

HOPi TRIBAL HOUSING AUTHORITY

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2026 REQUEST FOR PROPOSALS (RFP) VERTICAL INSPECTION SERVICES ON-CALL) VARIOUS PROJECTS AS ASSIGNED

Posted: March 24, 2026

Deadline: April 24, 2026

- I. **Summary:** Hopi Tribal Housing Authority (HTHA) is a Tribally Designated Housing Entity of the Hopi Tribe pursuant to Ordinance 15, which receives funding under the Native American Housing and Self Determination Act of 1996 (NAHASDA), 25 U.S.C. §4101, *et seq.* HTHA seeks proposals from qualified inspectors licensed in Arizona. This procurement is advertised in accordance with the Small Purchase provisions of the HTHA Procurement Policy provisions and 24 C.F.R. §§ 1000.26, 1000.52. The selected Inspector shall enter into a Professional Services Agreement with HTHA not to exceed 3 years.
- II. **Project:** Inspector will provide on-call inspection services to HTHA in accordance with all provisions within this RFP. Projects will be assigned as determined necessary by HTHA for various projects located on tribal trust lands throughout the Hopi Reservation. Duration is as specified in the Professional Services Agreement, but under no circumstances shall the term under this RFP exceed 3 years.
- III. **Tribal Compliance:** Before commencing work, the selected Inspector shall obtain a Hopi Business License under Hopi Ordinance 17A, and a Tribal Employments Rights Office (TERO) license under Hopi Ordinance 37. Maintaining compliance with Ordinance 17A and Ordinance 37, along with other applicable rules and regulations, is required throughout the term of the Professional Services Agreement. The selected Inspector is responsible for applicable fees associated with these Hopi requirements.
- IV. **Scope of Work:** Project tasks shall include, but are not necessarily limited to, those items noted below. If the Inspector feels that additional tasks are warranted, they must be clearly identified in the proposal. If Inspector does not include some of the tasks below, they must be clearly identified in the proposal:
 - a. **What and where will inspections occur?**
 - Upon HTHA's request, from a Quality Control perspective, the Vertical Inspector shall inspect all purposes as they relate to residential homes, Community Centers, offices, or other project structures as identified and requested by HTHA. These projects may consist of new construction or renovation / rehabilitation projects.

- New construction and renovation inspection services shall cover all components, from pre-construction reviews to mid construction, and onto final inspection after complete construction has occurred.
- Specifically, perform frequent on-site inspections of construction / rehabilitation for vertical components.
- Identify deficiencies and non-conforming work. Projects will vary and will be located on tribal trust and fee lands.

b. How will it be inspected?

- Vertical Inspection/ Identify deficiencies Quality Control services provider shall ensure compliance with all minimum local, tribal, Federal standards, and approved project plans and specifications.
- At minimum, vertical inspection/quality control services shall include on-site visual inspection, measurement, material verification, sampling, testing, and other critical areas of construction or renovation as they relate to the success of the project.

c. What are the deliverables?

- Minimum documentation prepared for submittal shall include daily inspection reports, photos, observation reports, final inspection reports and testing results of a project's sampling material, supplies, or construction process.
- Availability for video conferencing, such as Zoom, phone calls, or in-person meetings, etc.
- Coordination with project stakeholders shall be completed on a regular basis, to HTHA, design professionals, contractors, and subcontractors to keep projects ongoing with minimum delay and interruptions.
- Any other duties assigned by HTHA, not listed in this RFP, must first be agreed to by both parties prior to any work being done.

V. **Qualifications:** Horizontal Inspection/Quality control personnel shall hold all applicable certifications from the recognized bodies within the inspection industry.

VI. **Indian Preference:** Indian preference requirements apply to this procurement pursuant to the Indian Self-Determination and Education Assistance Act (ISDEA), 25 U.S.C. §450e, *et seq.*

- **Section 7(b):** The work to be performed under this RFP is subject to Section 7(b) of the ISDEA, 25 U.S.C. §450e(b). Section 7(b) requires that, to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, as defined at 25 U.S.C. §1301(4); and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations or Indian-owned economic enterprises, as defined at 25 U.S.C. §4302(5).

- **Indian Preference Provisions:** The Inspector and executed contract shall comply with the provisions of Section 7(b) of the ISDEA.
- **Indian Preference in Subcontracts (if applicable):** In connection with an awarded contract under this RFP the Inspector shall, to the greatest extent feasible, give preference in the award of any subcontracts to Indian organizations or Indian-owned economic enterprises, and preferences and opportunities for training and employment to Indians.
- **Required Subcontract Provision (if applicable):** The Inspector shall include the above Section 7(b) language in every subcontract awarded in connection with the Scope of Work outlined herein, and shall, at the direction of the HTHA, take appropriate action pursuant to the subcontract upon a finding by the HTHA or the U.S. Department of Housing and Urban Development that the subcontractor has violated the Section 7(b) clause of the ISDEA.

