



Squaxin Island Tribe

Little Creek Casino Resort

91 West State Route 108

Shelton, WA 98584

800-667-7711

REQUEST FOR PROPOSALS

For

DEMOLITION AND SITE RESTORATION

The Squaxin Island Tribe’s Little Creek Casino Resort (LCCR) invites qualified bidders to submit proposals for contract services to:

Little Creek Casino Resort
Renay VanDelden, Procurement & Supply Chain Manager
Renay.VanDelden@LittleCreek.com

Issue/Posting Date: Friday, January 9, 2026
Notice of Intent to Participate: Friday, January 23, 2026 (2 weeks after posting)
Proposals Due: Friday, February 27, 2026

1. Background and Scope of Work

The Squaxin Island Tribe has owned the property located at **80 Southeast Arkada Court, Shelton, Washington** for many years. The existing structures on the site include an early 1960s residential home, a pump house, and a detached garage.

The existing home is beyond its useful life and does not align with the Tribe’s current or future needs. As part of a broader effort to responsibly steward Tribal lands and assets, the Tribe intends to remove the existing structures to allow for future development that better reflects Tribal values, cultural priorities, and long-term community use.

This project is limited to the demolition and removal of the existing structures and restoration of the site to natural grade. No new construction is included under this scope. The completed demolition will prepare the site for subsequent planning and development of a more culturally appropriate facility for Tribal use.

2. Mandatory Pre-Bid Site Visit

A mandatory pre-bid site visit will be held on the date listed below (unless marked as N/A). Bidders must RSVP and are expected to sign in. Firms that do not RSVP may not be authorized to attend. Any updated/additional bid information will be distributed to those on the list. Those who do not attend will not qualify to submit bids.

The Little Creek Casino Resort will conduct a pre-bid site visit on:

Date: Friday, January 30, 2026
Time: 1:00 PM N/A
Location: Hotel Lobby

3. Bid Requirements

Interested, qualified contractors or consultants must complete the attached *Bid Form*, which includes space for a firm, fixed price proposal, and a proposed schedule for completion (unless marked as N/A). Bidders must also complete the *Contractor & Consultant Qualifications Form* and provide the requested information. Please see below for the description of a qualified contractor/consultant.

All aspects of the project in regards to permitting will be handled through Tribal Planning & Community Development.

4. Contractor/Consultant Qualifications

In order to bid on the proposed project, contractor/consultant must be considered to be a qualified applicant. Qualification requirements are listed below and referenced in the *Contractor & Consultant Qualifications Form*. The form must be completed along with the bid in order to be considered.

- Contractor/consultant to provide information on related tribal and non-tribal projects completed by your firm within the past 5 years.
- Provide a copy of a current Washington State general contractor/consultant license.
- Contractor/consultant to accommodate and successfully provide required contracted services on a timely basis. Proposed schedule will be a considered part of the *Bid Form*.
- Financial stability and strength of the submitting contractor/consultant will be determined by their bonding capacity. A line item is listed on the form. Proof will be required upon award of bid.
- If bonding is nonapplicable, a Certificate of Insurance and bank letter and/or creditor references should be included.
- Positive references from previous clients.

5. Instructions to Prospective Contractors – Submittal Instructions

Renay VanDelden, Procurement & Supply Chain Manager, will receive submittals on behalf of the Little Creek Casino Resort. Please note that the Tribe prefers a digital version of your submission. Bound hard copies are also acceptable, but must be submitted in a sealed envelope clearly marked in the lower left-hand corner with the name of the RFP.

A complete submittal should contain:

- A. Completed *Bid Proposal Form*
- B. Completed *Contractor/Consultant Qualifications Form* and supplemental information
- C. Proof of Indian Ownership (if applicable)
- D. Any State or Tribal licensing

6. Review Process

The Respondent's proposal will be reviewed by the LCCR's RFP Committee with the following criteria in mind:

- A. The Respondent's qualifications, and those of its in-house personnel who will be directly responsible for managing the engagement, will be 40% of the evaluation. This includes the demonstrated capacity and capability of the Respondent to perform work of comparable scope and complexity. The qualification information requested is on the Contractor/Consultant Qualification form and must be fully completed.

- B. The project cost will be 40% of the evaluation. Although selecting the lowest bidder is not the goal, where equally qualified contractors/consultants are being considered, cost will be the determining factor. This amount will be listed on the Bid Form and signed by the Respondent.
- C. Review of the Respondent's proposed schedule will be 20% of the evaluation. The expectation is that this project follow the proposed schedule and that long lead items are taken into consideration.

