



HOH INDIAN TRIBE

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Darlene Hollum CHAIRWOMAN
Maria Lopez VICE CHAIRWOMAN
Tahnee Hudson SECRETARY
Josephine Ward TREASURER
Walter Ward-Bos V MEMBER
Bernard Afterbuffalo Jr. MEMBER
Cynthia Sheriff MEMBER

REQUEST FOR PROPOSALS

Design and Engineering Services for Hoh Indian Tribe Highlands New Housing Project

July 16, 2024

KEY DATES: (SCHEDULE IS SUBJECT TO CHANGE)

Deadline for Request for Clarification/Information	July 26, 2024, at 4:00 PM
Deadline for Submittal	August 9, 2024, at 4:00 PM
Review Proposals, Interviews if needed	By August 23, 2024
Recommendation to Hoh Tribal Business Committee	By August 28, 2024
Selected Consultant notified	By August 30, 2024

For all RFP questions, please contact the Tribe's Point of Contact:

Kristina Currie, Interim Executive Director, 360-780-0580, kristina.currie@hohtribe-nsn.org

Submit proposals electronically to Darlene Hollum, Hoh Tribal Council Chairwoman, darlene.hollum@hohtribe-nsn.org.

Business hours for the Tribe are 8:00 AM – 4:00 PM.

Section 1 – Introduction

The Hoh Indian Tribe (Tribe) is a federally recognized tribe on the Pacific Coast of Washington State in Jefferson County. The Tribal citizenship is about 300 of which approximately one-third live on the Hoh Indian Reservation (Reservation). The project includes design and engineering services for 14 new homes on the Hoh Highlands site. The project Scope of Work is presented in Section 4. The selected Consultant is required to obtain all permits and meet all Tribal, state, and federal standards, regulations, and codes. The proposals shall include a not-to-exceed fee amount and a project schedule.

A pre-bid site visit may be scheduled with the Point of Contact if desired.

Section 2 - Background

The Tribe has been impacted by 26 disaster events, the majority of which are severe weather or flood incidents. The Hoh Reservation lands lie at low elevations adjacent to the Hoh River and the Pacific Ocean placing its housing units, tribal government facilities, major thoroughfares, and all structures which provide services within the floodplain of the Hoh River as well as within the Pacific Ocean Tsunami Zone. The Tribe is also subject to regular severe weather incidents, including wind, which regularly impacts power and communications (which is limited). With the potential for a Cascadia-type earthquake, and the potential for far-off earthquakes causing a tsunami, all tribal members, employees and visitors to the existing Reservation are at risk. The Tribe acquired and is developing the Hoh Highlands site to provide the infrastructure necessary to ultimately move all Tribal structures out of the hazard zone and onto this site.

The Hoh Highlands site is adjacent to Highway 101 about 1.75 miles southeast of the existing Hoh Reservation. The site encompasses approximately 80 acres along the Highway. The east-central portion of this area is designated as the site for the Hoh Highlands Housing Project (see Figure 3). Design and construction of initial infrastructure (Figure 3, Stage 1a) is currently underway and includes the road, sidewalks, utilities, and site clearing for the 14 homes.

Concurrently, the entire Highlands site will be master planned to accommodate Tribal housing, governmental functions and services, and other buildings. Figure 1 shows the area and vicinity locations. The site layout for the 14 homes shown in Figure 3 will be incorporated into the overall masterplan of the Highlands site.

The Tribe's new Highlands community is being planned as the embodiment of the Tribe's vision to relocate their community to a higher elevation outside of the tsunami flood zone. Figure 2 shows the current plan of site development features, locations, and extent. The site currently includes the Tribe's emergency services buildings (fire station), a water tower, electric conduit, all installed during 2010-2014. Considerable work on surveying, geotechnical conditions, soil and septic system conditions, wetlands, environmental compliance, etc. was completed during 2009-2012. Conceptual housing plans and elevations for the 14 homes have been developed. An environmental assessment was done by FEMA in 2022.



Section 3 – Proposal Submission Requirements and Format

Submitted proposals must be clear, concise and complete, and adhere to the following required formatting structure.

- Proposal shall be single-spaced, using a legible font such as Times New Roman or Arial in 12-point size, on 8.5x11 pages with 1” margins.
- Proposals must be in pdf and be emailed to Darlene Hollum, Hoh Tribal Council Chairwoman..
- Include “Proposal for Architectural Design and Engineering Services for Hoh Indian Tribe New Highlands Housing” in the e-mail subject line.
- The proposal must be signed by a representative legally authorized to bind the firm and enter into a contract.

Proposals must follow the order below to be considered complete:

1. Cover Letter with the consultant’s primary point of contact
2. Firm Experience and Qualifications
Describe prior experience including similar projects
Relevant projects in last 10 years
Describe prior experience working with Tribes
3. Proposed Key Staff
Introduce key staff and their qualifications, experience, and roles and responsibilities on the project. Include resumes of key personnel as attachments.
List anticipated subconsultants (if applicable)
4. Scope of Work
5. Fee Proposal – Include a not-to-exceed fee by SOW task.
6. Proposed Schedule – Include a proposed work schedule by SOW task.
7. References
Provide three references for whom key personnel have performed similar work within the last three years and include the name and location of the projects, relevant team members, project description, and client contact person name, email, and phone number.

