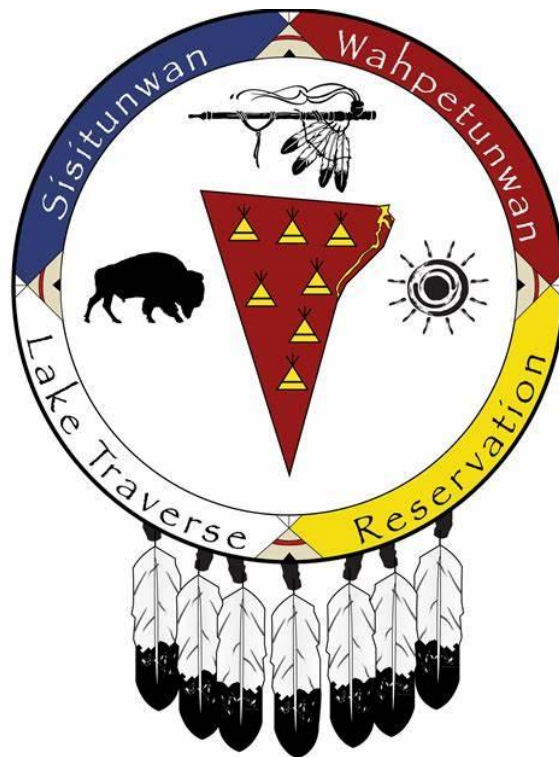


NOTICE OF REQUEST FOR QUALIFICATIONS

January 22, 2025 Health and Wellness Center Construction Management at-Risk Services

Proposals due by 2:00 p.m. on Wednesday, February 5, 2025



**Sisseton Wahpeton Oyate
Agency Village, SD**

**SISSETON WAHPETON OYATE TRIBE
HEALTH AND WELLNESS CENTER
NOTICE OF REQUEST FOR QUALIFICATIONS AND PROPOSALS
January 22, 2025**

PROJECT OVERVIEW

Sisseton Wahpeton Oyate (SWO) is requesting the services of a Construction Manager at-Risk (CMAR) firm to perform Construction Management Services regarding a new Health and Wellness Center.

SCOPE OF WORK

SWO intends to enter into a contract with the chosen CMAR firm to complete the following project:

- Health and Wellness Center – Sisseton, SD
- Site Work
 - Site improvements will include, but will not be limited to, utilities, pavement, landscaping, earthwork required.
 - Geothermal Wellfield
- Building Construction
 - Construction of a new, two-story, slab-on-grade building. The building will be approximately 36,000 square feet including:
 - Gymnasium
 - Locker Rooms
 - Diabetes Education and Clinic
 - Teaching Kitchen
 - Exercise Rooms
 - Equipment Space
 - Planning for future aquatics addition
- Proposed Budget Limit: \$20 Million
- Provide the following Preconstruction Services:
 - Estimating
 - Scheduling
 - Constructability Review

SUBMISSION PROCESS

Firms interested in serving as SWO’s CMAR firm for the project must submit 10 hard copies and one digital copy of their Proposals. Hard copies and digital copies must be received by 2:00 p.m., on Wednesday, February 5, 2025. Late proposals will not be considered.

Submit 10 hard copies of Proposals by mail or in-person at the following address:

Sisseton Wahpeton Oyate
Procurement Department
Attention: Vern Vallie
12554 BIA Hwy 711
Agency Village, SD 57262

Submit Digital Copies to:

Vvallie@swo-nsn.gov

Shawn.Crowley@eapc.net

Each Proposal must contain a cover letter signed by an officer of the firm who is authorized to sign contracts on behalf of the firm; include the officer's email address in the cover letter. The Proposal must include page numbers on each page and each Proposal must be limited to 16 pages, front and back, for a maximum total of 32 pages in length; Proposals that exceed the page length requirement will not be considered. Each Proposal must include the following, in this order:

- **Related Experience and Past Performance on Similar Projects**: Provide the project name, size, cost, and schedule for a minimum of four comparable projects completed within the past 10 years.
- **Existing Workload and Available Capacity**: Describe your firm's existing workload, available capacity, and plan for timely and properly completing SWO's project. In addition, provide your firm's assurance you possess the financial resources necessary to complete the SWO project.
- **Ability of Key Personnel**: Provide a staffing plan that identifies your firm's key project personnel (including titles, education, and work experience); your key personnel's respective roles and responsibilities for the SWO project; and your key personnel's experience on previous projects.
- **Safety Record**: Describe your firm's safety record on similar projects and your firm's general safety policies and protocols.
- **Familiarity working in SD and with Tribal Clients**: Describe your firm's familiarity with the Sisseton area, working with tribal clients, your understanding of the regulatory requirements in the area, and your understanding and expertise regarding construction-related information unique to the area (including weather-related challenges).
- **State, Federal and Tribal Law Compliance**: Describe your firm's record regarding compliance with state, federal and tribal law and your understanding of applicable law related to the SWO project. Include a copy of your firm's contractor's license or license renewal issued by the South Dakota Secretary of State's Office. Must have the ability to obtain an SWO tribal business license.
- **Project Understanding, Issues, and Approach**: Describe your firm's basic approach regarding the SWO project, any concerns based on your experience, and any other items relevant to the project or your firm's qualifications. Further describe your firm's organizational, accounting, operational, and technical skills and capacity to manage and complete CMAR quality control and assurance obligations on the SWO project.
- **Schedule Proposal**: Provide your firm's proposed design and construction schedule for the SWO project. If SWO accepts your Proposal, the schedule included in your Proposal will be included in your CMAR contract. (SWO would like to get the project into the ground by late summer/early fall at the latest so we anticipate that the design/bidding will be completed in phases.

EVALUATION AND SELECTION PROCESS

Each proposal will be evaluated by a selection committee consisting of SWO representatives and members of the EAPC design team.

The CMAR Selection Committee will evaluate all Proposals and firms based on the following criteria:

25%	The firm’s related experience and past performance on similar projects
20%	The firm’s existing workload and available capacity
20%	The firm’s key personnel experience
5%	The firm’s safety record
10%	The firm’s familiarity working in SD and with tribal clients
10%	The firm’s understanding and approach
10%	The firm’s schedule proposal

SWO’s CMAR Selection Committee will conduct an initial review of Proposals and will evaluate firms based on the criteria above; the Committee will then conduct formal interviews with the three highest-ranked firms. We anticipate interviews to take place during the week of 2/17-2/21

Following interviews, the Committee will again rank the firms based on the criteria above and will submit its recommendation of the highest ranked CMAR firm to the SWO Tribal Council. SWO will provide written notice of its decision to all firms that submit Proposals. SWO will then enter negotiations with the highest ranked firm with the intention of awarding a contract. If an agreement cannot be reached with the highest ranked firm, then SWO will move to the next firms in order of ranking until an agreement can be reached.

SWO will ultimately enter into a contract with the successful CMAR firm. The contract format will be the AIA A133 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AT-RISK that is on file with EAPC as of the date of this NOTICE OF REQUEST FOR QUALIFICATIONS AND PROPOSALS, and will include related AIA contract documents.

RIGHT OF REJECTION

- The SWO reserves the right to reject any or all proposals.

ADDITIONAL REQUIREMENTS

- Have adequate financial resources to perform the nature, scope and size of the proposed contract, or the ability to obtain them.
- The successful CMAR firm must secure and submit an AIA A312 Performance Bond and an AIA A312 Payment Bond, each in an amount at least equal to the contract sum, and must secure and maintain the insurance required under AIA A133. SWO will not pay for subcontractor default insurance.
- Have a satisfactory record of integrity and business ethics
- Firms must be able to secure verifiable bonding sufficient for the services required within the statement of work. SWO shall obtain and verify all bonding information from

the prospective contractor.

- Licensed in the state of South Dakota.
- Comply with the Davis-Bacon Wage rate or Tribal TERO Wage Rate Scale if it prevails. The Bidders will also comply with all TERO ordinances, as required.
- CMAR is responsible for including applicable tribal/state fees and taxes in their GMP. The project may be considered tax exempt from state sales and use tax.
- Subcontractor bids shall be bid as competitively as possible. If the CMAR plans to self perform any work, they must submit sealed subcontractor bids for comparison.

INDIAN PREFERENCE

Pursuant to Section 7(b) of the Indian Self-Determination and Assistance Act, as amended, to the greatest extent feasible, this contract and any subcontract(s) awarded, shall require Indian preference and opportunities for training and employment in connection with the administration of such contract/subcontract. In addition, preference in the award of subcontracts shall be given to Indian organizations and to Indian-owned economic enterprises. Pursuant to Section 8(c) of the Indian Self-Determination and Assistance Act, as amended, the Tribal employment or contract preference laws adopted by such Tribe shall govern with respect to the administration of the contract preference laws adopted by such Tribe shall govern with respect to the administration of the contract or portions of the contract.

DISCLAIMER

All interested parties acknowledge that any Agreement executed and performed within the Tribe's exclusive jurisdiction is subject to the exclusive jurisdiction of the Tribal Court of the Sisseton-Wahpeton Oyate of the Lake Traverse Reservation. All interested parties acknowledge that they must comply with the Sisseton-Wahpeton Oyate Ordinances: TERO Chapter 59 Requirements, Wage Rates & Compliance Plan; Business License Ordinance Chapter 53, Tax Ordinance Chapter 67 and Chapter 75 Sex Offender Registration.

END OF PROPOSAL REQUEST