

**REQUEST FOR PROPOSALS  
DESIGN BUILD SERVICES FOR  
THE MESA BUILDING OTP REMODEL**

**FOR THE SOUTHERN UTE INDIAN TRIBE  
IGNACIO, CO 81137**



**Requested by:**

**Southern Ute Indian Tribe Construction & Project Management Team**

**\*\*\*\*\* ALL INTERESTED PARTIES: \*\*\*\*\***

**Issued: May 22, 2026**

**Proposals due via email no later than 2:00 pm MST on July 10, 2026**

**Email to: Kerri Stewart, Construction Project Manager at [kestewart@southernute-nsn.gov](mailto:kestewart@southernute-nsn.gov)**

**Mandatory Pre-Bid Walk: June 10, 2026, at 2:00pm MST**

**Deadline for Questions: June 24, 2026, 5:00pm MST**

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**I. PROJECT INFORMATION:**

- A. The Southern Ute Indian Tribe (SUIT) intends to select a Design Build Entity who will design, manage, and construct a remodel of a space in the existing building to include an Opioid Treatment Program (OTP). The project will be on property owned by the Southern Ute Indian Tribe, in Durango, Colorado. This RFP and its attachments outline the parameters of the project, the general scope of professional services, and the process of consultant selection.
- B. Project Address:  
Mesa Behavioral Health Building  
4101 CR 222  
Durango, CO 81303
- C. The Southern Ute Indian Tribe recognizes that opioid use disorder impacts the health and wellbeing of individuals, children, and families in our community. The Southern Ute Indian Tribe is passionate about developing a whole person recovery model, keeping all services under one roof so patients have access to needed services. Opiate treatment programs are limited, and none are tailored to provide culturally appropriate programming, which is important to the rehabilitation process for tribal members and our community. Patients who wish to engage in medication assisted treatment services must travel great distances to receive treatment. The program will operate in compliance with the Substance Abuse and Mental Health Services Administration (SAMHSA) Federal Guidelines for Opioid Treatment Programs (Exhibit 1.8 federal-guidelines-opioid-treatment).
- D. Scope of Work:
- The design and remodel of a portion of the existing building to include a nurse dispensing area, two medication dosing rooms, reception area, waiting room and single user restroom (Exhibit 1.1 Space Program Mesa Bldg OTP Remodel and Exhibit 1.2 SUIT BH Mesa Building Floor Plan). The program shall be verified with the project team by the Design Builder and adjustments made at the start of design. Design meetings shall include a select Behavioral Health staff/end user team. Quantity of design meetings should be stated in the work plan and shall adequately verify space programming with the team.
  - Discovery, design, and implementation of security enhancements to meet Drug Enforcement Administration security requirements throughout the existing building involving interior and exterior scope.
- E. Building Information and Projects Under Separate Contracts:
1. There are no CAD or BIM files or as built drawings for the building. There is a recent .dwg survey file for the site.
  2. The building is a modular structure on a permanent foundation with a crawlspace. In addition, the building has 3 phase power, fiber optics, a domestic well water, and septic for sewer.

3. Refer to Exhibits 1.2, 1.3, and 1.4 for more building and site information.
4. There will be two projects concurrent with this project on site or directly adjacent: the Recovery Housing project and the Falga Tower project (planned to be complete before the start of the OTP remodel). Each project is under a separate contract (Exhibit 1.4).