VII. **Required Materials, Forms, and Registration:** RFP submittals must include:

- **Materials:** Submit a cover letter responsive to the above Scope of Work, and include : (1) proposed cost of work; (2) fee schedule; (3) listing of professional licenses or certifications; (4) a summary of key personnel; (5) any documents supporting proposal scoring criteria in Section IX below; and (6) any brochures or materials that describes the company's products and/or materials you it provides.
- **Forms:** Submit the following fully completed and signed forms: (1) Non-Collusive Affidavit; and (2) Native American Enterprise Qualification Statement (if claiming Indian preference). These forms are available at <https://htha.org/employment>.
- **SAM.gov:** Ensure your business is registered in the Federal System of Award Management at <https://www.sam.gov>. Company must create a user account and then register their business in SAM.gov. HTHA requires SAM.gov registration and for all vendors to be in good standing.

VIII. **Due Date and Submission:** This RFP is open until **April 24, 2026, at 5 p.m. (MST)**. Submissions shall be emailed to HTHA Procurement Officer, Janet Pavatea, at jpavatea@htha.org in Adobe PDF format. No other digital formats will be accepted. Late submissions will not be accepted.

IX. **Questions:** All questions shall be submitted by **April 10, 2026**. For questions regarding RFP submissions or the procurement process, please contact HTHA's Procurement Officer, Janet Pavatea, jpavatea@htha.org. For project-specific questions, please contact HTHA's Development Director, Garret Silversmith, at gsilversmith@htha.org. Questions shall be submitted in writing.

X. **Proposal Evaluation Criteria:** Award will be made on a competitive basis in accordance with the selection criteria below and under 24 C.F.R. §§ 1000.26, 1000.52. A maximum of 100 points may be given under Rating Factors 1 through 4. To expedite the review of proposal and ensure that proposal is given a thorough and complete review of all responses to each of the components of the selection criteria, keep the responses in the same order as the selection factors listed below.

Only include documentation that will clearly and concisely support response to the rating criteria.

Rating Factor 1. Capacity and Capability (40 Points) This factor addresses the extent to which the company has the organizational resources to successfully perform the Scope of Work in accordance with their implementation schedule. This rating factor is made up of three sub-factors as follows:

- a. **Technical Qualifications (15 Points)** Evidence of the firm or person's ability to perform the Scope of Work, as indicated by profiles of the principal(s) and staff's professional knowledge and technical competence. The extent to which **the** proposal describes the roles and responsibilities of the project team and that of overall principal in charge and staff, including the day-to-day management staff, consultants or subcontractors (if any) involved in implementing the Scope of Work.
 - (15 Points): The proposal describes the firm or person's specialized, professional training, and technical competence to perform the Scope of Work as indicated by a profile of the principal(s) and staff's professional knowledge and technical expertise which describes the roles and responsibility of the overall proposed principal in charge and staff, including the day-to-day management staff, consultants or subcontractors (if any) involved in implementing the Scope of Work.
 - (8 Points): The proposal describes the firm or person's specialized professional training and technical competence to perform the Scope of Work as indicated by a profile of the principal(s) and staff's professional knowledge and technical expertise, but the proposal does not adequately describe the roles and responsibility of the overall proposed principal in charge and staff, including the day-to-day management staff, consultants or subcontractors (if any) involved in implementing the Scope of Work.
 - (0 Points): A profile of the principal(s) and staff's professional training and technical competence is not included, or a profile of the principal(s) and staff's professional training and technical competence is included but is not relevant to the type of services to be performed as identified in the Scope of Work.
- b. **Past Performance (15 Points)** This factor addresses the firm or person's past performance record on similar work as to be undertaken in the Scope of Work in terms of work quality, sensitivity to tribal concerns, timely delivery of products and reports as reported by other clients. A list of all clients over the past three years, including contract dates, contact names and telephone numbers must also be provided.
 - (15 Points): A list of all clients over the past three years, including contract dates, contact names and telephone numbers is included in the proposal, and an evaluation of a sampling of referenced client responses which indicates client's satisfaction with past performance in terms of work quality, sensitivity to tribal concerns, and timely delivery of products and reports.

- (8 Points): A list of all clients over the past three years, including contract dates, contact names and telephone numbers is included in the proposal and an evaluation of a sampling of referenced client responses indicate client's partial satisfaction with past performance in terms of work quality, or sensitivity to tribal concerns, or timely delivery of products and reports.
 - (0 Points): A list of all clients over the past three years, including contract dates, contact names and telephone numbers is not included in the proposal or an evaluation of a sampling of referenced client responses indicate client's non-satisfaction with past performance in terms of work quality, or sensitivity to tribal concerns, or timely delivery of products and reports.
- c. **Experience (10 Points)** With respect to those listed in Rating Factor 1(A) above, experience will be judged in terms of recent, relevant and successful experience similar to that to be undertaken in the Scope of Work. In rating this factor, experience within the past 3 years will be considered recent; experience pertaining to the specific activities performed similar to those to be undertaken in the Scope of Work to be relevant; and experience producing specific accomplishments achieved similar to those to be undertaken in the Scope of Work to be successful.
- (10 Points): The proposal adequately demonstrates that the principal in charge and staff, including the day-to-day manager, has recent, relevant and successful experience pertaining to specific activities performed similar to those to be undertaken in the Scope of Work.
 - (5 Points): The proposal adequately demonstrates that the principal in charge and staff, including the day-to-day manager, has recent and relevant experience similar to those specified to be undertaken in the Scope of Work but has not shown specific accomplishments achieved similar to those to be undertaken in the Scope of Work.
 - (0 Points): The proposal does not adequately demonstrate that the principal in charge and staff, including the day-to-day manager, have recent and relevant experience similar to those specified to be undertaken in the Scope of Work.

