for a tribal administration office. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates a majority of the area for commercial development and the balance for open space. The committee recommended this site be carried forward for further analysis.

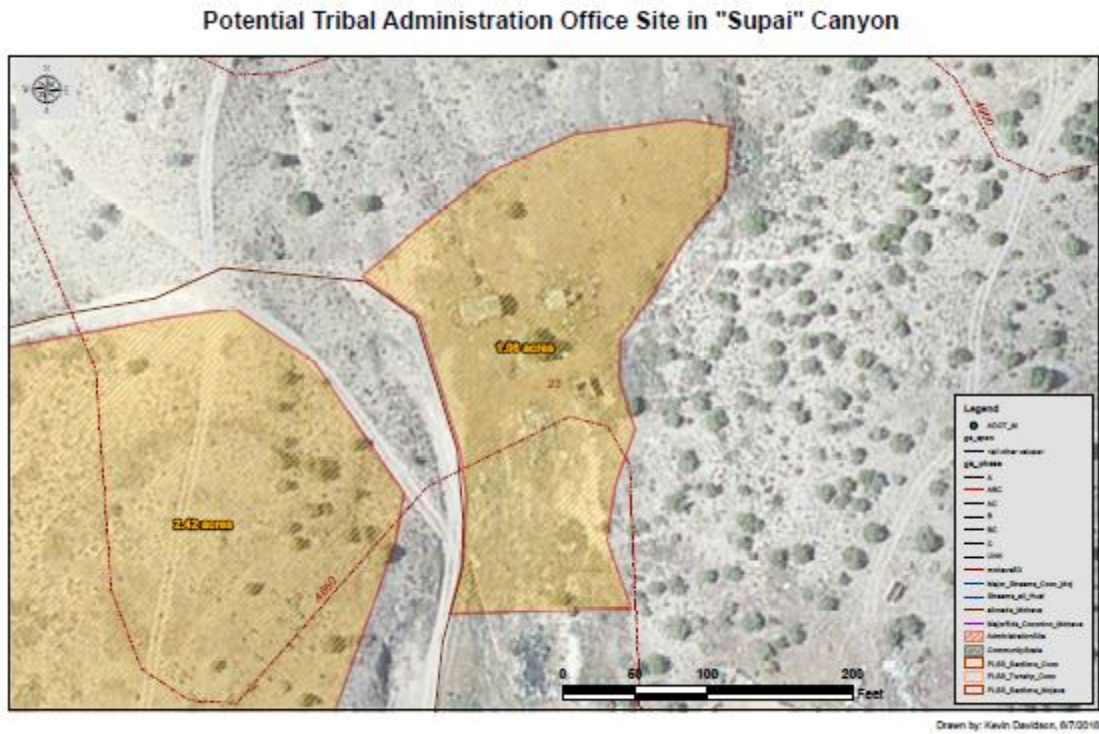
Map of Alternative 15



Alternative 19

Alternative 19 is located north and east of the Earthship on approximately 1.06 acres in a secluded canyon. Primary limitations are: 1) small parcel size 2) must pass through a residential area to gain access to the site, 3) site grading in rocky soils may consume funds which could otherwise be spent on the building, 4) steep access roads may be unsafe when icy, and 5) utility extensions required with low water pressure zone requiring a booster pump. This site was not surveyed by HDCR. Both the Paki Plan and the draft Master Plan's land use diagram designate the area for residential development. The committee recommended this site not be carried forward for further analysis.