- F. **Project Budget: \$700,000 total budget for Design Build fees and construction.** This project is fully funded by OTP settlement grant funds. There may be requests from the Project Manager to fulfill grantors reporting requirements. The selected Design Builder should be prepared to submit records, schedules, or other documents requested by the funding agencies. There are no special requirements, such as Davis Bacon prevailing wage or spend deadlines required for the grant funding at this time.
- G. The design and construction of the OTP remodel must comply with all the following regulations and guidelines:
1. Code of Federal Regulations (CFR) Title 42 Chapter, subchapter A, Part 8, Subpart C, § 8.12 Federal Opioid Use Disorder treatment standards. [eCFR :: 42 CFR 8.12 -- Federal Opioid Use Disorder treatment standards.](https://www.ecfr.gov/current/title-42/chapter-A/part-8/subpart-C/section-8.12)
  2. United States Drug Enforcement Administration (DEA) Narcotic Treatment Program Manual Section 11 (Exhibit 1.9 (DEA-DC-056)(EO-DEA169)\_NTP\_manual\_Final) and <https://www.ecfr.gov/current/title-21/chapter-II/part-1301/subject-group-ECFRa7ff8142033a7a2#subject-group-ECFRa7ff8142033a7a2>
  3. All applicable Tribal Codes [Southern Ute Tribal Code – Southern Ute Indian Tribe](#)
- H. **There will be a mandatory pre-bid walk June 10, 2026, at 2:00pm MST at the Mesa Building. Please park in the area indicated on Exhibit 1.4 for construction staging and parking, do not park in the parking lot.**
- I. **The deadline for questions is June 24, 2026, at 5:00pm MST.**
- J. Proposed Project Schedule:
- |                                 |           |                        |
|---------------------------------|-----------|------------------------|
| <b>Design Build RFP Issued</b>  |           | 5/22/2026              |
| <b>Mandatory Pre-Bid Walk</b>   |           | 6/10/2026 @ 2:00pm MST |
| <b>Deadline for Questions</b>   |           | 6/24/2026 @ 5:00pm MST |
| <b>RFP Submissions Deadline</b> |           | 7/10/2026 @ 2:00pmMST  |
| <b>Intent to Award</b>          |           | 7/24/2026              |
| <b>Contracting</b>              | 1 month   | 7/27/2026-8/21/2026    |
| <b>Design/Construction*</b>     | 14 months | 8/24/2026-10/2027      |
- \*The intent is to complete construction with the opening of the adjacent new Recovery Housing treatment living facilities in summer/fall 2027.
- K. For the purposes of this RFP, the term SUIT, Tribe, and Owner are synonymous.
- L. The Tribe is tax exempt. Please see tax exemption certificate enclosed, Exhibit 3.1.

## **II. SCOPE OF SERVICES:**

The exact scope of services required by the SUIT will be set forth in the agreement between SUIT and the Design Builder. The scope of work will consist of assisting SUIT's staff and consultants in completing the pre-construction phase of the projects, in preparation for the final approval. Upon approval by SUIT, the contractor will enter a pre-negotiated contract to perform the general contracting services and design construction administration necessary to satisfactorily complete the project in compliance with the contract documents. The form of the contract between SUIT and the Design Builder will be the Tribe's AIA A141-2024.

Design Builder services during the Pre-Construction Services phase shall include, but may not be limited to, confirming the program, design (SD, DD, & CD) and cost estimating of building and site, value engineering, scheduling, logistical planning, constructability analysis, bid package administration, bidding of trade contracts, and the submittal of a Guaranteed Maximum Price (GMP) Proposal for the Client's optional acceptance, reflecting the entire cost, scope of work and quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and be included in the GMP Proposal. All proposed allowances included shall be approved by the SUIT Project Manager and shall include estimated quantities and values justified by the Design Builder. All clarifications, exclusions, exceptions must be identified within pricing packages and the GMP Proposal.

The Design Builder services during the Construction Services phase shall include, but may not be limited to, construction management, design construction administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project. Generally, all trade contracts shall be competitively bid and assigned to the Design Builder's contract; however, when circumstances warrant it, the Design Builder will be allowed to self-perform work that it traditionally performs with its own forces. This work shall be competitively bid by the Design Builder, with results managed by the Project Manager, against other contractors performing the same scope of work.

The Design Builder shall implement and maintain a project controls system with full access to the project information by all project stakeholders. The Design Build shall allow for "open book" policy and facilitate review of all Project contracts, records, accounting and other documentation and information, in any form, to the Owner or persons designated by the Owner for auditing purposes.

The Design Builder maintains all project records including, but not limited to, managing Issues, RFI's, ASI's, Submittals and Shop Drawings, Site Photos, Field Reports, Meetings, etc. In addition, the Design Builder shall schedule, attend and manage all necessary design work sessions with the Owner and

Design Team to gather and distribute information on the Project as required.

