

Bishop Paiute Development Corporation

A Chartered Corporation of Bishop Paiute Tribe

270 See Vee Lane, Box 1, Bishop CA 93514 * 760-872-4172 * Fax: 760-784-9309 * Website:

www.bpdcorp.org

Date: April 12, 2018

To whom it may concern:

RE: Request for Proposals ("RFP") for the design-development and construction plans of a new gas station and retail center on the Bishop Paiute Reservation.

The Bishop Paiute Development Corporation is hereby seeking qualified Architects for design-development and construction plans for the above described project to be located on the Bishop Paiute Reservation in Bishop, California.

The proposal should be clear and concise as possible so that BPDC can properly evaluate and determine if it meets the requirements. The consultant must clearly state in the proposal any exceptions or deviations from the specification of proposal. This proposal and contract may be binding for a period up to construction and completion of the project. A pre-conference will be set for the consultant selected and will be given the opportunity to present questions, receive clarification and be allowed to ask questions of Bishop Paiute Development Corporation. Any changes resulting from the pre-conference will be discussed and changes will be agreed upon by participating parties.

The Bishop Paiute Tribe is located near the City of Bishop, and is on the east side of the Sierra Nevada Mountains in California. The Tribe has an enrollment of 1,900 members. The Bishop Reservation encompasses 879 acres and is surrounded by parcels of land owned by the Department of Water & Power Los Angeles and encompasses residential housing to the North, West and South side. The City of Bishop is located to the East side of Bishop Reservation. The proximity to major cities is a 4 hours drive to Reno or Las Vegas, Nevada or Ontario/Los Angeles, California.

The Bishop Paiute Development Corporation reserves the right to negotiate or reject all proposals received and/or reserves the right to extend the deadline for submittal of proposals if necessary.

For additional information you may contact Beau Romero, Interim Director at (760) 872-4172 or by email: beau.romero@bishoppaiute.org.

Respectfully,

Beau Romero

Beau Romero, Interim Director

Bishop Paiute Development Corporation

Bishop Paiute Development Corporation (BPDC) Bishop, California Request for Proposal for Architect Services

The Bishop Paiute Development Corporation (“BPDC”) or (“Owner”) is issuing this Request for Proposals (“RFP”) for the design-development and construction plans of a new gas station and retail center, which includes a 4,400-square-foot convenience store building, 9,800-square-foot retail building, 16-pump gas station canopy, carwash building, 125 parking spaces, foundation for propane tanks, dumpster enclosures, 3 above-ground fuel storage tanks, and signage at the northeast corner of See Vee Lane and West Line Street (State Route [SR] 168). The proposed project consists of 4 acres on parcels identified as lots 8, 9 & 10 located within the Bishop Paiute Reservation, in Bishop, California, 93514.

Scope and Nature:

1. Assist BPDC in the production of design-development and construction documents for the above described project.
2. Determine and provide design schedule of work.
3. Ensure all necessary permits and approvals have been obtained and any regulatory requirements are met through with coordination with the Owner’s legal advisor.
4. Address environmental and sustainability requirements.
5. Must prepare a cost of work estimate based on the Owner’s budget.
6. Shall provide civil, architectural, interior design, mechanical, plumbing, and electrical engineering, kitchen design, lighting design, low voltage, signage and graphic design, fuel systems design (components to include pumps canopy and tanks) and a car wash consultant.
7. Architect shall conduct inspections on-site at intervals throughout the project (including upon the project’s completion) and ensure conformance with the contract.

Evaluation Criteria for Selection:

- Must demonstrate ability to meet the Owner’s vision on project, budget and schedule.
- Previous experience compatible with proposed project (number of projects and size of projects).
- Familiar working with Native American Indian Tribes.
- Will require specific individuals that will be working on this project and their qualification and experience.
- Relevant past work experience of prospective firm and its outside resources or consultants.
- The Architect firm must have the appropriate licenses for providing professional services.

The Architect will enter into a contract with the BPDC and will work directly on all aspects of the project and issues affecting the project design, technical inquires, changes, and reviews.

The length of the contract between BPDC and Architect will be established by negotiating the project implementation schedule. The length of the contract will be defined in the contract negotiating between both parties.

If selected, the Architecture firm is required to adhere to Tribal Employment Rights Ordinance (TERO) and will be required to submit a TERO compliance plan and 4% TERO fee.

Submittal Instructions:

The proposal shall be submitted to:

Attention: Beau Romero, Interim Director
Bishop Paiute Development Corporation
270 See Vee Lane, Box 1,
Bishop, CA 93514.

All proposals must be received no later than May 18, 2018 at 5:00 P.M., Proposals can also be submitted by email to Beau.Romero@bishoppaiute.org. For more information, please refer to <http://www.bpdcorp.org/news-updates.html>, or contact Beau Romero at 760-872-4172. BPDC reserves the right to reject any and all offers or to waive informalities contained in proposal.