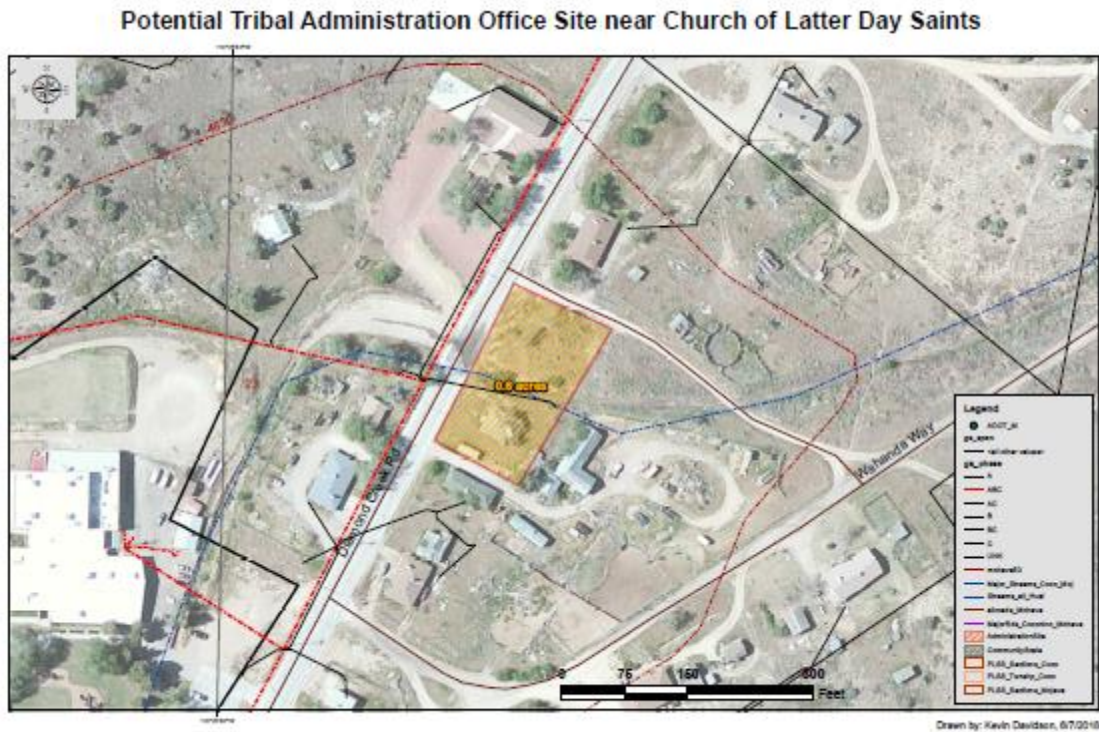
Map of Alternative 19



Alternative 20

Alternative 20 places the tribal administration office along the east side of Diamond Creek Road and across from the Church of Latter-Day Saints. This site provides a highly visible location, with adequate access to infrastructure. The primary limitations are: 1) contains less than one acre (0.6) with little room for parking, 2) surrounded by individual homes, requiring the removal of one abandoned structure, and 3) will require some grading and vegetation removal. This site was not surveyed by HDCR. Both the Paki Plan and the draft Master Plan's land use diagram designate the area for residential development. The committee recommended this site not be carried forward for further analysis.

Map of Alternative 20



Alternative 21

Alternative 21 is located just west of the Cultural Center Highway 66. The site contains 1.39 acres and is level, highly visible along Highway 66 and offers a showcase entrance to Peach Springs. The primary limitations are: 1) small size and site geometry with less than 200 feet of depth, 2) silty soils may be too soft to support two-story building, 3) close to railroad tracks and downwind from sewer lagoons, 4) competing land use with a planned downtown park and healing garden, and 5) requires utility extensions. In 2016, the eastern portion of this site was evaluated for the new location of the Hualapai Game and Fish Department with no finding of significant impact. This western part of the site was not surveyed by HDCR. The Paki Plan indicates this area for commercial development. The draft Master Plan's land use diagram designates the area for tribal government or commercial uses. The committee recommended this site not be carried forward for further analysis.