In conjunction with the Owner and Design Team, immediately identify the Project requirements and prepare a comprehensive Construction Budget. Design Builder to identify all project related construction costs including (but not limited to) building and site construction, infrastructure improvement costs (on-site and off-site), and other such costs that may be of consequence to Owner.

The Design Builder shall develop and continue to refine a comprehensive Project Schedule. Identify, set decision dates, and make recommendations to the Owner and the Design Team on procurement of long-lead delivery items. Update and monitor the Project Schedule with the Owner and the Design Team regularly to identify deviations and changes. In addition, provide value engineering and life-cycle costing for all materials, equipment and systems mutually agreed upon to determine the best possible value to the Owner. Conduct formal value engineering work sessions with the Owner and the Design Team, and recommend design detail, system and assembly alternatives.

Prepare and monitor estimates of the construction cost during each of the design phases based on detailed quantity surveys of the Drawings and Specifications. Advise the Owner and the Design Team if it appears that the construction budget will not be met and make recommendations for corrective action. Prepare and update with each cost estimate a reconciliation report comparing the previous cost estimate, the current cost estimate, and the approved budget. Provide a narrative of the changes made from the previous versions and accompanied with an updated construction billing and cash flow forecast. Provide this service at each design milestone: Schematic Design Package (30%), Design Development (75%) Construction Documents (100%CDs). In addition to providing periodic estimates, it is expected that the Design Builder will work cooperatively with Owner and the Design Team to provide intra-phase pricing evaluations of building systems, assemblies, and component options to facilitate timely design related decision-making as required by the Owner and the Design Team.

The Design Builder shall recommend a strategy for bid packaging the drawings and specifications and administrate the various bid packages relative to the Project approach and other pertinent considerations to meet the Owners schedule.

The Design Builder shall recommend and prequalify subcontractors and contact suppliers to develop a bidder's list for review and approval by the Owner and the Design Team. It is the Owner's policy that only prequalified subcontractors and suppliers shall be invited to bid on various procurement packages on the Project and, further, that awards are then based upon the lowest responsible and conforming bids received. Minimum of three (3) bids per subcontract or subtrade, unless otherwise agreed to by Owner. The Design Builder shall endeavor to include TERO certified Indian Owned Businesses (IOB) and comply to the SUIT Tribal Employment Rights Code (TERO), for bidding and preference. During bidding, the Design Builder shall consult with the Project Manager on all bidding IOB's prior to award and contracting.

The Design Builder shall prepare a detailed approach to phasing of the work, mobilization, logistics, quality control and safety of the public for review by the Owner and the Design Team.

The Design Builder shall prepare and submit a final Guaranteed Maximum Price (GMP) Proposal for the Owner’s optional acceptance reflecting the entire cost, scope of work and quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and included in the GMP Proposal. All proposed allowances included shall be approved by the Owner and shall include estimated quantities and values justified by the Design Builder. All clarifications, exclusions, exceptions must be identified within the proposal.

The selected Design-Builder will be expected to coordinate with the Tribe’s third-party consultants. All communications from the Contractor will be routed through the SUIT Project Manager. The Tribe’s Properties & Facilities and Construction Project Management departments will oversee the quality of work, in conjunction with Owner-hired code plan review and inspection Consultant/Contractor.

Upon award of the contract for services, the Design-Builder shall provide the following within 2 weeks of contract award:

1. A submittal schedule showing all anticipated submittals within 2 weeks for review and approval.
2. A schedule of values shall be provided if not provided already in the proposal.
3. The Contractor shall provide their TERO compliance plan.
4. The Contractor shall also provide a list of all personnel (names and phone numbers) who will be on site, in conjunction with their vehicles and license plate numbers.
5. The Contractor must acquire all applicable crossing permits prior to working at the site.

