Whiteriver Hospital Project Pre-Proposal Meeting

April 8, 2026

Indian Health Service

Outline

- Contracting Information
- Brief Overview of the Project
- Construction Challenges
- Architect Presentation
- Tribal Representative
- TERO Office Information
- Site Walk
  - Hospital Campus
    - New Construction Area
    - New Entrances to the Site
    - Potential Laydown Area Across the Hwy
    - Existing Buildings and Phase 1 Continued Operating Conditions
    - Temporary Parking Lot
  - Hospital Utility Campus (Wastewater Treatment Plant, Water Tanks, and Road Improvements)
  - Surface Water Treatment Plant (tribally owned and operated)
  - Hon-Dah Wastewater Treatment Plant (Conclude site walk here)

Logistics

- Emergency Exit and Rally Point: Primary Exit is through the patio to the east. Rally Point is the parking lot to the north
- Restroom Locations
- Rules of Engagement
- Questions
  - Please hold broad questions for the end
  - Please ask pointed questions about the presentation during the presentation
- Disclaimer: This Pre-Proposal Meeting is for informational purposes only.
  - None of the information shared at this Pre-Proposal Meeting should be considered final. Attendance, in person or virtual, is not mandatory. Any remarks or explanations given during this Pre-Proposal Meeting (or in the Pre-Proposal Meeting notes) will not change the terms and conditions of the solicitation. Offerors are cautioned to carefully read the requirements of the solicitation and comply accordingly. Oral exchanges between offerors and the Government will not be binding unless changes are incorporated by a written amendment. For official response, provide an RFI in accordance with the instructions in the solicitation. The Government is not responsible for any costs incurred by attendees at the Pre-Proposal Meeting.

Purpose for today

- IHS
  - Share information about the solicitation
  - Encourage response to the solicitation through the following
    - Increased clarity
    - Early Communication
    - Building Relationships
- Contractors
  - Obtain information about the sites associated with this project
  - Obtain information to allow you to provide a more competitive proposal
  - Ask IHS questions about the solicitation
  - Meet potential partners and/or subcontractors

Project Team

- Indian Health Service (IHS)
  - Division of Engineering Services
    - Project Manager / COR (AE) – Scott Fillerup
    - Contracting Officer's Representative (Construction and QA) – Bruce Kemmet
    - Contracting Officer's Representative (Commissioning) – Matt Mergenthaler
    - Alternate COR – Frank Chua
    - Contracting Officer – Jenny Scroggins
    - Contracting Officer – Erik Lundstrom
  - Phoenix Area Office
    - Project Manager – Derrick Buck
    - Planner – Deswood Etsitty
  - Whiteriver Indian Hospital
    - Brian Campbell - Deputy CEO
    - Shawn Gant - Facility Manager

Project Team - continued

- White Mountain Apache Tribe
  - Tribal Council
  - Tribal Engineer
    - Colbert Burnette
  - Tribal Employment Rights Office (TERO)
    - Gary Hill – TERO Director
- Architect - SmithGroup
  - Craig Passey – Vice President
  - Lyle Steely – Senior Principal Design Architect
  - Mark Koechling – Senior Principal Healthcare Studio
  - Brandy Koch – Senior Project Manager
  - Matt Hess – Project Architect
- Commissioning Agent - Jacobs
- General Contractor - TBD
- FFE – Multiple - TBD
- Quality Assurance Manager - TBD
- DO NOT directly contact the COR or other personnel listed, direct all questions to CO emails

Contracting Information

- Key Solicitation Info:
  - Format
    - Section A thru M and Attachments
    - Section L – L.8 Proposal Prep Instructions, L.9 General Instructions (Factor Submissions)
    - Section M – M.3 Basis of Evaluation (Factor Evaluations)
  - Key Dates
    - Proposal Due Date – SAM.gov posting and SF1442
    - Estimated Contract Award Date – End of FY
  - Process for RFIs
    - Pre-proposal RFIs and RFI cut-off date, reference L.10 Inquiries
    - Post-award RFIs, reference H.14 Document Management
  - Amendment(s) will be issued with copies of all solicitation Request for Information (RFI) / questions & answers.
  - Construction Wage Rates apply & may update before award

