



# CHUKCHANSI GOLD **RESORT & CASINO**

## REQUEST FOR PROPOSAL (RFP)

Construction Owner's Representative for Entertainment Center

Owners Representative Chukchansi Gold Resort and Casino

Chukchansi Gold Resort & Casino

711 Lucky Ln

Coarsegold, California 93614

Phone: 559-692-5202 |

**RFP ID: 2025-007**

**Prepared By: Joshua Herr**

## **Introduction**

Chukchansi Gold Resort & Casino is a Native American casino located just off Highway 41 in Coarsegold, California, between Fresno and Yosemite National Park. It is owned and operated by the Picayune Rancheria of Chukchansi Indians. The facility features a 56,000-square-foot casino, 2,000 slot machines, 40 table games, 400+ hotel rooms, a spa, and multiple dining options.

### **A. Background**

Chukchansi Gold Resort and Casino (hereafter “CGRC”) is requesting proposals from qualified professionals for Construction Owner’s Representative services for the delivery of a new state-of-the-art Entertainment Center with over 2,000 seating capacity. They 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 project teams on large-scale resort or hospitality-based construction projects. With a demonstrated understanding of cost and schedule control, vendor/contractor coordination, and construction phasing within operating environments is required.

### **B. Scope of Services**

- Act as CGRC’s on-site and off-site representative throughout the duration of the Entertainment Center project.
- Provide project oversight and coordination during pre-construction, design, bidding, and construction phases.
- Monitor and report on design and construction progress, milestones, and deliverables.
- Coordinate communication between CGRC, design team, contractors, consultants, vendors, and local jurisdictions.
- Assist with value engineering reviews, constructability analysis, and bid package preparation.
- 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 casino operations, with a focus on staging, safety, and guest access.

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

### **C. Requirements**

- 7+ years of experience in owner's representation or construction project management on large hospitality, entertainment, or resort projects.
- Proven experience with cost control, scheduling, construction phasing, and team coordination.
- Understanding of tribal sovereignty and construction in Native American jurisdictions is preferred.
- Experience working in active hospitality or gaming environments is a plus.
- Excellent written and verbal communication skills.
- OSHA 30 Certification or similar safety training preferred.

### **D. Compensation**

The selected Owner's Representative shall provide a proposed fee structure for their services to CGRC. Fee proposals must include billing rates, reimbursables, and a proposed not-to-exceed amount or fee cap.

### **E. References**

- At least 3 references from previous casino, hospitality, or tribal projects.
- Contact details, project descriptions, and roles of the firm.

### **F. Selection Process**

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

### **G. Limiting Conditions**

The CGRC is owned and operated by a tribal sovereign government, and any and all contracts entered into as a result of this RFP shall comply with Tribal law, rules and regulations, as well as applicable federal and provincial law, rules and regulations. Project Manager shall be an independent contractor, not an employee or agent of the Tribe, and any contract shall reflect same. Project Manager agrees to treat all information received from the CGRC as confidential. Consultant shall use such information only for the specific purpose for which the CGRC furnished it to the Project Manager. To that end, contractor will be required to complete a non-disclosure agreement. **No waiver of the CGRC's sovereign immunities, defenses, rights or actions shall be implied or otherwise deemed to exist by reason of the Tribe's entry into this**

## **Agreement.**

### **H. Responses**

Please include contact names(s), address, phone number, and email. Submission of information does not commit a responding party to submit a proposal to any subsequent solicitation. Commenters are advised that CGRC is under no obligation to acknowledge receipt or provide feedback with respect to any comments received under this announcement.

CGRC may use responses to structure future solicitations. Responses will not be considered confidential. CGRC advises commenters to avoid including any information in their responses that might be considered business sensitive, proprietary, or otherwise confidential. If, however, a commenter chooses to submit business sensitive, proprietary, or otherwise confidential information, it must be clearly and conspicuously marked as such in the response. In addition, (1) the header and footer of every page that contains confidential, proprietary, or privileged information must be marked as follows: “Contains Confidential, Proprietary, or Privileged Information Exempt from Public Disclosure” and (2) every line and paragraph containing proprietary, privileged, or trade secret information must be clearly marked with double brackets or highlighting. Failure to comply with these marking requirements may result in the disclosure of the unmarked information under the Freedom of Information Act or otherwise. The U.S. Federal Government is not liable for the disclosure or use of unmarked information and may use or disclose such information for any purpose. If a comment contains confidential, proprietary, or privileged information, the commenter must include a cover sheet identifying the specific pages containing confidential, proprietary, or privileged information.

The requested information is for preliminary planning purposes only and does not constitute an obligation by CGRC to enter into a contractual agreement. Nor does it constitute a commitment, implied or otherwise, that the CGRC will issue an RFP in the future. The CGRC will not be responsible for any costs incurred by bidders in furnishing this information.

#### **Due Date for Responses and Submission Method: 9/01/2025**

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