

KARUK TRIBE



REQUEST FOR QUALIFICATIONS FOR THE KARUK CASINO PROJECT

13-RFQ-002

REQUEST FOR QUALIFICATIONS (RFQ)

Prepared by:

**Karuk Tribe
64236 Second Avenue
Happy Camp, CA 96039**

February, 2013

**REQUEST FOR QUALIFICATIONS – 13-RFQ-002
KARUK CASINO PLANNING AND DEVELOPMENT PROJECT**

Proposal Due date: February 15, 2013 at 5:00 pm PT

1.0 General Information

The Karuk Tribe (Tribe) is requesting Proposals from qualified, individuals to serve as Project Lead for owner representation in the design, development, and construction of the Karuk Casino including Preliminary Site Analysis, Conceptual Designs, a Tribal Environmental Impact Report “TEIR”, Construction Cost Estimates to build a Casino/Hotel, Construction Management, Cost tracking, Meeting Statutory and Regulatory Requirements, and public relations, within the City of Yreka, Siskiyou County, California.

Preliminary Site Analysis, Conceptual Designs and Construction Cost Estimates and schedule will be developed for the construction of the Casino/Hotel. It is anticipated that the development project will include an approximately 50,000-75,000 square foot Gaming Facility and 120 room hotel.

2.0 RFQ Schedule of Events

The schedule of RFQ Events is as follows:

<u>Event:</u>	<u>Date:</u>
RFQ Release Date	February 5, 2013
Proposal Due Date	February 15, 2013
Proposal Evaluation	February 18, 2013
Identify Applicants for On-Site Interview	February 22, 2013

3.0 RFQ Response Requirements

The following is required by the Proposal Due Date.

- A. The name of the proposer, the contact person and the contact person’s business address, telephone and facsimile numbers and e-mail address.
- B. A brief description of proposer including current employment, biography, and experience in similar capacity.
- C. A description of proposer’s experience during the last ten(10) years in designing, developing and/or operating a destination casino resort projects. For each project, include the name and location, the total dollar investment, number of gaming devices, number and types of amenities including hotel rooms, restaurants, convention centers, entertainment venues, etc. If available, include total gaming revenues for the last three (3) years, total non-gaming revenues for the last three (3) years, number of full-time employees, and approximate size of the site on which the project is located. Indicate if the project was delivered according to the project schedule and budget.
- D. An indication as to whether proposer has visited the City at any time during the last 1-2 years for the purpose of determining possibilities for design and development within the City suitable to the community.
- E. A description of proposer’s experience in negotiating local agreements and the types and amounts of impact fees, sharing arrangements and other contributions made to each community.
- F. A description of proposer’s experience with the Tribal Gaming, including experience initiating approval for a Tribal Gaming Compact and establishing a fully operational Tribal Gaming Facility.
- G. A detailed description of desired rate of pay.
- H. Names and telephone numbers of three client references.

One unbound copy of the Proposal must be received by mail, hand delivery, e-mail (jaclyngoodwin@karuk.us), or fax (530) 493-5322 by close of business on the proposal due date to:

Jaclyn Goodwin, Self-Governance Coordinator
Karuk Tribe Administrative Office
Post Office Box 1016
64236 Second Ave.
Happy Camp, CA 96039-1016

4.0 Indian Preference & TERO

Indian Preference will apply in the selection process in accordance with the Indian Preference Act of 1934 (Title 25, USC, Section 47) and/or the Karuk Tribal Employment Rights Ordinance (TERO). The following also applies:

- A. All work awarded and performed under this Contract must comply with Section 7(b) of the federal Indian Self Determination and Education assistance Act.
- B. The Contractor shall also comply with all other Owner Indian preference and tribal employment rights ordinance requirements, if any.
- C. If the Contractor has been awarded this Contract because of Indian preference and it is later determined that the Contractor was not 51% Indian owned and controlled by the requisite Native Americans or Native American organization, the Owner may terminate the Contractor's right to proceed. Furthermore, any Indian-preference Contractor must obtain prior approval from the Owner in order to reduce its Indian ownership and control to less than 51% during the course of this Contract.

This contract is subject to all provisions of the Karuk Tribe's TERO Ordinance. Within 10 days of execution of this contract, Contractor shall contact the Karuk Tribal Employment Rights office at 530-493-5305 ext 2030 for a TERO packet and instructions. All contracts that exceed \$2,500 shall be subject to an amount equal to 2% (two percent) of this contract sum, and all future change orders is payable to the Karuk Tribe as a Tribal Employment Rights Fee in accordance with the TERO Ordinance. Contractor may include the entire TERO fee in his first application for payment, or include the TERO fee in each of his progress payment applications.