Contracting Information

- Key Solicitation Info (Continued):
  - Proposal Bid Guarantee, reference L.9 (2) Volume II 2. (c), Post-award Payment and Performance Bonds, and Insurance Requirements in accordance with contract requirements
  - Refer to L.8 Proposal Prep Instructions, and L.9 General Instructions

- Questions about the Solicitation Information to include Evaluation Factors

Contracting Information

- Evaluation Factors -
  - FACTOR 1: TECHNICAL EXPERIENCE
  - FACTOR 2: TECHNICAL APPROACH, & DRAFT SCHEDULE & CONSTRUCTION
  - FACTOR 3: KEY PERSONNEL RESUMES & ORGANIZATIONAL CHART
  - FACTOR 4: PAST PERFORMANCE

- Questions about the Evaluation Factors

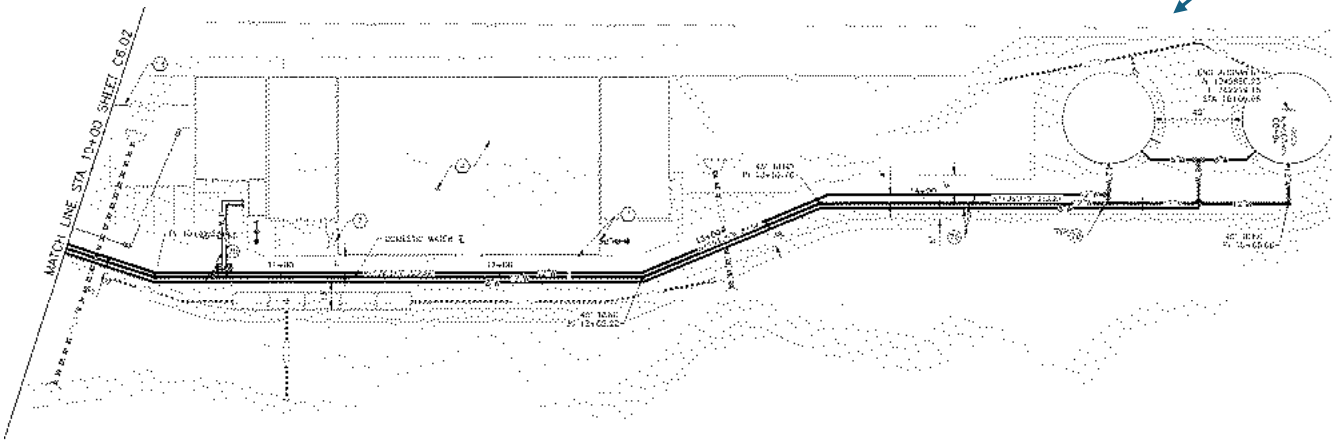
Show Low
Wagon Wheel
Pinetop-Lakeside
Hon-Dah WWTP
Carrizo
SWTP
North Fork
Fort Apache Indian Reservation
WR Hospital & WWTP
Whiteriver
Canyon Day
Mount Ord
Baldy Peak 3477 m
60
77
73