**III. SOUTHERN UTE INDIAN TRIBE PROJECT TEAM:**

A. Tribe’s Project Team:

- Kerri Stewart – Project Manager | Construction and Project Management
- Tyson Thompson – Director | Property & Facilities
- Gavin Martinez – Director | Tribal Housing - Construction and Project Management
- Lizette Langefels – Director | Tribal Health

**IV. SUBMITTAL REQUIREMENTS:**

- A. ***Responses to this RFP are due via email to [kestewart@southernute-nsn.gov](mailto:kestewart@southernute-nsn.gov) by 2:00pm MST on July 10, 2026. Late responses will not be considered. The deadline for questions is June 24, 2026, at 5:00pm MST.***
- B. The proposal must provide the following:

- **Organization Qualifications:** Description of the proposing organization’s qualifications. The proposal should provide materials documenting the organization’s experience with similar projects. Project photographs, locations, sizes, costs, dates, team members, and other relevant data are sought.
- **Personnel Information:** Information about proposed personnel and proposed professional services consultants. The proposal shall provide materials documenting the proposed personnel, their experience relevant to this Project, proposed project roles, and at least 2 professional references. A project team organization chart and estimates of each individual’s time involvement are encouraged.
- **Design Build Work Plan:** A work plan to fulfill the full Design Build services and deliverables described herein. Narrative descriptions of specific personnel, skills, processes, techniques are expected. A statement about the availability of the proposer’s staff to accomplish the required services is expected. Provide a specific statement on document management plan and software intended to be used throughout project. ***The work plan should speak to the Design Builders genuine opinion of meeting the Owner’s proposed schedule and budget.***
- **Design Builder Fee:**
  1. Project Fee shall be broken out as followed:
    - Design Builder’s Pre-construction Fee for design
    - Design Fee
    - Design Builder’s Construction Phase Fee
    - Daily General Conditions costs (Exhibit 3.6)
    - Insurance Fee
    - Clarifications & Exclusions
  2. Copy of Insurance or ability to be insured for this project (Exhibit 1.5 & 1.6).
  3. Any requested revisions to the Tribe’s Standard form of agreement between the Tribe and Design Builder AIA-A141 document. Provide a statement indicating any proposed changes or acceptance of the Tribe’s AIA-A141.

C. This RFP does not commit the Tribe to award a contract nor pay any cost incurred in the preparation of the proposals.

D. The Tribe explicitly forbids employees to accept any unsolicited gifts.

E. The Tribe reserves the right:

1. To reject any and all proposals due to non-conformance with submittal requirements; and,
2. To waive any irregularities and informalities; and,
3. To re-advertise when it is in the best interest of the Tribe. Any incomplete proposals will be rejected; and,
4. To ask questions of clarification of any or all Construction Managers as part of its evaluation. If requested by the Tribe, the Construction Manager should be prepared to provide an overall

presentation regarding the manner in which the contractual obligations will be accomplished.

**V. SELECTION CRITERIA:**

- A. The Tribe will select the Design Builder based on the qualifications and proposals presented in response to this RFP. The principal criterion for this selection will be:
1. Qualifications and Experience, including qualifications of and proposed personnel and professional services consultants, and providing Design Build services of this nature. (30%)
  2. Clearly stated work plan. (25%)
  3. Completed projects relevant to the project type (Design Build services, etc.) and region (20%)
  4. Competitive pricing for work performed, including TERO fees (20%)
  5. Contract Comments: proposed changes to the Tribe's A141 Agreement (Exhibit 1.5), A141 Insurance and Bonds (Exhibit 1.6), A141 Design Build Amendment (Exhibit 1.7) A PDF shall be provided in writing and must be submitted and reviewed as part of the selection process. (5%)

**VI. CONTRACT REQUIREMENTS:**
























- A. All services will be performed in accordance with the:
- The Tribe's AIA A141-2024 Standard Form of Agreement Between the Tribe and Design-Builder for a Traditional Design-Build Project (Exhibit 1.5)
  - The Tribe's A141-2024 Exhibit A Insurance and Bonds (Exhibit 1.6)
  - The Tribe's A141-2024 Exhibit B Design Build Amendment (Exhibit 1.7)
- B. The following services shall be contracted out by third party by the Tribe:
- Code Plan Review and Inspections Consultant
  - If any other third-party testing is required, the Design Builder shall request of the Owner to provide the service as required.
- C. Completed W-9 form if new vendor (Exhibit 1.10).
- D. Design-Builder and its subcontractors shall abide by the Tribe's Rules of the Road, TERO, and Crossing Permits (see Exhibits 2.2, 2.4, & 5.1)
- E. The selected Design-Builder will be responsible for procurement and payment for any subcontracted services, reports, materials, documents, copies, travel, expenses, and any other item(s) or services required to complete the scope of work.

