

ADVERTISEMENT FOR BID

Fort Apache Heritage Foundation seeks General Contractor bids for the Home of Harmony Project (HOHP), located at 116 Geronimo Street, Fort Apache, AZ 85926. HOHP entails rehabilitation of the 1931 boy's dormitory, formally recognized as a contributor to the Fort Apache and Theodore Roosevelt School National Historic Landmark. The 25,290 sq. foot, three-story building is to be repurposed to serve the White Mountain Apache Tribe as a "town center," with dorm and storage rooms converted to offices, meeting/ studio spaces, and six "live-work" residences. Work will include selective demolition, upgrades to site utilities, a three-story hydraulic elevator, fire sprinkler system, MP&E, CMU walls, structural steel, interior framed walls, doors, and interior finish work throughout the building, along with some limited exterior facade repairs.

General Contractors must meet the following minimum qualifications and experience standards:

1. Completion of at least one project over \$5 Million within the last ten years.
2. Completion of three or more projects greater than \$3 Million within the last ten years.
3. Prior experience with and demonstrated ability to employ and adhere to The Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68, 1995), most notably the Standards for Rehabilitation of Historic Buildings.
4. Demonstrated ability to provide 100% performance and payment bonds.

General Contractors must submit an AIA A305 Qualification Statement with their bid to support and substantiate these four minimum qualification and experience requirements.

A MANDATORY PRE-BID MEETING AND WALK-THROUGH will be held at 116 Geronimo Street, Fort Apache, AZ 85926, at 2:00 pm on December 14, 2023, Arizona time, for all interested General Contractors who meet the minimum qualifications. Interested General Contractors are encouraged to bring their key Subcontractors to review existing building and site conditions.

ELECTRONIC BIDS ONLY. BIDS WILL BE RECEIVED UNTIL January 11, 2024, at 1700 hrs (5:00 pm) Arizona Time, emailed to Kit Gallup at kgallup@swaback.com.

Bids with email time stamps post-dating will not be reviewed or considered.

The magnitude of the proposed construction project is estimated to be between \$7,500,000 and \$10,000,000.

The period of performance is estimated to be 540 calendar days.

This project is partially funded with Federal funds from the United States Department of Commerce, Economic Development Administration and, therefore, is subject to the Federal laws and regulations associated with that program.

The project is located on White Mountain Apache Tribe lands (Fort Apache Indian Reservation). Therefore, bidders must include the Tribal Employment Rights Office (TERO) tax and the TERO

Building permit fee. All contractors and subcontractors are subject to TERO regulations and requirements.

The award will be made based on the lowest evaluated price of proposals meeting or exceeding the four above-listed acceptability standards and qualifications.

Fort Apache Heritage Foundation is a 501C (3) non-profit and reserves the right to accept or reject any or all bids. In making an award, Fort Apache Heritage Foundation reserves the right to consider all elements entering the question of determining the best offer. Any bid that is incomplete that, contains a qualification or addition not called for, or presents any other irregularity may be disqualified from further consideration.

Plans and specifications are available for download at the following locations:

Dodge Reports: <https://www.construction.com/>