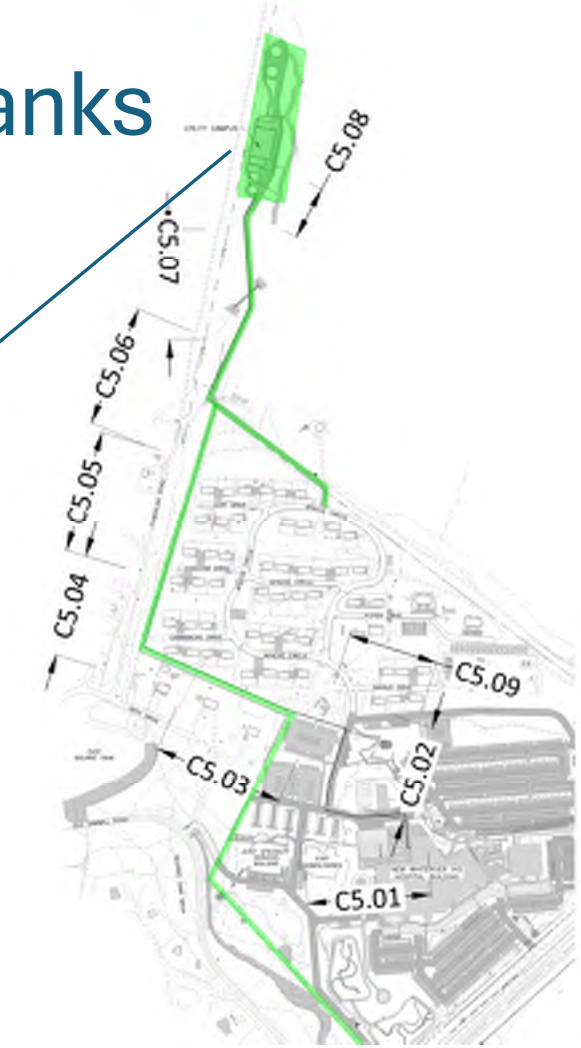
Hospital Site

- Existing Buildings to be Demolished
- Existing Building to Remain
- Housing Area Not In Scope
- New Construction Hospital and Temp Parking
- New & Expanded Intersections, Traffic Lights
- Optional Staging Area – Arrange Separately with WMAT

Hospital WWTP Site and Storage Tanks

- New Construction Road, Utilities, WWTP, Booster Pump Station and Water Storage Tanks