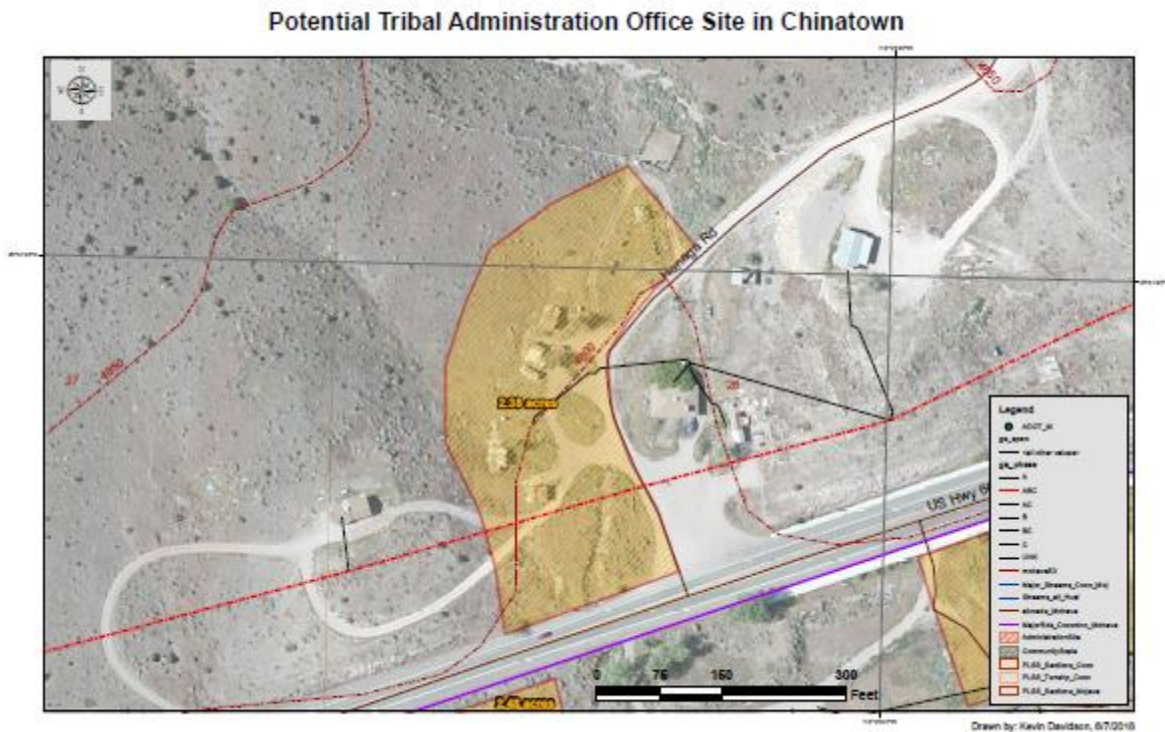
Map of Alternative 21



Alternative 22

Alternative 22 is located in the western half of Chinatown, north of Highway 66. The site contains 2.38 acres with a slight rise in terrain at the toe of the slope, is visible from Highway 66 and offers a showcase entrance to Peach Springs. The primary limitations are: 1) would require demolition of several historic home sites, many of which have current family ties, 2) loss of culturally significant area, and 3) somewhat irregular shaped site subject to flooding along eastern side of site. This site was not surveyed by HDCR. The Paki Plan indicates this area for commercial development. The draft Master Plan's land use diagram designates the area for residential uses. The committee recommended this site not be carried forward for further analysis.

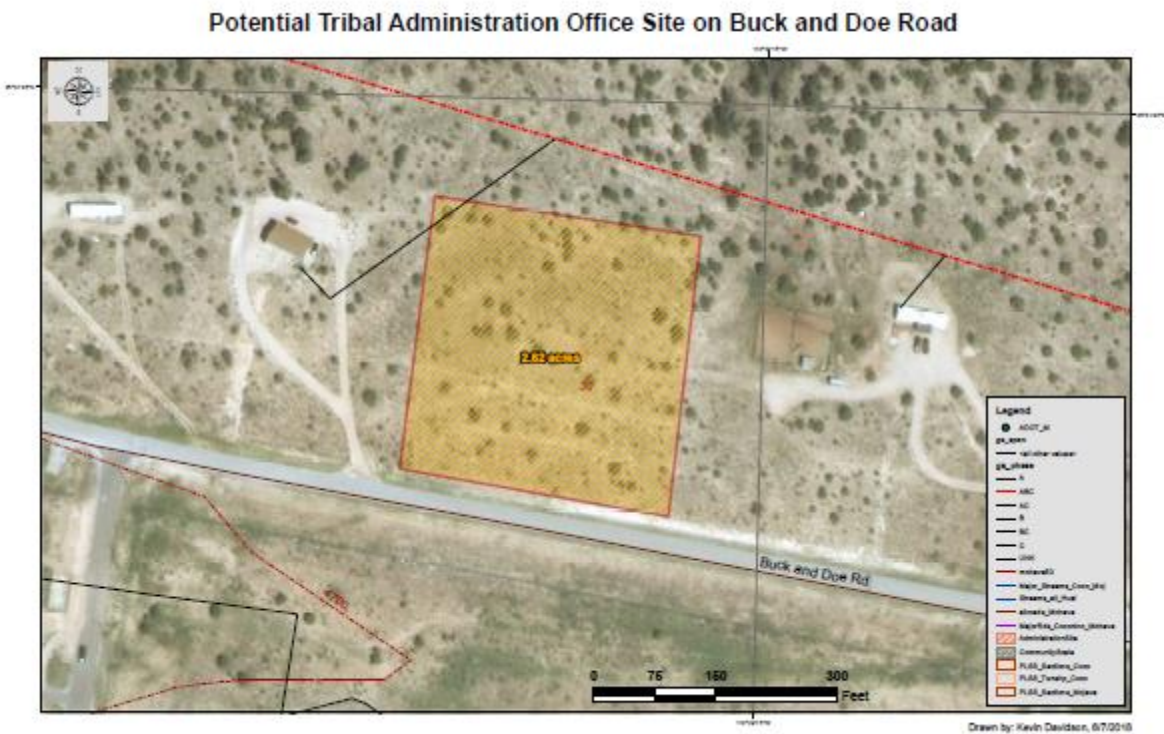
Map of Alternative 22



Alternative 23

Alternative 23 contains 2.62 acres and is located along Buck and Doe Road with good access to utilities. The site's primary limitations are: 1) rolling terrain requires grading, 2) not in the center of Peach Springs, 3) located in a developed residential area, and 4) the increased traffic on Buck and Doe Road may require the reconstruction of the intersection at Highway 66, possibly as a roundabout. This site was not surveyed by HDCR. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates the area for residential development. The committee recommended this site not be carried forward for further analysis.

