

United Keetoowah Band of Cherokee Indians in Oklahoma

18300 W. Keetoowah Cir., Tahlequah, OK 74464 – Phone: (918) 871-2800

REQUEST FOR QUALIFICATIONS (RFQ) NEW CONSTRUCTION – TRIBAL COUNCIL HOUSE

September 12th, 2023

Request for Qualifications No.: **RFQ 0106-2023**

To All Interested Bidders:

UNITED KEETOOWAH BAND OF CHEROKEE INDIANS IN OKLAHOMA (UKB) is seeking Design-Build Services for development and construction of a new Council House in Tahlequah, Oklahoma. The project will include one ~9,000 square foot community meeting facility with a large central meeting room and associated offices and public spaces. The scope of the design-build services include, but are not limited to, all aspects of design, site development, and construction of this facility to provide the UKB a complete and usable Council House. The successful respondent will be responsible for verifying existing surveys, securing all permits, verifying zoning criteria, and compliance with all Federal Regulations, including applicable requirements of the American Rescue Plan and the Local Assistance and Tribal Consistency Fund. Selection of a Design-Build Team will be based on evaluation of the following criteria:

- General Contractor's (GC) qualifications and relevant experience, superintendent's experience, and quality control of project. *(0-30 points)*
- Architect's/Engineer's (A/E) qualifications and relevant experience. *(0-20 points)*
- Design-Build team's experience working together and contracting with Tribal governments. *(0-10 points)*
- Proposed design-build completion schedule allowing project close-out by Sept 30, 2024. *(0-10 points)*
- Verifiable Indian Preference of A/E and GC (requires proof of enrollment in a federally recognized Tribe and majority company ownership if claiming Native American-owned business). *(0-10 points)*
- Proof of existing business insurance and ability to pay 100% bond payment and performance. *(1-10 points)*
- Plan to hire local Indian labor and minority subcontracting. *(0-5 points)*
- Design-Build lead registered on www.SAM.gov. *(0-5 points)*

Applicants can be a partnership, corporation, association, and/or other legal entity which will have contractual responsibility for the project. A proposed joint venture should provide profiles for all firms in the joint venture. Provide five (5) hard-copy Qualification Packets, including all items stated above, to Caleb Grimmatt-Smith [phone: (918) 871-2800 ext. 2842] at mailing address: United Keetoowah Band of Cherokee Indians in Oklahoma, P.O. Box 975, Tahlequah, OK 74465. Qualification packets must be received no later than 5:00 p.m. CSDT, Tuesday, October 10th, 2023.

This is a Request for Qualifications only. There is no site showing and additional questions will not be taken at this time. The UKB will proceed to a 30% design phase and negotiation with a responsive and qualified Design-Build team based on the information contained in the RFQ packet. The UKB reserves the right to select a D-B team with or without conducting interviews. The U.S. Army Corps of Engineers (USACE) will provide technical support for all aspects of this project.