Section 4 – Scope of Work

The design and engineering consulting services include architectural, civil, structural, and landscape services. The consultant to utilize the layout of the 14 home lots previously developed



and locate the approved home design within the site. The consultant may use the conceptual floorplans attached or develop new designs. Provide an approach and descriptions of tasks to complete the following work:

- Develop schematic floorplans and elevations for two single family homes: a 4 bedroom/2 bathrooms home and 2 bedroom/1 bathroom with a total area in the range of 1,000 – 1,500 square feet. Garages are not included in the total area above. Consultant to confirm quantity of each house design to be incorporated into 14 homes (Stage 1a.) with the Hoh Tribe.
- Develop cost estimate of schematic plans.
- Develop construction documents and specifications sufficient to obtain all necessary permits and bids from qualified contractors.
- Assist Hoh Indian Tribe with permitting, bidding, and construction administration.

To meet funding deadlines, the Tribe anticipates bidding the work and selecting a contractor by early Spring 2025.

Section 5 – Evaluation Criteria

The Tribe reserves the right to reject any or all bids and waive irregularities. The Tribe will select the consultant based on the best value to the project. Selection will be based on the following evaluation criteria. Only complete proposals in accordance with this RFP will be considered.

1. Experience of firm in providing similar services for similar projects (20%)
2. Qualifications and experience of key personnel (20%)
3. Experience working with Tribe and/or other Native American communities (10%)
4. Scope of Work (20%)
5. Fee (20%)
6. Tribal Preference (10%)

Section 6 – Disclaimer

The Tribe will not reimburse proposal preparation or delivery costs incurred by the proposer. Information supplied in response to this RFP becomes the property of the Tribe and will not be returned.

The Tribe reserves the right to waive irregularities and to reject proposals.

The award shall be made to the firm whose proposal is deemed the most advantageous to the Tribe.



Section 7 – Terms and Conditions

1. Questions Regarding RFP

Companies may submit questions pertaining to this RFP to the Tribe’s POC email. Questions received after the deadline may not be answered. All oral communications will be considered unofficial and nonbinding on the Tribe.

2. Selection Process/Interviews

The Tribe will conduct an evaluation of all proposals that are received in accordance with the provisions of this RFP and reserves the right to obtain clarification at any point in the review process on the proposal or to obtain additional information. The Tribe reserves the right to award the Contract solely on the written proposal.

Interviews with proposers may be held at the option of the Tribe. An interview process may be used to clarify information contained in the Proposal but not to modify the proposal.

3. Insurance Requirements

Before commencing the work and as a condition of payment, the consultant shall purchase and maintain insurance as described below:

The insurance requirements are generally no less than \$1,000,000 per occurrence, \$2,000,000 general aggregate limits, and Products/Completed Operations aggregate limits of \$2,000,000 written on an occurrence form. Most RFPs also require Automobile Liability (AL), Workers Compensation (WC) and Professional Liability Insurance. The amounts for the other insurances are typically \$1,000,000.

4. Withdrawal or Modification of Proposal

Proposals may be withdrawn at any time prior to the proposal response due date and time specified. Notification of withdrawal shall be provided to the Tribe’s POC. Proposals cannot be changed or withdrawn after the time specified for receipt.

5. Debarment or Suspension

The attached certifications must be signed and submitted with your proposal.

Section 8 – Attachments

Plans and figures indicating project area and/or scope of work

Disbarment or suspension certifications



FEDERAL DEBARMENT AND SUSPENSION CERTIFICATION

Title 28 of the Code of Federal Regulations (CFR), Part 67, provides that executive departments and agencies shall participate in a system for debarment and suspension from programs and activities involving Federal financial and non-financial assistance and benefits. Debarment or suspension of a participant in a program by one agency has government wide effect. It is the policy of the Federal Government to conduct business only with responsible persons, and these guidelines will assist agencies in carrying out this policy.

2. Certification regarding Debarment, Suspension, Ineligibility and other responsibility matter – Primary Covered Transactions. Certifications must be completed and submitted by recipients of discretionary awards to the awarding agency’s program offices during the application stage. Block/formula recipients are exempt from submission of this certification but are responsible for monitoring subrecipient submissions of the lower tier certification and for maintaining them at the State level.

3. Certification regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions. This requirement includes persons, corporations, etc., who have critical influence on or substantive control over the award. The direct recipient will be responsible for monitoring the submission and maintaining the official subrecipient certification.

I, the above-named CONTRACTOR herein or its duly authorized representative, do hereby certify that the CONTRACTOR named above is not presently Debarred, or Suspended, or Ineligible from doing business with programs and activities involving Federal financial and non-financial assistance and benefits of \$25,000 or more.

Date:

Name:

Signature:



TRIBAL DEBARMENT AND SUSPENSION CERTIFICATE

1. The Hoh Tribe requires that all departments and programs participate in a system for debarment and suspension from programs and activities involving financial and non-financial assistance and benefits. Debarment or suspension of a participant in one program has a tribal wide effect. It is the policy of the Hoh Business Council to conduct business only with responsible persons, and these guidelines will assist the program in carrying out this policy.
2. Certification regarding Debarment, Suspension, Ineligibility and other responsibility matters. Certification must be submitted by recipients of the award to the Tribal program during the application stage.

I, the above-named CONTRACTOR herein or its duly authorized representative, do hereby certify that the CONTRACTOR named above is not presently debarred, or suspended, or ineligible from doing business with the Hoh Tribe.

Date:

Name:

Signature:

