

FALLON PAIUTE SHOSHONE TRIBE

Request for Proposals for Architectural Design Services

September 29, 2023

PURPOSE

The Fallon Paiute Shoshone Tribe (“Tribe”) is a federally recognized Indian Tribe whose members have lived in northern Nevada and the surrounding region for more than 10,000 years. The Tribe is requesting proposals from qualified firms or individuals (Architect) to provide services for pre-design and schematic design stages for design of a cultural center (Center) on the Fallon Paiute Shoshone Tribe’s Reservation in northern Nevada. The request relates to the 2023 National Defense Authorization Act (NDAA), which allowed for a large expansion of Naval Air Station Fallon. The NAS Fallon expansion allows for continuation of and increases in military training on the Tribe’s ancestral lands, with resulting damage to the Tribe and its members. As partial mitigation, the NDAA provided the Tribe with \$10 million for the design and construction of a cultural resources center, and an additional \$10 million to endow operations. Additional grant funding may be available to supplement design and construction costs.

The purpose of the Center is to preserve and promote Paiute and Shoshone culture, and to provide a certified repository for artifacts. The Tribe would like to consider two alternative scenarios: 1) new construction on the Reservation, and 2) repurposing and/or integration of the Tribe’s Fox Peak Cinema. A responsive proposal could depict one or both alternatives. A successful Center would assist the Tribe in protecting and perpetuating its traditional culture. A Center should also integrate the natural world, the Tribe’s history, and the Tribe’s enduring place in northern Nevada for the past, present, and future.

The selected firm will contract directly with the Tribe. Successful cost containment is critical to the financial feasibility of this project. The Tribe reserves the right to reject any or all proposals for just cause and to waive any informalities in the submission process if it is deemed to be in the best interest of the Tribe.

PROJECT LOCATION

The NDAA dictates that the Center be located on the Fallon Paiute Shoshone Reservation.

The Tribe would like to consider two alternatives: 1) a location for new construction on the Reservation, and 2) repurposing and/or integration of the Tribe’s existing Fox Peak Cinema, located at 501 E Williams Ave, Fallon, NV 89406, as the Center or part of the Center.

The Project is envisioned as a relatively modest-sized Center, potentially with surrounding landscaping or design features. The Project must be within budgetary constraints but should include at least 3,000 square feet of interior space. Depending on the location identified, there is ample undeveloped land available.

The Center provides for a relatively open-ended opportunity for the Tribe. The Tribe would like assistance identifying and developing Center priorities and features. At a minimum, the Center should have the following:

- An area to safely store artifacts
- An area to display art and artifacts
- An area to sell gifts, art, and handicrafts
- An area for cultural programs, such as language and cultural resources training
- A kitchen, ideally that could be used for cooking programs
- Community space for gatherings
- Office space for the Tribal Historic Preservation Officer and staff.

The Proposal submitted should include conceptual drawings for the Center and discuss a plan for working with the Tribe to further identify and specify Center needs and design.

PROJECT DELIVERY PREFERENCE

The services to be provided would include:

- Pre-design services
- Schematic/Conceptual design services
- Plans and documents to be used in the construction process.
- LEED Silver Certification with plans for renewable energy (solar) integration.

ESTIMATED BUDGET

\$10,000,000 total construction budget. Potential for additional funds based on grant or philanthropic funds or other revenues.

FUNDING

Project funded directly by the Tribe with potential for additional funds based on grant or philanthropic funds or other revenues.

IMPORTANT DATES (GENERAL PROPOSAL SCHEDULE)

September 2023 – Solicit proposals from architects.

60 days after publication – Proposals due from architects.

30-60 days of proposal due date – interviews of finalists.

PROPOSAL REQUIREMENTS

Proposals to assist with these services must be submitted to the Fallon Paiute Shoshone Tribe by December 1, 2023 @ 4:00 pm

Submit Proposals to the Tribal Treasurer at fbctreasurer@fpst.org in PDF, Word doc, etc. with Subject “Fallon Paiute Shoshone Cultural Center.”

Proposals received after the deadline will not be accepted. Please contact Leilah Shephard at thpo@fpst.org with any questions you may have regarding this Request for Proposals or any of the requirements outlined in the scope of work to be completed.

PROPOSAL CONTENTS

The Proposal submitted should include conceptual drawings for the Center and discuss a plan for working with the Tribe to further identify and specify Center needs and design. The Proposal should also provide a budget estimate for completion of construction.

Each Architect submitting a proposal should include, but not be limited to, the following information:

1. The name of the firm and location of all its offices, specifically indicating the principal place of business.
2. A brief history of the firm and the range of services offered, including all relevant history working with Indian tribes.
3. The age of the firm, the total number of years of experience providing architectural services for similar projects as described herein over the past five (5) years.
4. A Management Plan that provides at least the following information: (The Management Plan should be concise yet contain sufficient information for evaluation.)
 - a. The education, training, experience, licensing, and qualifications of members of the firm and key employees for these projects, including the individuals responsible for the performance of the work described herein. Include an organization chart.
 - b. How the firm intends to manage their responsibilities and provide energy modeling, value engineering for life cycle costs, cost control, risk identification, and risk mitigation.
 - c. Proposed project production schedule showing critical dates and other information in sufficient detail for the selection committee to determine the feasibility of the time frames indicated.
 - d. The experience, qualifications, and expertise of the firm with these types of projects. This should include the firm’s experience with managing culturally sensitive topics and advancing innovative ideas. It should include information on the firm’s technical capabilities and ability to timely perform the services as reflected by the firm’s current and projected workload and having adequate personnel, equipment, and facilities.

The plan should also clearly identify the Architect’s methods for providing the following:

- e. Comprehensive architectural services for the project described herein.

- f. Deliverables review and approval by Tribe and other relevant stakeholders at various stages of project development.
 - g. Analysis and consultation with the Tribe and other relevant stakeholders in the determination of the best construction delivery method for this project.
 - h. Indicate all firms or individuals the firm anticipates to utilize in further stages of the project to provide engineering, landscaping, interior design, acoustic engineering, lighting design and any other services required.
5. Financial proposals regarding the architectural costs and fees for the professional services to be provided to the Tribe. Provide a statement of Fee Compensation based on a percentage of the total budgeted construction cost or on a flat fee basis.
 6. The names of at least three (3) clients who may be contacted for references, including all client or former client Indian tribes.
 7. Indicate the present level of professional and general liability and other insurance coverage for the firm.
 8. Include illustrative drawings of floor plans of similar type projects the firm has designed, if any, along with renderings and/or photographs of completed projects. Include any other information that would aid in the evaluation of the designs, such as costs, durability, energy efficiency, etc. The format should be 8/5 X 11 and only include enough material to be illustrative, not complete sets of drawings.

Accessibility of the Architect personnel to the Tribe.

9. List and describe any litigation, arbitration, or other alternative dispute resolution proceedings the Architect has been involved in with an owner within the past five (5) years.
10. List and describe any actions taken by any regulatory agency against the Architect or its agents or employees with respect to any work performed.
11. Provide any other pertinent information regarding qualifications and performance data requested by the Tribe.

To be considered responsive to the requirements of this RFP, the Architect shall provide verifiable evidence that the firm, personnel, and associated consultants are appropriately licensed in the State of Nevada and meet all the requirements and qualifications described herein. The Tribe reserves the right to request additional information which, in its sole opinion, is necessary to assure that the Architect's competence, business organization, and financial resources are adequate to perform the work described herein.

Provide a list of projects currently under contract.

EVALUATION CRITERIA AND SELECTION

The Tribe will evaluate each RFP submitted based on responsiveness to the project's needs. The Tribe will take into account the estimated value, the project scope and complexity, as well as the

professional nature of the services to be rendered. Tribe will award the contract to the Architect who is responsive to all administrative and technical requirements of the RFP, who has demonstrated competence and qualifications of the type of services required, and who receives the highest rating based upon the competence and professional qualifications to perform the services required. Evaluation criteria shall also include:

- Competence to perform the services as reflected by technical training and education, general experience, cultural competence, experience in providing the required services, and the qualifications and competence of persons who would be assigned to perform the services.
- Ability to perform the services as reflected by workload and the availability of adequate personnel, financial resources, equipment, and facilities to perform the services expeditiously.
- Past performance as reflected by the evaluation of others who have retained the services of the Architect with respect to factors such as control of costs, quality of work, an ability to meet deadlines, and experience working with other Indian tribes.
- Experience, qualifications, and ability to perform cooperative work space design and construction services and historic renovations.
- Personnel accessibility of architectural firm to the Tribe.
- Experience with the various delivery methods of construction.
- Costs, durability, energy efficiency, and educational benefits of prior designs.
- Interview presentation.
- Ability to meet the Tribe's budgetary constraints, through assistance with funds and/or donated or low cost services.

The Tribe anticipates interviewing a limited number of Architects evaluated as being professionally and technically qualified. The purpose of the interview is to allow the architectural firm to present its qualifications, experience, education, training, past performance, etc., in regards to the professional services to be provided for the project. Interviews will also provide an opportunity for the Tribe to seek clarifications from the Architect.