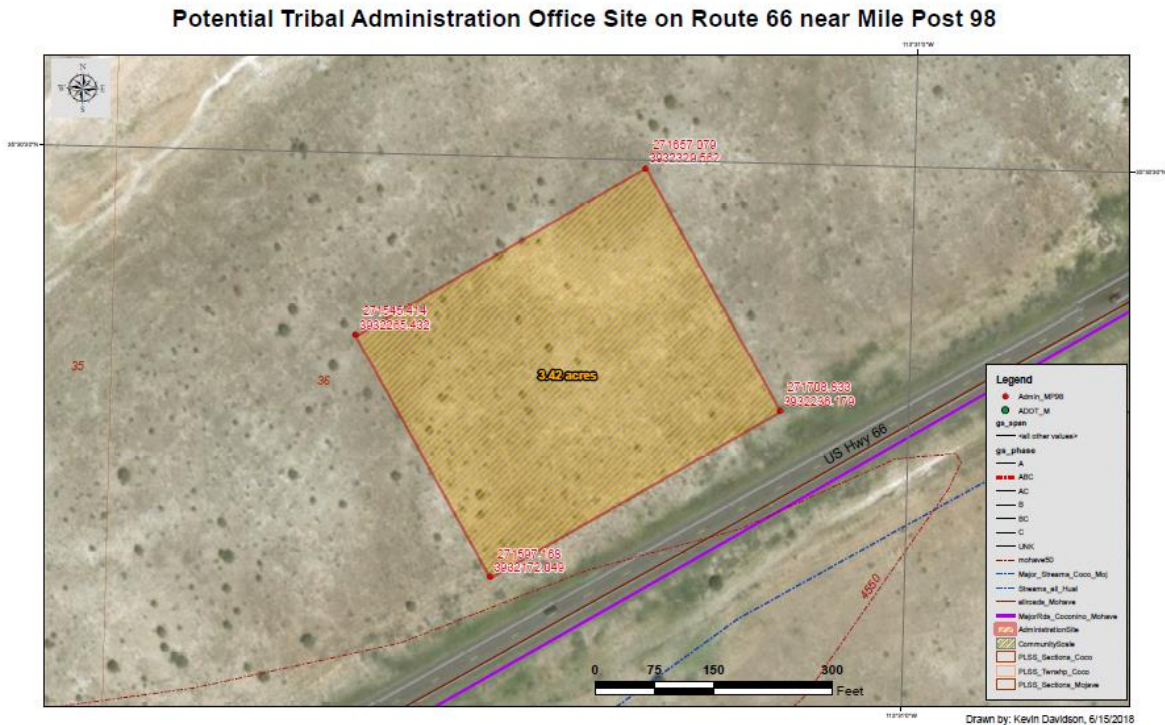
Map of Alternative 23



Alternative 24

Alternative 24 contains approximately 3.42 acres and offers room for future expansion being in open pasture land. The location is highly visible from Highway 66 to provide a showcase building and offers scenic vistas. The site's primary limitations are: 1) rolling terrain requires grading, 2) not in the center of Peach Springs, 3) requires extension of water and electric service plus an on-site wastewater system, and 4) improvements to Highway 66 similar to those required for the Music Mountain School, such as left-hand turn lanes and acceleration and deceleration lanes, will most likely be required by the Arizona Department of Transportation. This site has yet to be surveyed by HDCR. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates this site for residential use. The committee recommended this site be carried forward for further analysis.

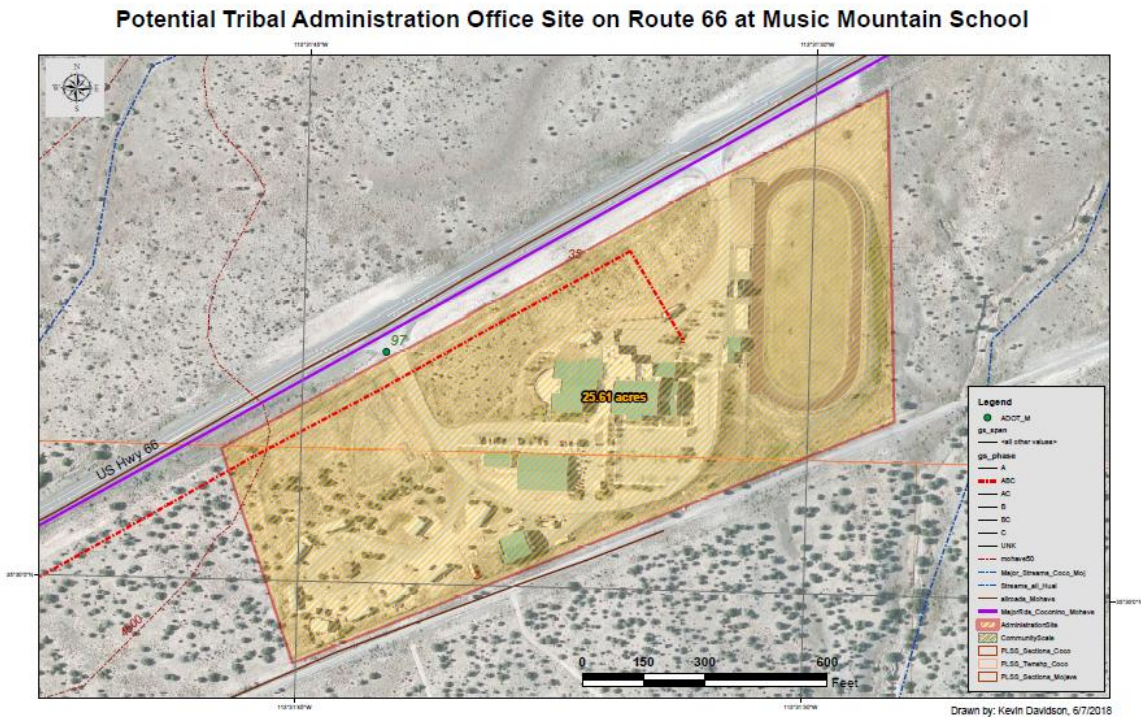
Map of Alternative 24

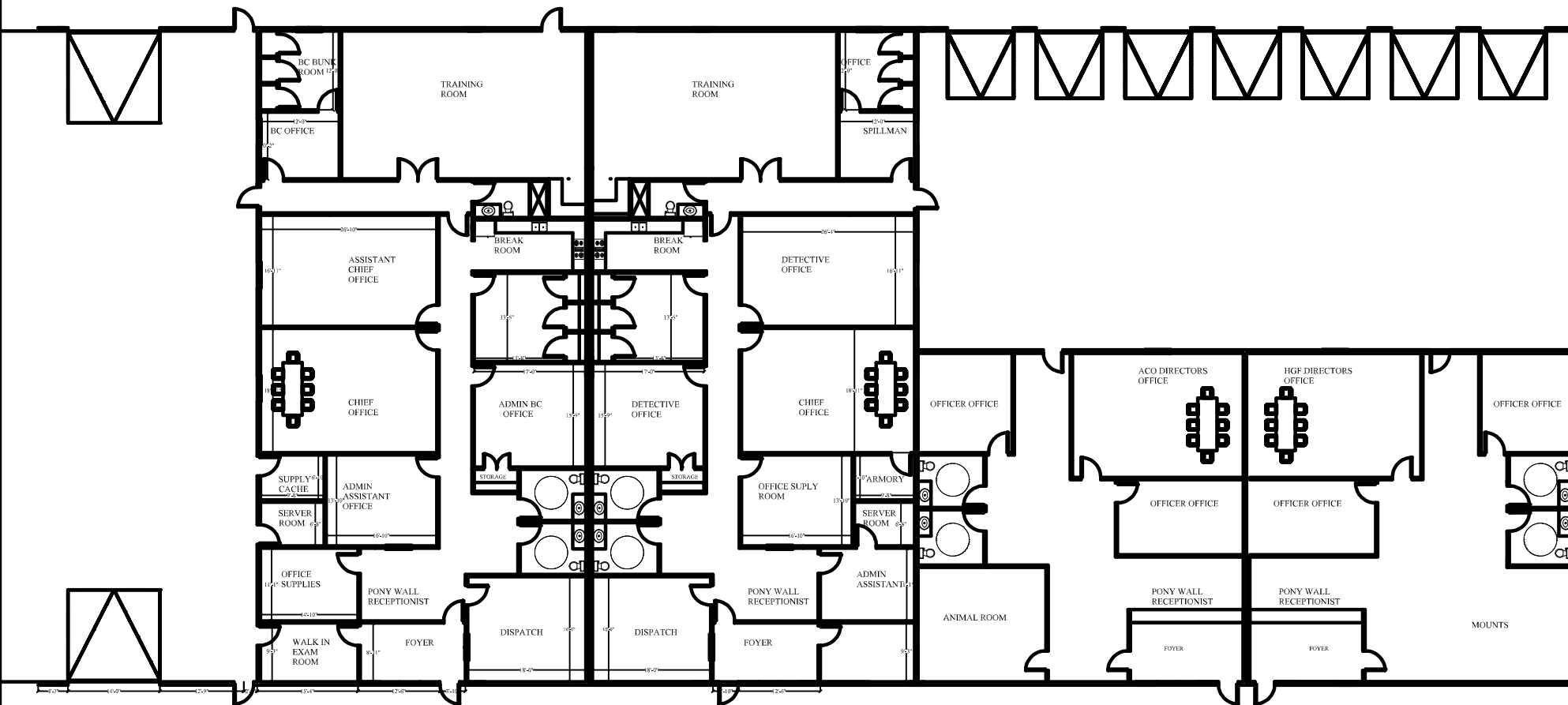


Alternative 25

Alternative 25 is the current site of the Music Mountain School and the main office for Grand Canyon Resort Corporation with approximately 25.61 acres. Infrastructure is available to support a new tribal administration office with area for expansion. The location is highly visible from Highway 66 to provide a showcase building and offers scenic vistas. The site's primary limitations are: 1) requires purchasing the building from the Peach Springs Unified School District and removing the possibility of a school being re-established on the property, 2) may not be the most efficient floor plan for a tribal office, 3) not in the center of Peach Springs, and 4) will infringe upon GCRC operations. Being a constructed site, this alternative was not surveyed by HDCR. The Paki Plan indicates this area for grazing use. The draft Master Plan's land use diagram designates this site for commercial use. The committee recommended this site be carried forward for further analysis.

