



June 28, 2024

ISWA DEVELOPMENT CORPORATION

A RESTRICTED SOLICITATION THIS INVITATION IS RESTRICTED TO QUALIFIED TRIBAL AND/OR INDIAN-OWNED ECONOMIC ENTERPRISES AND ORGANIZATIONS FOR THE CONSTRUCTION OF (20), TWENTY HOMES IN THE GREEN EARTH SITE

THIS IS A SINGLE PRIME SOLICITATION FOR LICENSED GENERAL CONTRACTORS:

ISWA Development Corp. will receive SEALED BIDS, mailed or hand-delivered, until 11:00 a.m. on Monday, July 29th, 2024, at the ISWA Development Corporation located at 2919 Sturgis Road, Rock Hill, SC 29730; **ATTN: Jennifer McAdams**. Bids will be opened and read aloud on Monday, July 29th, 2024, at 11:00 a.m. located at the above address.

In general, the work for this project involves the construction of twenty (20) homes on tribally owned land located at the Green Earth Site in Rock Hill, SC. **All work is constructed according to SC building codes. Contractors will be responsible for all permits, site construction, and locating existing utilities, materials, labor, and utilities for the entire project.**

Plans and Specifications are on file for inspection at ISWA Development Corp. in Rock Hill, at 2919 Sturgis Road, South Carolina. Plans and Specifications may be obtained from ISWA Development Corp. These Plans will be provided electronically and free of charge. Contact Whitney Brown at Whitney.Brown@Catawba.com for blueprints and specifications on this project.

Consideration will be given only to Bids from Contractors who submit evidence showing that they are licensed under Title 40, Chapter 11, Section 40-11-410, An Act to Regulate the Practice of General and Mechanical Contracting in S.C. ratified in 1998 Act No. 440 when such Act is adhered to during the Bidding and Construction Phases of this Project. Contractors must submit two (2) sealed envelopes: (1) containing the Bid Form for "Green Earth Site Homes" and (1) containing Contractor Requirements Labeled "Contractor Requirements." In the upper left-hand corner of each envelope the name of the Bidder, mailing address, and the Bidder's North Carolina State License Number will be shown.

The envelope labeled "Contractor Requirements" shall contain the following items:

- General Liability insurance coverage- \$2,000,000.
- South Carolina General Contractors License (**with proper classification**).
- Workman's Compensation- \$1,000,000.

- Surety bid bond, certified check, and letter of irrevocable credit specified for this particular job are equivalent to 5% of the bid price.
- Identification or proof verifying your business as Indian owned and operated.
- A list of subcontractors and material suppliers.

*** NOTE: ALL BONDING COMPANIES MUST BE ON THE U.S. DEPARTMENT OF TREASURY'S LISTING OF APPROVED SURETIES.**

***Sealed Envelopes not containing ALL listed items will be deemed incomplete and unacceptable.**

All qualified proposals meeting the required terms and specifications will be evaluated and approved by the Catawba Indian Nation to constitute the most responsible proposal for the services requested. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder, as stated in 24 CFR part 85.36 (C) (4) (D) (2) (ii) (D). Solicitation procedures are conducted in full compliance with Federal standards stated in 2 CFR 200.320 and the Indian preference requirements at 24 CFR 1000.52;

Contractors applying for eligibility for Indian preference shall submit the following:

- Evidence showing that the majority ownership of the firm consists of one or more persons who are members of a federally recognized Indian tribe. A certificate of Indian blood or census card from each owner will suffice.
- Evidence showing that the owners claiming tribal membership are actively involved in the management of the firm and participate proportionately in the profits. A statement from the owners will suffice.
- Evidence of structure, management, and financing affecting the Indian character of the enterprise, including major subcontracts and purchase agreements; materials or equipment supply arrangements; and management salary or profit-sharing arrangements; and evidence showing the effect of these on the extent of Indian ownership and interest.

The selected contractor will be required, within 14 calendar days, to produce a Payment/Performance Bond for 100% of the contract amount. The contractor is responsible for a builder's risk insurance policy for each project.

Contracts may be terminated for improper subcontracting, or false certification as to subcontracting with Tribal and/or Indian-owned economic enterprises and organizations.

Catawba Indian Nation reserves the right to accept or reject any or all proposals presented and the right to waive any informalities or irregularities.

By order of:

Jennifer McAdams

Executive Director of Planning
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