



## AK-CHIN INDIAN COMMUNITY Capital Projects

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### AK-CHIN INDIAN COMMUNITY REQUEST FOR PROPOSAL FOR DESIGN-BUILD “DESERT WILLOW APARTMENT COMPLEX”

The Ak-Chin Indian Community (hereafter called the “Owner”) invites all General Contractors to submit proposals on a Design Build Contract. This project consists of the following:

The project includes development of 20 dwelling units. There is a total of 3-single story buildings approximately 22,090 sq.ft. Building #1 will consist of 1-(1) bedroom unit and 7-(2) bedroom units. Building #2 will consist of 2-(1) bedroom units and 4-(2) bedroom units. Building #3 will consist of 2-(1) bedroom units and 4-(2) bedroom units. The proposed Housing Project is 1.9-acres of vacant site located west on N. Manuel Avenue. The apartment complex has completed the communities planning and Zoning requirement process and is in the construction documentation design phase at approximately at 80-90% design completion.

The community is inviting experienced design-build contractors that have vast experience in multifamily development to team up with the existing Architect and Civil engineer to institute a constructability analysis of the project and work with the Team to complete the final Construction documents and specifications.

**A MANDATORY PRE-BID MEETING & SITE WALK is scheduled for 9:30 a.m. (MST) on Tuesday, June 4, 2024, located at the EPA Water Reclamation Facility Conference Room at 46200 W. Ralph St., Maricopa, AZ 85139. The RFP Packet and information will be provided via thumb drive to those in attendance.**

Deadline for any questions regarding this project will be **5:00 p.m. (MST) on Friday, June 14, 2024**. Proposal questions should be directed to Flora Howerton at [FHowerton@ak-chin.nsn.us](mailto:FHowerton@ak-chin.nsn.us). Also, Cc: Project Manager, Casey Turgeon at [cturgeon@ak-chin.nsn.us](mailto:cturgeon@ak-chin.nsn.us).

The Owner will receive Proposals until **2:00 p.m. (MST) on Friday, June 28, 2024** at the Tribal Purchasing Department located at 42507 West Peters & Nall Road Maricopa, Arizona 85138. Proposals received after the specified date and time will be rejected and returned unopened.

This invitation is unrestricted; however, preference will be given to Indian Organizations and Indian Owned Enterprises in accordance to the Community Procurement Procedure.

The Owner reserves the right to reject, any and all pre-proposal. However, the Ak-Chin Indian Community at its discretion may postpone said action for such time as the Tribal Council may designate, as the interest of the Community may require.

No proposals shall be withdrawn for a period of sixty (60) days subsequent to the opening of Proposals without consent of the Owner.