Map of Alternative 25

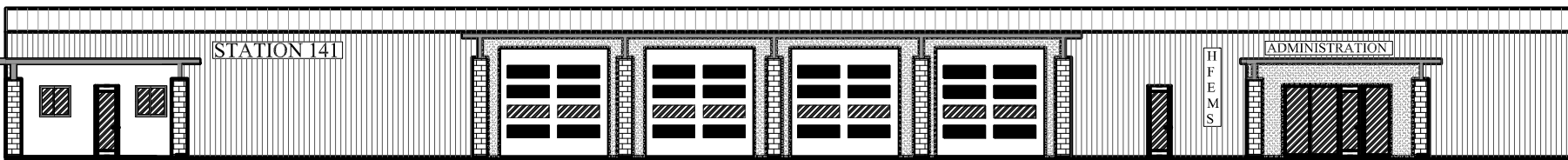
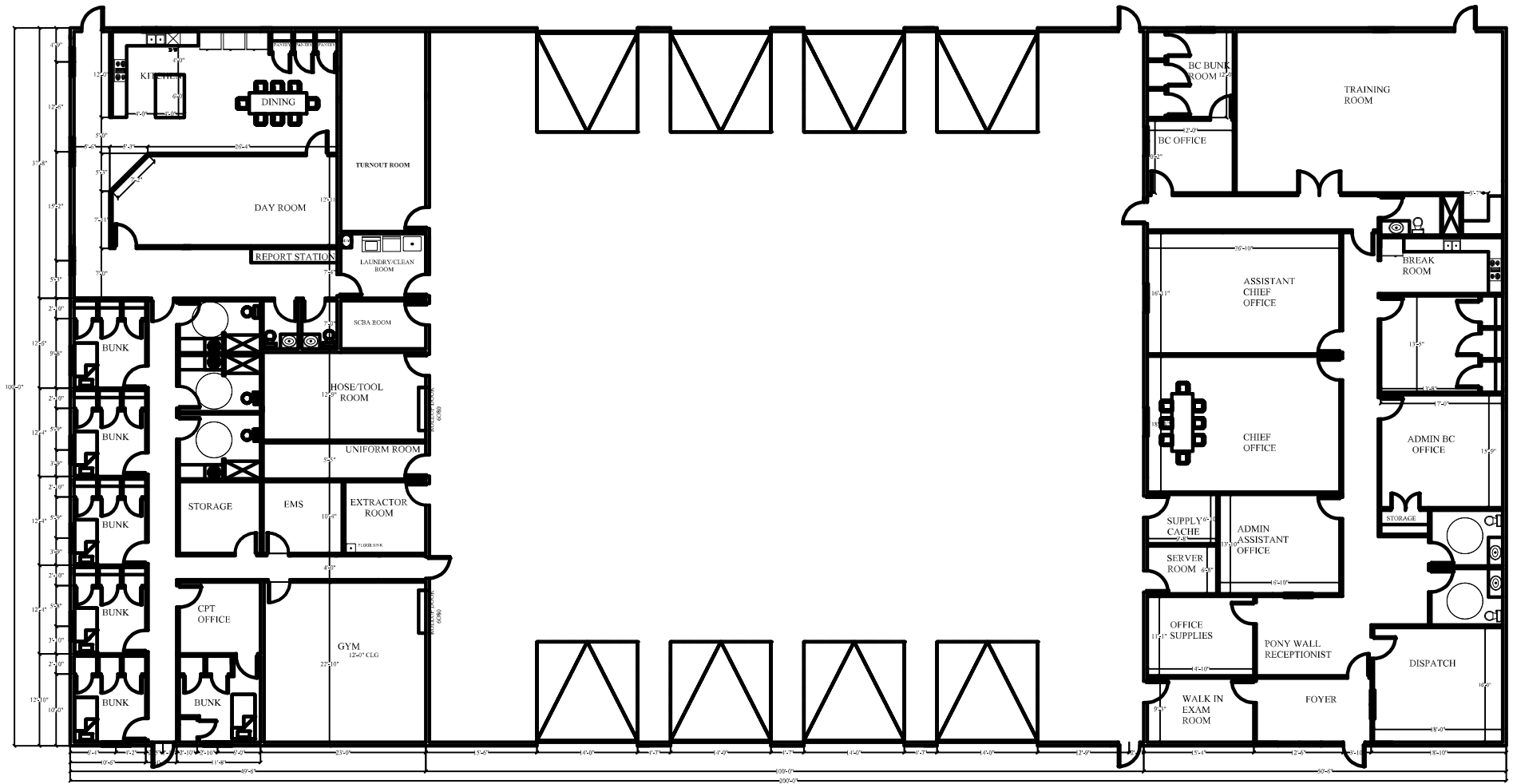




ALL MEASUREMENTS ARE TO CENTER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
 ALL MEASUREMENTS ARE TO BE VERIFIED BY GENERAL CONTRACTOR & THEY HAVE THE FINAL SAY.

