



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 #10 and Vertical Construction

RFP Release Date 12-16-2025

The Yavapai-Apache Nation Tribal Housing department (YANTH) is actively constructing new homes and community amenities. Limited Partnership #10 is a 37-unit new home project adjacent to TC 9 Project and the Helping Hands Project. YANTH is soliciting proposals from qualified firms/individuals for Construction Services related to the Residential housing trades. The prepared civil and architectural plans are available for review at the Tribal Housing office located at 1500 E. Cherry Creek Road in Camp Verde, AZ, or available for printing at Lois Blueprints in Cottonwood, AZ.

A Pre-Bid Orientation will be held Thursday, December 18, 2025 at 8:30 am. Location: Tunlii Community Center 1520 E. Cherry Creek Road in Camp Verde, AZ.

YANTH is soliciting proposals from qualified firms/individuals for Construction Services related to the following trades:

Concrete	Solar	Roof Drainage	Electrical
Rough Framing	Plumbing	HVAC	Windows
Roofing	Painting	Bathroom Mirrors	Stucco
Stacked Stone	Insulation	Interior Finish	Drywall
Flooring	Marble Surrounds	Garage Doors	Block walls
Rain Gutters	Landscape	Concrete & post tension inspections	
Appliance installation & blinds		Cabinets and Countertops	

The background, proposal requirements, and timeline are as follows: Submission of bids required no later than 4:00 pm 1/15/26

I. PROJECT DESCRIPTION

The Tax Credit #10 project consists of 37 homes (14) 4 bedroom homes, (17) 3 bedroom homes and (6) 2 bedroom homes that will be built in the Tunlii area of the Yavapai-Apache Reservation.

This housing project is located on the Yavapai-Apache Nation Reservation near the intersection of Hwy 260 and E. Cherry Creek Road in Camp Verde, AZ. More accurately, the homes will be adjacent to Limited Partnership #9, which is currently under construction and the Helping Hands Project. Funding for this project is being provided through a Tax Credit Award. Construction of these homes is expected to begin in April/May, 2026.

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. Foundations, driveways, sidewalks as well as site concrete.
2. Concrete and post tension inspections.
3. Masonry footings, walls, and Gates (bid in \$/lf of type of block and retaining wall)
4. Framing, siding and exterior trims.
5. Window Subcontract (energy star rated with screens)
6. Tile roofing subcontract
7. Plumbing new construction subcontract
8. HVAC subcontract
9. Electrical and low voltage subcontract
10. Insulation subcontract
11. Stucco (synthetic color coat)
12. Stacked stone subcontract
13. Drywall subcontract
14. Interior finish subcontract (includes: interior and exterior doors, closet shelving and rods, door stops, towel bars and ADA toilet and bathtub bars, all base and casing interior and exterior, rear door security door. Barn doors on master bath and laundry, all door hardware and Kwikset smart lock dead bolts)
15. Painting subcontract (interior and exterior – excluding stucco)

16. Flooring (glue down vinyl)
17. Cabinetry subcontract (supply and install)
18. Synthetic marble surrounds, lavatories and shower subcontract (supply and install)
19. Mirrors (supply and install over lavatories)
20. Garage door (Wayne Dalton 9605 or better)
21. Rain gutter (6" K-style)
22. Appliance & blind install (we will supply appliances and blinds)
23. Landscaping (includes: weed cloth, rock, final grade, plantings and irrigation system all to match TC9)

Important References:

Current Architectural TC 10 Bldg.#1 dwg's: Perlman dated 12/9/25

Link: <https://ln5.sync.com/dl/c5ba6f350#unwin5x4-aqi2iap3-esi9h59w-vuhx6674>

Current Architectural TC 10 Bldg.#2 dwg's: Perlman dated 12/9/25

Link: <https://ln5.sync.com/dl/0b0ba7a20#kynerqtz-t26prp3g-bwgsymsk-ghy5rr4k>

Current Architectural TC 10 Bldg.#3 dwg's: Perlman dated 12/9/25

Link: <https://ln5.sync.com/dl/f13092980#zy9zwgyw-piqixdku-a42p8drv-pcdbv5b2>

Current spec book: TC 10 dated 11/10/25

Current color chart: TC 10 color chart dated 12/12/25

Current Civil dwg: TC 10/Helping Hands_Utility_Plan_ 12/10/25: Sefton dated 12/10/25. Link: <https://ln5.sync.com/dl/045b9aea0#ia5rp56q-jjufanhp-jizr4ekd-2cjs89qn>

TERO compliance plan as per Title22 (digital copy title 22.pdf 5/15/25)

Order of precedence: RFP, engineered dwg, spec book. Any conflict or concern please contact Dave Helmericks 928-274-9328, chelmericks@yan-tribe.org.

This project has a projected vertical construction start date of April/May 2026.

III. PROJECT CONSTRUCTION REQUIREMENTS

This project has been designed and engineered prior to this advertisement and all drawings and specifications provided outline the necessary requirements to successfully complete the project.

YANTH's Project Manager or Site Foreman shall be responsible for ensuring communication between necessary parties.

Please note that Yavapai-Apache Sand & Rock must be your sole source for concrete and shade materials.

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 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. (Corrugated Metal Pipe and any other drainage pipe called out on the plans).
- 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.
- 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) and 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. All reasonable bids will then be qualified prior to the award announcement. Qualification will include Indian Preference (if applicable), references, experience with tribal and/or similar 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.

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 Thursday, January 15 2026 at 4:00 pm AZ time. Emailed bids will be accepted at the following email addresses:

chelmericks@yan-tribe.org or 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 #10 – Vertical Construction (trade).

BID SCHEDULE: All items must be bid separately and clearly marked.

- Each bid shall include:
 - Mobilization (the upfront money to start the project)
 - Trade specific underground/ grade material & labor by lot

- Trade specific framing/rough-in material & labor by lot
 - Trade specific trim-out material & labor by lot
 - All other trades to break out costs by individual lot, with the exception of the block wall trade
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- 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 60% or more Indian-owned. Documentation shall include organizational documents showing ownership structure along with 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 costs included
 7. Available to start date
 8. List of client references including project type, construction dates, and description of work completed
 9. Copy of AZROC relevant information including ownership, company structure and disciplinary actions
 10. Documentation that shows qualification as an Indian-owned business, if applicable