- F. The Design-Builder shall warranty their work for a minimum of one year from the date of substantial completion. Final approval by the Tribe's Project Team will be required for before the work is considered substantially complete by the Tribe.

**VII. TERO REQUIREMENTS & NATIVE AMERICAN PREFERENCE: (see Exhibits 2.1, 2.2, 2.3 & 2.4)**

- A. The Southern Ute Indian Tribe has adopted a Tribal Employment Rights Ordinance (TERO) Code, which is to be observed by all businesses operating on the Southern Ute Indian Reservation.
- B. This RFP is an unrestricted solicitation; however, Indian preference will be given to qualified Indian Owned economic enterprises and Indian Organizations. Firms desiring Native American preference for selection must be certified through the Southern Ute Indian Tribe's TERO Office as an Indian-Owned Business. For those firms seeking Native American preference, this is a mandatory requirement, regardless of any other registration or certification that may exist with other tribal TERO offices, agencies, or affiliations.
- C. The TERO policy must be applied to your selection of consultants and/or sub-contractors when putting together your bid proposal. This shall be broken out as a separate fee in the project fee. The Contractor will be responsible for paying a 4% TERO fee on labor only, during the duration of work that will be site specific. This should be included in your Fee proposal. TERO Fees shall be paid to the Tribe following the completion of each task as identified.
- D. For more information about TERO contact Hilda Burch at:  
Southern Ute Indian Tribe TERO Office  
P.O. Box 737 Ignacio, CO 81137  
(970) 563-0117

## VIII. **EXHIBITS:**

-  Exhibit 1.1 Space Program Mesa Bldg OTP Remodel
-  Exhibit 1.2 SUIT BH Mesa Building Floor Plan
-  Exhibit 1.3 SUIT Mesa Building Site Plan
-  Exhibit 1.4 Mesa Building Site Parking and Construction Staging
-  Exhibit 1.5 A141-2024 Design Build Agreement Mesa Bldg OTP Remodel
-  Exhibit 1.6 A141-2024 Exhibit A-Insurance & Bonds Mesa Bldg OTP Remodel
-  Exhibit 1.7 A141-2024 Exhibit B-DB Amendment Mesa Bldg OTP Remodel
-  Exhibit 1.8 federal-guidelines-opioid-treatment
-  Exhibit 1.9 (DEA-DC-056)(EO-DEA169)\_NTP\_manual\_Final
-  Exhibit 1.10 W-9 Blank 03-2024
-  Exhibit 2.1 - 2019-TERO-Code
-  Exhibit 2.2 - 2019-Compliance-Plan-Form-Fillable
-  Exhibit 2.3 -2026 Indian Own Business List
-  Exhibit 2.4 - Crossing Permit information
-  Exhibit 3.1 - Tax-exempt certificate
-  Exhibit 3.2 - Direct Deposit Form ACH 2023- AP
-  Exhibit 3.3 - SUIT PayApplication
-  Exhibit 3.4 - WAIVER & RELEASE ON PROGRESS PAYMENT
-  Exhibit 3.5 - WAIVER & RELEASE ON FINAL PAYMENT
-  Exhibit 3.6 - General Conditions Schedule
-  Exhibit 3.7 - Change Order Form
-  Exhibit 5.1 - Tribe's rules of the Road
-  Exhibit 5.2 - C&PM Outage Request
-  EXHIBIT 5.3 - SUIT LOTO
-  EXHIBIT 5.4 - SUIT HOT WORKS PERMIT
-  EXHIBIT 5.5 - SUIT FIRE WATCH
-  Exhibit 5.6 - SUIT Best Practice Safety Guidelines for Constructors and Construction\_11-21-2022