



Yavapai-Apache Nation

Tribal Housing

P.O. Box 3310 - 1500 E. Cherry Creek Rd. – Camp Verde, AZ 86322

REQUEST FOR PROPOSAL (RFP) – CONSTRUCTION SERVICES FOR THE YAVAPAI-APACHE NATION LIMITED PARTNERSHIP #8 REPAVING CHERRY CREEK RD

The Yavapai-Apache Nation Tribal Housing department (YANTH) is actively constructing new homes and community amenities. Limited Partnership #8 is in the final phase of construction/completion. YANTH is soliciting proposals from qualified firms/individuals for Construction Services related to the Cherry Creek Road paving/repair.

The background, proposal requirements, and timeline are as follows:

I. PROJECT DESCRIPTION

Repave E. Cherry Creek Road from old Hwy 279 intersection to where Bird Lane intersects E. Cherry Creek. Mill 1 ½" off of existing asphalt, fill and compact to existing curb and gutter, raise any utilities that need raised. Mill and compact trenches cut across E. Cherry Creek and Tunlii Way. Repave E. Cherry Creek with 2" asphalt. The project includes approximately 1200lf in length and 45lf wide. This includes the Tunlii Way and Old HWY 279 intersection.

II. SCOPE OF WORK

The submissions in response to the RFP ("the Proposal") must meet the objectives and the functional requirements of the Scope of Work. Below is a basic list of objectives that must be minimally met.

1. Prep roadway for proper asphalt installation

2. Perform all traffic control during Paving
3. Restripe as needed to include cross walks
4. Comply with all rules and regulations of health, public, and/or other authorities controlling or limiting the methods and materials to be used, or the actions of those engaged in this kind of work.
5. Contractor shall comply with all tribal and federal regulations applicable to project.

III. PROJECT CONSTRUCTION REQUIREMENTS

Please verify the viability of the Yavapai-Apache asphalt plant, all other sand and gravel needs will be purchased through Yavapai-Apache Sand & Rock.

Please note that Yavapai-Apache Sand & Rock must be your sole source for concrete, shade and asphalt (if available).

IV. PROJECT TERMS & CONDITIONS

Please see the sample Contract that is included with this RFP. This contract outlines the agreement between the contractor and YANTH, including but not limited to the Scope of Work, Duties, Rights, and Responsibilities, Contract Sum, Insurance requirements, Retainage, Governing Law, Warranty, and TERO compliance.

Note: The following items constitute a general description of the terms and conditions applying to this project:

- Native American Preference. Preference in the award of contracts shall be given to Indian-owned firms.
- Notice of Award. YANTH will issue a Notice to Proceed after terms and conditions are finalized and the contract is approved by Tribal Council Resolution.
- Performance and Payment Bonds: are not applicable to this project.
- Start Date and Final Completion Date: YANTH will include in the Notice to Proceed.
- Materials Submission. The Construction Contractor will be required to forward proposed material to YANTH for final approval.
- Project Retainage. Per the Financial Procedures of YANTH, 5% of all construction contract payments will be withheld as assurance of proper performance of the contract.

- Change Orders. All change orders, including time and material change orders, must be approved by YANTH and must be in written format.
- Davis Bacon Labor Rates are not applicable to this project.
- Tribal Employment Rights Ordinance. The Construction Contractor agrees to comply with procedures set forth in the Tribal Employment Rights Ordinance (“TERO”) of the Yavapai-Apache Nation, a copy of which is attached to this RFP.
- Eligible Workers. The Construction Contractor shall ensure that all employees complete the I-9 form to certify that they are eligible for lawful employment under the Immigration and Nationality Act (8 USC 1324a) shall comply with regulations regarding certification and retention of the completed forms.

V. SELECTION & EVALUATION CRITERIA

All bids will be opened by our staff at 9:00 am the day after the deadline for submission, with an impartial witness present. This will be a public opening, so attendance is optional. The location will be the Housing office located at 1500 E. Cherry Creek Road in Camp Verde, AZ. The lowest bid will then be qualified prior to the award announcement. Qualification will include Indian Preference (if applicable), references, history with tribal projects, and construction details (start date, length of construction, etc.)

For questions on the specs or drawings, please contact Dave Helmericks at 928-274-9328 or email at chelmericks@yan-tribe.org. You may also contact Sharie Benson at sbenson@yan-tribe.org or 928-830-2660.

VI. SUBMISSION INFORMATION

Please follow the guidelines set forth below when submitting bids:

- Bids will be due at our Housing office, located at 1500 E. Cherry Creek Road in Camp Verde by Wednesday August 27, 2025 at 4:00 pm AZ time. Emailed bids will be accepted at the following email addresses:

chelmericks@yan-tribe.org and sbenson@yan-tribe.org

It is extremely important for you to confirm that we have received your email submission, as firewalls sometimes block emails from getting through.

- Job title should be “Yavapai-Apache Nation Limited Partnership #8 – Repaving E. Cherry Creek Rd”.

- Do not include any sales tax in your costs – the Nation does not pay sales tax on jobs within its boundaries. AZ Form 5000 will be provided to those contractors receiving construction awards.
- If you would like to be considered for Indian Preference, please submit documentation showing that your business is Indian-owned. To qualify for this preference, 60% of your business must be Indian owned and documented through tax returns and CIB.
- Do not include TERO fees in your bid – this will be determined at a later date
- All bids are to be sealed and submitted with the following information included:
 1. Contact name, address, telephone number, and e-mail address.
 2. Detailed description of skills, experience, and ability to meet project requirements.
 3. Estimated quantities of materials being used
 4. Statement of acceptance, ability, and willingness to enter into a Construction Services Contract
 5. Estimated duration for project completion
 6. Total price with all labor, materials, and miscellaneous included
 7. Available to start date
 8. List of client references including project type, dates, and description