BAS DESIGNER: [Signature]
 CAD: [Signature]
 BENCHMARTIN@BOSCO.COM
 781-229-2222

DATE: 05-23-2022
 PAGE #: A-1.1



WHILE EVERY ATTEMPT AGAINST HUMAN ERROR HAS BEEN MADE, IT MAY STILL EXIST. ALL MEASUREMENTS ARE TO BE VERIFIED BY GENERAL CONTRACTOR & THEY HAVE THE FINAL SAY.

DESIGNER:
 BRADLEY SMITHLER
BAS CAD
 BRADLEY@BASCAD.COM
 825.525.2222



DATE
 05-23-2022

PAGE #
 A-1

Appendix C

INDIAN PREFERENCE FORM

Indian Preference Statement:

Indian Preference in Selection Process:

The work to be performed under this contract is on a project subject to section 7(b) of the Indian Self Determination and Education Assistance Act (25 U.S.C. 450 e(b)) (Indian Act). Section 7(b) requires that to the greatest extent feasible (A) preferences and opportunities for training and employment shall be given to Indians and (B) preferences in the award of contracts and sub-contracts shall be given to Indian-owned economic enterprises.

The parties to contracts associated with this project shall comply with the provisions of section 7(b) of the Indian Act. In connection with this project, contractors shall, to the greatest extent feasible, give preference in the award of any sub-contracts to Indian organizations and Indian-owned economic enterprises, and preferences and opportunities for training and employment to Indians and Alaska Natives.

Contractors shall include this section 7(b) clause in every sub-contract in connection with the project, and shall, at the direction of the Tribe, take appropriate action pursuant to the sub-contract upon a finding by the Tribe, or HUD that a sub-contractor has violated section the 7(b) clause of the Indian Act.

PLEASE NOTE: It is not necessary to complete and submit this form and any of the noted items if you are not claiming Indian Preference.

CERTIFICATION FOR FIRMS SEEKING INDIAN PREFERENCE IN CONTRACTING AND DEMONSTRATION OF ABILITY: So that the PLANNING may assess your firm's eligibility to claim Indian Preference as noted above, in addition to other required items, please include with your submission as many of the following items as possible. Failure to include any of these items as evidence may result in denial by the PLANNING to certify your firm as an Indian owned company and therefore, ineligible to receive Indian Preference.

INDIAN ENTERPRISE QUALIFICATION STATEMENT

The Undersigned certifies under oath the truth and correctness of all answers to questions made hereinafter:

1. Applicant wishes to qualify as:

An "Economic Enterprise" as defined in Section 3(e) of the Indian Financing Act of 1974 (P.L. 93-262); that is "any Indian-Owned...commercial, industrial or business activity established or organized for the purpose of profit: Provided, that such Indian Ownership shall constitute not less than 51 percent of the enterprise:

--Or--

A "Tribal Organization" as defined in Section 4(c) of the Indian Self-Determination and Education Assistance Act (P.L. 93-63 8); that is: "the recognized governing body of any Indian Tribe; any legally established organization of Indians which is controlled, sanctioned or chartered by such governing body or which is democratically elected by the adult members of the Indian community to be served by such organization and which includes the maximum participation of Indians in all phases of its activities: Provided, that in any case where a contract is let or grant made to an organization to perform services benefiting more than one Indian Tribe, the approval of each such Indian Tribe shall be a prerequisite to the letting or making of such contract or grant..."

2. Name of Enterprise or Organization: _____

Address: _____

Telephone No.: _____

3. Check One:

Corporation

Joint Venture

Partnership

Other:

Sole Proprietorship

4. Answer the following:

If a Corporation:

a. Date of incorporation: _____

b. State of incorporation: _____

c. Give the names and addresses of the officers of this Corporation and establish whether they are Indian (I) or Non-Indian (NI).

Name and Stock I or % of

Social Security No. NI Title Address
Ownership

_____ President _____

_____ Vice-President _____

_____ Secretary _____
_____ or Clerk

_____ Treasurer _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

_____ _____ _____

d. Complete the following information on all stockholders who are not listed in c. above, owning 0% or more of the stock. Establish whether they are Indian (I) or Non-Indian (NI).

Name and <u>Social Security No.</u>	I or NI	<u>Address</u>	% of Stock <u>Ownership</u>
----------------------------------------	------------	----------------	--------------------------------

_____	---	_____	

_____	---	_____	

_____	---	_____	

_____	---	_____	

_____	---	_____	

If a Sole Proprietorship or Partnership:

a. Date of Organization: _____

If a Joint Venture:

a. Date of Joint Venture Agreement: _____

b. Attach the information for each member of the joint venture prepared in the appropriate format given above.