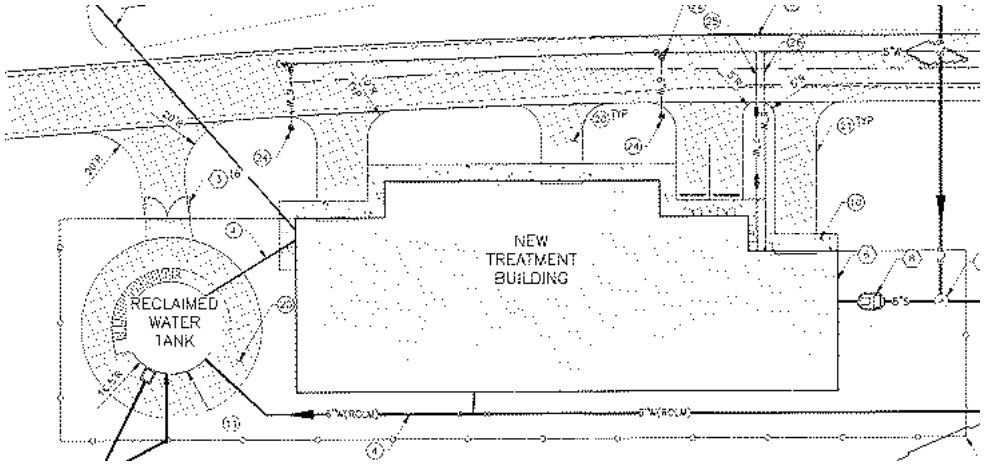


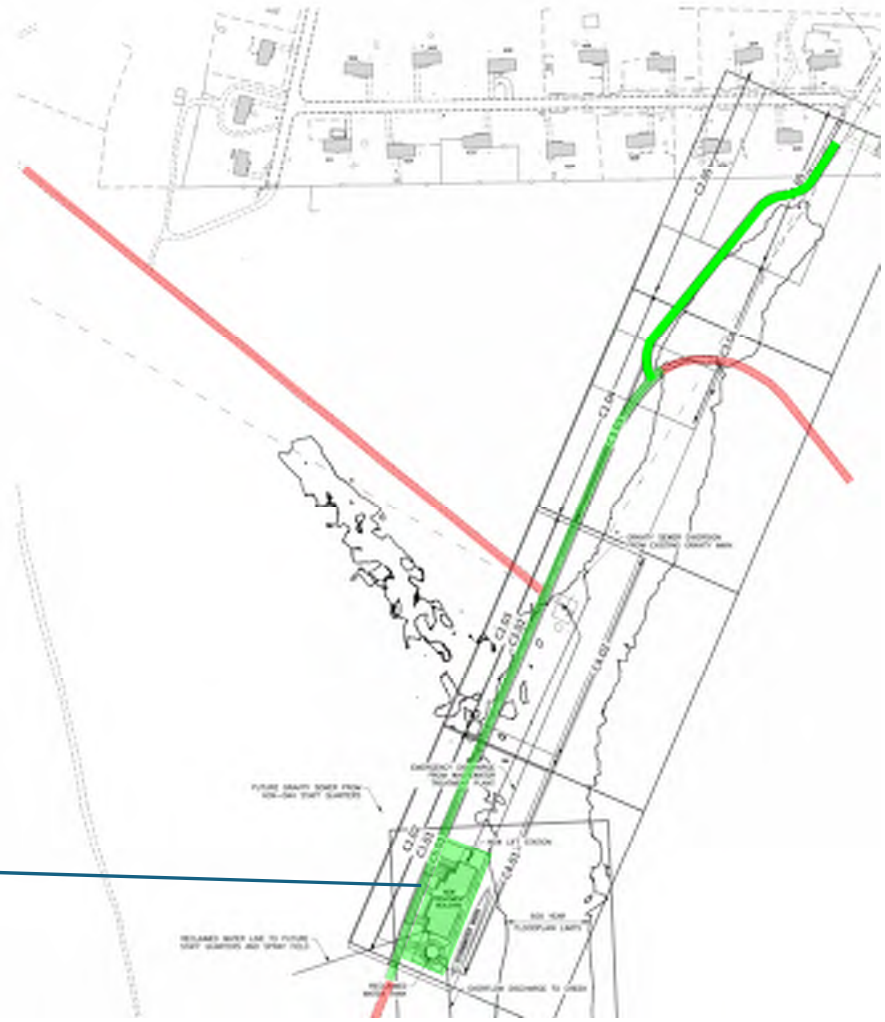
SWTP Site

- Install an additional treatment train in the existing building

Hon-Dah WWTP Site

- Existing Dirt Road
- New Construction Road, Utilities, and WWTP





Construction Challenges

- Campus Logistics Issues
  - Existing Hospital Operations
  - Traffic Flow and Highway access Challenges
  - Parking Challenges
  - Staging Areas and proposed temporary construction facilities
  - Construction Phasing
  - Mobilization Challenges
  - Construction Water during drought
  - Fire department access to Utility Campus and South Entrance
  - Road to Hospital WWTP may not accommodate a ‘Low-Boy’ trailer

Construction Challenges

- Upcoming Addendum – Radon Mitigation System
- DIV 01 General Conditions
  - Web-based construction management program (Procore) for a construction administration requirements
  - Quality Control and Quality Assurance Expectations – 3 phase inspection process
  - 3rd Party Construction Quality Assurance contractor (QAC) on-site for the IHS
- CONTINUOUS COMMUNICATION: Contractor, COR, Facility Manager, QAC personnel highly encouraged

Special Design Features – AE

WMAT TERO Information

WMAT Tribal Employment Right Ordinance or Office (TERO) Requirements

Complete and Submit

- Prime Contractor Compliance Plan
- Subcontractor Compliance Plan
- Minimum 2 weeks prior to start date

Projects Greater than $22K

- Permit Application: $2,000.00
- Routing Slip: $125.00
- Core/Crew/Individual: $15.00 per person
- If additional crew are added after initial there will be an Addendum charge of $20 and added crew are $20 per person (instead of the $15)
- % of Contract Value: 5%

Contact Information

- Gary Hill, TERO Director
- Email: garyhill@wmat.us
- Phone: (928) 338-1012

Tribal Resources

- Importance to the Community
- Tribally Operated Resources:
  - Public Works – 928-338-1504
    - Roll-Offs and Trucks
    - Repair Truck and Heavy Equipment Tires
  - Land Operations – 928-338-1404
    - Heavy Equipment for Hauling
  - Tribal Transportation – 928-338-5155
    - Dump Trucks
  - Forestry – 928-338-1650
    - Green House
  - WMATCO LLC – 928-594-8046
    - Lumber Mill - Some Lumber Capacity (Cutting to Size)
  - Utility – 928-338-4825
    - Porta-Johns, Water Buffalos, Water Trucks
  - Water Resources Program – 928-338-4267 & WMAT Rural Water System – 928-338-4267
    - Permit for surface water from stream
  - Fire Department – 928-338-1701
  - Apache Enterprise – 928-338-1414
    - Repair Truck and Heavy Equipment Tires
  - Hon-Dah Casino – 928-369-0299
    - Bleachers and Tents for Ground Breaking, Grand Opening, Other Events
    - Hotel and RV Park
  - WMAT - Contact Info:

http://wmat.us/contact.html

These are additional resources and for information only

Site Walk

Special Instructions

Answers provided during the Pre-Proposal Meeting are not official. Official answers will only be provided to questions submitted through the RFI process described in the solicitation.

