



Picayune Rancheria of the Chukchansi Indians

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Request for Proposal (RFP)

**Construction Owner's Representative for Tribal
Government Center**

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April 23, 2026

Request for Proposal

General Background

The Picayune Rancheria of the Chukchansi Indians (hereafter “PRCI”) is requesting proposals from qualified professionals for Construction Owner’s Representative services for the design-build of a new Tribal Government Center to support the continued growth of Tribal governmental operations and community services. The Construction Owner’s Representative will represent the owner throughout all project phases—from preconstruction through design, bidding, permitting, construction, and close-out—to ensure timely, cost-effective, and high-quality delivery.

The ideal candidate or firm will have significant experience acting as a liaison between owners and design-builder and their subcontractors. With a demonstrated understanding of cost and schedule control, vendor/contractor coordination, and construction phasing within operating environments is required.

Project Scope

- Act as PRCI’s on-site and off-site representative throughout the duration of the Tribal Government Center project.
- Provide project oversight and coordination during design and construction phases.
- Monitor and report on design and construction progress, milestones, and deliverables.
- Coordinate communication between PRCI, design team, contractors, consultants, vendors, and local jurisdictions.
- Assist with value engineering reviews, constructability analysis, and bid package review.
- Review budgets, schedules, pay applications, change orders, and provide cost control recommendations.
- Ensure construction activities adhere to contract documents, safety regulations, and quality standards.
- Participate in all project meetings, maintain project logs, and document issues and resolutions.
- Monitor construction activities to avoid disruption to Tribal Government and casino operations, with a focus on staging, safety, and guest access.

- Support PRCI in final inspection, commissioning, and project close-out processes.

Requirements

- 7+ years of experience in owner’s representation or construction project management on large commercial, government, or institutional construction, including experience on design-build projects.
- Proven experience with cost control, scheduling, construction phasing, and team coordination.
- Understanding of tribal sovereignty and construction in Native American jurisdictions is preferred.
- Ability to comply with Tribal procurement policies and construction requirement.
- Excellent written and verbal communication skills.
- OSHA 30 Certification or similar safety training preferred.

Requests for Information (RFI) are due on or before May 1, 2026, at 5:00 pm.

Proposals are due on or before May 15, 2026 at 12 pm. All proposals must be submitted electronically to: owalker@chukchansitribe.net

Required RFP Response Information

Each response to this RFP should include the following:

- A summary of the bidder’s qualifications.
- A detailed summary of proposals and contracts the bidder has completed.
- At least 3 references from construction projects of similar size and scope.
- References must include contact details, project descriptions, and roles of the firm.
- A detailed summary of support offered by the Accounting Firm to the PRCI Administration, Tribal Council, and departments as well as any extended service agreements offered.
- A detailed report on associated costs for proposals and contracts.
- A detailed list of all exclusions.
- A summary of the bidder’s experience working with Tribal Governments.

PRCI exercises Tribal Preference and Native American preference in contracting; Bidders are encouraged to include any information in the RFP response that would qualify the bidder for Tribal or Native American Preference.

Tribal and Native American Preference

PRCI exercises Tribal and Native American Preference as follows:

1. First preference is given to enrolled Tribal Members of the Picayune Rancheria of the Chukchansi Indians, and to responsive bids from bidders in which an enrolled PRCI Tribal Member is a sole or majority owner.
2. Preference is next given to any responsive bids from bidders in which an enrolled member of any federally recognized Indian tribe is a sole or majority owner.
3. Bidders claiming Tribal or Native American Preference must submit the following with the response to this RFP:
 - a. Evidence that the majority ownership of the bidders consists of one or more persons who are enrolled members of PRCI or another federally recognized Tribe; and
 - b. Evidence that the persons claiming Tribal or Native American Preference are actively involved in the management and operation of the bidders.

Accounting Firm Selection:

The PRCI will select the consultant based on the quality of the proposal, experience with similar projects, and understanding of the scope. PRCI reserves the right to reject all proposals and reopen the solicitation process at its discretion.

Please submit all questions, RFIs, and/or responses to the RFP electronically to: owalker@chukchansitribe.net

Project Award

The rating factors to be used in the award of this contract are as follows:

<i>Criteria</i>	<i>Points</i>
Relevant Experience:	
Demonstrated Experience	30 Points
Cost of Project	20 Points
Qualifications	15 Points
Proposed Schedule	10 Points
Indian Preference	10 Points
Total Possible:	100 Points

Reservation of Rights

The Picayune Rancheria of the Chukchansi Indians reserves the right to award or reject any bid, response, or proposal for any reason, to request additional information, to request a modification of any bid or proposal, to waive any minor informalities, to solicit further proposals, or to withdraw or cancel this RFP or to cancel the project, at any time for any reason, at the sole discretion of PRCI.