

**SECTION 00 1116
INVITATION TO BID**



San Carlos Housing Authority

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Office Hours: 8:00 AM – 4:30 PM Monday-Friday

**ISSUED FOR BID
SCATTERED AND MODULAR HOMES
SAN CARLOS HOUSING AUTHORITY
SAN CARLOS APACHE TRIBE, ARIZONA
IFB NO. 2024-01**

March 11, 2024

NOTICE IS HEREBY GIVEN that the San Carlos Housing Authority, San Carlos Apache Tribe, Arizona will receive bids for the **Scattered and Modular Homes** construction project.

As a Tribally Designated Housing Entity (TDHE), the SCHA, located in Peridot, Arizona requests for proposals from qualified firms to perform construction of scattered slab on grade homes and manufactured home placement for the SCHA. The SCHA is a grant recipient of federal funding from the United States Department of Housing and Urban Development (HUD) under the authority of the Native American Housing and Self-Determination Act of 1996 (NAHASDA). NAHASDA gave tribal governments' greater control over the housing program by consolidating a number of federal housing programs that provided funding primarily to low-income Native Americans, into a single, formula-driven recurring block grant program. Under the Indian Housing Block Grant, tribes self-determine the plan, design, construction and maintenance of affordable housing on Indian reservations and Native communities.

Established in 1961 as a nonprofit corporation and public body chartered by the San Carlos Apache Tribe, the SCHA is responsible for ensuring that the more than 17,000 tribal members have access to affordable housing. SCHA is solely responsible for developing and managing affordable housing for serving tribal members of the San Carlos Apache Tribe. Over the history of its existence and operations, the Housing Authority has constructed and developed several low-income housing projects throughout the San Carlos Apache Reservation using a combination of federal funding, private grants, and state-administered tax credit programs.

During its fifty years of existence, SCHA has gained extensive experience developing and managing affordable housing for its tribal members. Today, SCHA continues to demonstrate its commitment and ability to meet the housing needs of low-income communities and families from the San Carlos Apache Tribe even when faced with inadequate funding. SCHA has extensive experience leveraging several different funding sources: Native American Housing and Self-Determination Act (NAHASDA), Low-Income Housing Tax Credits (LIHTC), Federal Home Loan Bank Affordable Housing Program (AHP), Indian Community Development Block Grants (ICDBG), Housing and Urban Development (HUD), and resources of the Arizona Department of Housing. SCHA has developed and now manages more than 2,500 units, including 420 rental units and 2,142 units that are part of a homeownership program.

Scattered and Modular Homes

San Carlos Housing Authority

SPS+ Architects, LLP
Project Number F2200007-NMB

In general terms the project consists of development for four sites on the San Carlos Reservation. Three of the four sites are to be additions to existing housing developments, Bylas site is to be developed on an undisturbed site.

Installation of (24) Manufactured Homes. Manufactured Homes are to be dispersed throughout four sites on the San Carlos Reservation. Contractor to prepare pads, provide site utilities to the manufactured homes, and all other site development shown within the contract documents. Manufactured homes will be furnished by the San Carlos Housing Authority and transported to the site and set by the manufactured home building contractor under a separate contract with the San Carlos Housing Authority.

Construction of (23) slab on grade, wood framed homes for the San Carlos Housing Authority, slab on grade homes are to be dispersed throughout four sites on the San Carlos Reservation. Slab on grade homes to have utilities extended to each of the home sites, with connections, and all other site development shown within the contract documents.

Bids will be received until **2:00 P.M.**, Local Time April 30, 2024 at SPS+ Architects, 8681 E Via De Negocio, Scottsdale, AZ 85258. Attention Xanthus Reede, Project Manager. It is the responsibility of the Bidder to ensure delivery of the Bid. Any Bid received after the Bid closing time will not be accepted and returned unopened. Unsigned Bids will be considered unresponsive and will be rejected. Bids will be publicly opened and read aloud. All information and Bids submitted by Bidders will be made available for public inspection following award of Contract.

There will be a Non-Mandatory Pre-Proposal Conference Meeting on Thursday, March 28th, 2024; 2:00 PM Local Time at the SPS+ Phoenix Office, 3443 N. Central Ave, 18th Floor, Phoenix, AZ 85012. Bidders interested in attending the pre-proposal conference meeting virtually, must register with the architect's office to obtain a virtual meeting link.

Bidders to obtain site access to project sites shall contact and coordinate with Jose Santi-Alvarez, Development Manager, jalvarezsanti@scazha.org

Bidders interested in receiving project Plans, Specifications and full information as to the proposed work must register with the architect's office. Please contact Xanthus Reede, Project Manager, at the following email address: xanthus@spsplusarchitects.com. Once registered, Bidders will be instructed on how to download all bid document. Bidders intending to Bid are required to register with SPS+ Architects to ensure you receive any upcoming Addendums.

Liquidated Damages: Refer to Section 00 1000 Instructions to Bidders.

Each Bid shall be accompanied by a Certified Check, Cashiers Check or Bid Bond in the amount of five (5%) percent of the total of all base bids, made payable to the **San Carlos Housing Authority**. Such Check or Bid Bond will be given as a guarantee that Bidder will enter into Contract, if awarded to him or her, and provide a satisfactory Performance and Payment Bond, and shall be declared forfeited as Liquidated Damages if the successful Bidder refuses to enter into the said Contract after being requested to do so by the **San Carlos Housing Authority**. Such Check or Bid Bond will be returned to the respective unsuccessful Bidders upon award of the Contract and to the successful Bidder on execution and delivery of satisfactory one hundred (100%) percent Surety Company Performance and Payment Bonds.

Contracts will be awarded to the lowest responsible and responsive Bidder whose Bid conforms in all material respects to the requirements and criteria set forth in this Invitation to Bid. The selection criteria are specified in Section 00 1000 Instructions to Bidders.

The Owner reserves the right to reject any or all bids, to waive informalities or irregularities in the bidding, and to withhold the award for any reason the Owner determines.

This RFP contains submission requirements, scope of services, terms and conditions and other pertinent information for submitting a proper and responsive proposal. Prospective offerors requiring any explanation or interpretation of the solicitation must request it in writing no later than 4:00 P.M. Local Time on April 11, 2024. The request must be addressed to Xanthus Reede, at the following email address:

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xanthus@spsplusarchitects.com. Any information given to a prospective offeror about this solicitation will be furnished to all other prospective offerors as a written amendment to this solicitation.

END OF SECTION

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