We are starting at the Hospital Campus

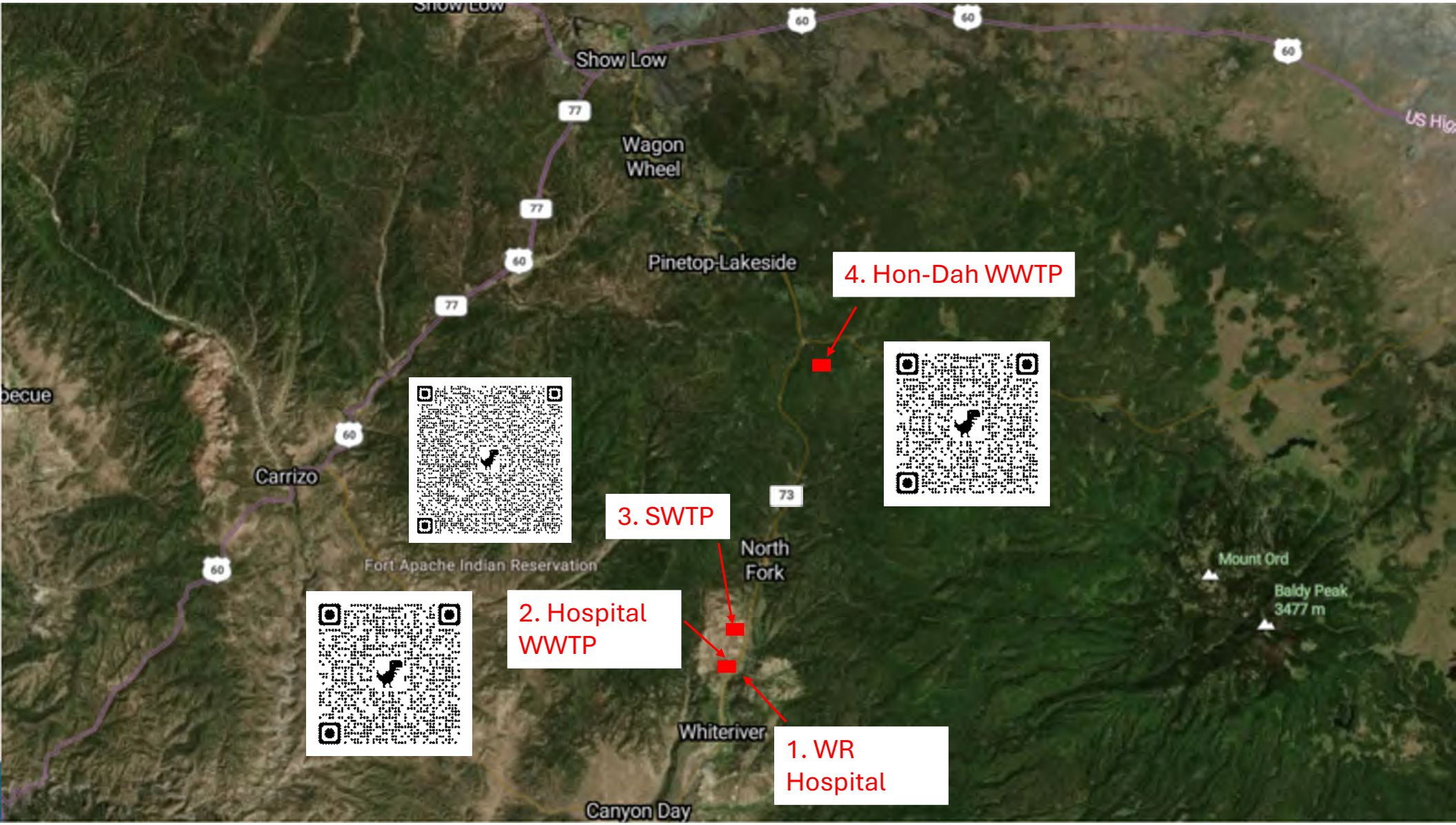
QR Codes for future locations:

Hospital WWTP

SWTP

Hon-Dah WWTP

We will conclude from the Hon-Dah WWTP site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Canyon Day
Mount Ord
Baldy Peak 3477 m

INDIAN HEALTH SERVICE

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