5. Give the name, address, and telephone number of the principal spokesperson of your organization:

6. Has any officer or partner of your organization listed in #4 been an officer or partner of another organization that failed in the last ten years to complete a contract? _____

If yes, state circumstances:

7. Has this enterprise failed in the last ten years to complete any work awarded to it or to complete the work on time? _____

If so, note when, where and why:

9. If the enterprise or anyone listed in #4 above, currently subject to an administrative sanction issued by any department or agency of the Federal Government?

Yes

No

If Yes, complete:

<u>Name of person/business</u> <u>Agency</u>	<u>Date of</u> <u>Action</u>	<u>Type of</u> <u>Action</u>	<u>Department</u> <u>or</u>
_____	_____	_____	_____
_____	_____	_____	_____

10. Does this enterprise have any subsidiaries or affiliates or is it a subsidiary or affiliate of another concern?

Yes

No

If Yes, complete:

<u>Name and address of subsidiary,</u> <u>affiliate or other concern</u>	<u>Description</u> <u>of Relationship</u>
_____	_____
_____	_____
_____	_____
_____	_____

11. Does this enterprise or any person listed in #4 above have or intend to enter into any type of agreement with any other concern or person which relates to or affects the on-going administration, management or operations of this enterprise? These include but are not limited to management, and joint venture agreements and any arrangement or contract involving the provision of such compensated services as administrative assistance, data processing, management consulting of all types, marketing, purchasing, production and other types of compensated assistance.

Yes

No

If yes, attach a copy of any written agreement or an explanation of any oral or intended agreement.

12. Has this enterprise ever been subject to a judgment of any court or administrative sanction (Federal, State, or Tribal)?

Yes

No

Has any individual listed in #4 ever been subject to judgment of any court or administrative sanction (Federal, State, or Tribal)?

Yes

No

If the answer is Yes to either question, furnish details in a separate attachment.

13. Has any tax lien or other collection procedure been instituted against this enterprise or the individuals listed in #4 as a sole proprietor or partner in their capacities with this enterprise or other enterprise?

Yes

No

If yes, furnish details in a separate exhibit.

14. Has this enterprise or any person listed in #4 ever been involved in a bankruptcy or insolvency proceeding?

___Yes

___No

If yes, provide details in an attachment.

15. What dollar amount of Working Capital is available to your enterprise prior to the start of construction?

\$_____

Explain the source of these funds:

Include a copy of the Company's most recent audited financial statement.

16. How will project development bookkeeping and payroll be maintained: (check one)

a. By contract with an outside professional accounting firm: _____

Name: _____ Address: _____

_____ Telephone: _____

b. Records are to be kept by enterprise personnel: _____
If "b" has been checked--state the qualifications of your personnel to perform this function:

c. Other: _____

17. Trade References (include addresses and phone numbers):

18. Bank and credit references (including addresses and phone numbers):

19. Indicate the core crew employees in your work force, their job titles, and whether they are Indian or Non-Indian. Core crew is defined as an individual who is either a current bonafide employee or who is not a current employee but who is regularly employed in a supervisory or other key skilled position when work is available.

b. Over the past three years, what has been the average number of employees:

20. Attach certification by a tribe or other evidence of enrollment in a federally recognized tribe for each officer, partner or individual designated as an Indian in #4.

21. Attach a certified copy of the charter, article of incorporation, by-laws, partnership agreement, joint venture agreement and/or other pertinent organizational documentation..

22. Explain in narrative form the stock ownership, structure, management, control, financing, and salary or profit-sharing arrangements of the enterprise, if not covered in answers to specific questions heretofore. Attach copies of all shareholder agreements, including voting trust, employment contracts, agreements between owners and enterprise. Include information on salaries, fees, profit sharing, material purchases, and equipment lease or purchase arrangements.

23. Evidence relating to structure, management, control, and financing should be specifically included. Also, list the specific management responsibilities of each principal, sole proprietor, partner, or party to a joint venture (as appropriate) listed in response to #4.

24. Attach evidence that the enterprise (or an individual in it) is appropriately licensed for the type of work that is to be performed. Include Federal ID Number.

25. Attach a brief resume of the education, technical training, business, employment, design and/or construction experience for each officer, partner or sole proprietor listed in #4. Include references.

NOTES:

I. Omission of any information may be cause for this statement not receiving timely and complete consideration.

II. The persons signing below certify that all information in this INDIAN ENTERPRISE QUALIFICATION STATEMENT, including exhibits and attachments, is true and correct.

III. Print and type name below all signatures.

If applicant is Sole Proprietor, Sign Below:

Name Date

If applicant is in a Partnership or Joint Venture, all Partners must sign below:

Name Date

Name Date

If applicant is a corporation, affix corporate seal

Corporate Seal

By: _____
President's Signature Date

Attested by: _____
Corporate Secretary's Signature Date

WARNING: U.S. Criminal Code, Section 1010, Title 18, U.S.C. provides in part:

“Whoever...makes, passes, utters, or publishes any statement, knowing the same to be false...shall be fined not more than \$5,000 or imprisoned not more than two years, or both.”