Rating Factor 2. Timely Performance (15 Points) This factor addresses the approach to providing and managing the Scope of Services by the extent and detail to which implementation schedule identifies the specific tasks, benchmarks and timelines that are listed in Rating Factor 1(A) above, will undertake to complete the Scope of Work within the time(s) specified. The Project Implementation Schedule, Form HUD-4125, may serve as the required schedule, provided that it is sufficiently detailed to demonstrate that the implementation plan has been thoroughly thought out. If awarded, this schedule will be incorporated into the contract as an attachment and used for monitoring performance of the contract.

- (15 Points): The proposal included a project implementation plan that clearly specifies tasks and timelines. The document identifies specific tasks and subtasks, milestones, assigned individuals, duration, and interdependences between tasks to ensure deliverables, outputs and outcomes as identified in the Scope of Work and within the overall timeframe specified. The document

identifies the steps in place to make adjustments to the work plan if tasks fall behind in order to meet the overall completion date.

- **(8 Points):** The proposal included a project implementation plan that clearly specifies tasks and timelines. The document identifies specific tasks and subtasks, milestones, assigned individuals, duration, and interdependences between tasks to ensure deliverables, outputs and outcomes as identified in the Scope of Work and within the overall timeframe specified but the document did not identify the steps in place to make adjustments to the work plan if tasks fall behind in order to meet the overall completion date.
- **(0 Points):** The proposal did not include a project implementation plan, or the proposal included a project implementation plan but does not clearly specify the tasks and timelines, including specific tasks and subtasks, milestones, assigned individuals, duration, and interdependences between tasks to ensure deliverables, outputs and outcomes as identified in the Scope of Work.

Rating Factor 3 (25 points). This factor satisfies the Indian preference requirements as stated above, and the regulatory mechanisms ensuring that women-owned business have equal opportunity in federally funded contracts.

a. **Indian Preference (20 Points)** This rating factor is made up of two sub-factors, as follows:

- **Indian Organization / Indian-owned Economic Enterprise (15 Points)** Provide evidence showing fully the extent of Indian ownership and interest by submission of the Indian Enterprise Qualification Statement. No points will be given if preference cannot be evidenced.
- **Employment and Training Opportunity Statement (5 Points)** Describe the extent of employment and training opportunities you will provide to Native Americans under this proposal.
- No points will be given for an incomplete or unsigned statement.

b. **Women Owned Business (5 Points)** This rating factor satisfied the Small Business Administration regulations providing federally funded contract opportunities to Women Owned Businesses:

- **Women Ownership (5 Points)** Provide evidence showing at least 51% ownership by one or more women, demonstrated proof of female management and control of business, and statement attesting status of U.S. citizenship or lawful permanent resident for woman owner(s).
- No points will be given for incomplete or unsigned documentation.

Rating Factor 4. Price (20 points) This factor addresses the total lump sum costs for services identified to carry out the Scope of Work. Provide a detailed cost breakdown by phase or tasks including principals and key personnel's estimated man-hours and hourly rates. Include a breakout of profit, overhead and reimbursables with a not-to-exceed for a total Fixed Fee price.

- (20 Points): The proposal's Fixed Fee price is within 5% of the lowest proposal received and the submission included a detailed cost breakdown by phase or tasks including principals and key personnel's estimated man-hours and hourly rates; a breakout of profit, overhead and reimbursable with a not-to-exceed total cost.
- (15 Points): The proposal's Fixed Fee price is within 10% of the lowest proposal received and the submission included a detailed cost breakdown by phase or tasks including principals and key personnel's estimated man-hours and hourly rates; a breakout of profit, overhead and reimbursable with a not-to-exceed total cost.
- (10 Points): The proposal's Fixed Fee price is within 20% of the lowest proposal received and the submission included a detailed cost breakdown by phase or tasks including principals and key personnel's estimated man-hours and hourly rates; a breakout of profit, overhead and reimbursable with a not-to-exceed total cost.
- (0 Points): The proposal's Fixed Fee price is over 20% of the lowest proposal received or the submission did not include a detailed cost breakdown by phase or tasks including principals and key personnel's estimated man-hours and hourly rates; a breakout of profit, overhead and reimbursable with a not-to-exceed total cost.

Award of the proposal will be based on the evaluation criteria above by a selection panel and within available funds. Selection and award will be made to the firm or person(s) with the best and final offer most advantageous to HTHA.