7. Proposal Due Date and Time

Interested Contractors/Consultants must submit their proposals no later than 3PM Friday, February 27, 2026.

Deliver to: Renay VanDelden, Procurement & Supply Chain Manager
Renay.VanDelden@LittleCreek.com

Bids will be delivered to the Little Creek Casino Resort and privately opened by The Tribe within 24 hours of the due date. See Notification to Award below for result information.

8. Conflict of Interest

Information regarding possible conflicts of interest should be provided as part of the qualification response. Such information will be taken into consideration in making a decision on the selection of the contractor. Should a conflict arise during preparation for or while undertaking these services, the contractor must immediately advise Procurement and Supply Chain Manager, Renay VanDelden, of such conflict by email Renay.VanDelden@LittleCreek.com.

9. Davis-Bacon Wages

Davis-Bacon Wages Apply Do Not Apply to this RFP

10. Inquiries

All inquiries concerning this RFP should be directed to Renay VanDelden, Procurement & Supply Chain Manager – Renay.VanDelden@LittleCreek.com. Any firm that makes contact with another member of our operations team regarding this RFP will be disqualified from bidding. Inquiries must be submitted at least one (1) week prior to RFP submission deadline. All inquiries and provided answers will be shared anonymously with all competing bidding firms within three (3) business days of inquiry submission.

11. Native American Preference Policy

Applicants may assert a claim for tribal preference on the *Contractor/Consultant Qualifications Form* and provide supporting documentation.

Indian preference may be used in the purchase of goods or services. Indian preference is preferential treatment in securing goods and services from Alaska Natives and Indians, or Indian Owned Enterprises, as provided in Public Law 93-638, Section 7(b) Indian Self Determination and Education Assistance Act, January 1975.

All awarding contracts or subcontracts for supplies, services, labor, or materials in the amount of \$35,000 or more, where the majority of the work on the contract or subcontract will occur on lands subject to the jurisdiction of the Squaxin Island Tribe, shall give preference to Indian Owned Enterprises in the award of such contracts or subcontracts.

Unless federal law or the source of funds requires a different consideration, an Indian Owned Enterprise shall be considered among all preference applicants.

Preference will apply to bids that are within the percentages below of the lowest bid submitted by a qualified bidder not claiming preference, provided that the successful Indian Owned Enterprise agrees to perform the work at the cost of the lowest bid submitted by a qualified bidder not claiming preference.

Bid Preference Table:

Where the lowest responsive bid is:	Bid preference amount:
Less than \$100,000	10%
At least \$100,000 but less than \$500,000	5%
At least \$500,000 but less than \$1,000,000	3%
\$1,000,000 or more	1%

In circumstances where issues in addition to cost form a part of the decision-making, for example, design, experience, and/or timeliness, preference will be considered in the cost element only. In such circumstances, the bid document will identify the relevant elements and the scoring methodology to be used.

12. Tribal Sovereignty

Nothing herein shall be deemed to waive the sovereign immunity of the Tribe, the Squaxin Island Tribe, or the enterprises, agents, or employees of any of them.

13. Right to Reject

The Squaxin Island Tribe and their agents reserve the right to reject any or all bids, or any part thereof, to waive irregularities or informalities in the bid or bidding process.

14. Notification of Award

The Squaxin Island Tribe reserves all rights to award, or not award, any of the individual items listed under the scope of work above upon issuance of an Award of Contract. The Tribe will provide written notice to the successful bidder of actual items awarded.

It is expected that a decision selecting the successful Interested Contractor/Consultant will be made within four (4) weeks of the closing date for the receipt of proposals. Upon conclusion of final negotiations with the successful firm, all Contractors/Consultants submitting proposals in response to this Request for Proposal will be informed, in writing, of the name of the successful firm. No other competing bid information will be provided outside of the notification process.

15. Scope of Work Pictures

Exhibit A

SCOPE OF WORK

1. Project Overview

The Contractor shall provide all labor, supervision, equipment, materials, permits, and services necessary to perform the complete demolition of the existing residential structure, pump house, and garage located at the above address. Work shall include removal of all foundations and appurtenances and restoration of the site to natural grade consistent with surrounding conditions.

2. General Requirements

- Contractor shall verify existing site conditions prior to commencement of work.
- All work shall comply with applicable federal, state, county, and local codes, regulations, and ordinances.
- Contractor shall coordinate all utility terminations prior to demolition.
- Contractor shall maintain site safety, erosion control, and dust control at all times.

3. Demolition Scope

3.1 Existing Residential Structure

- Demolish the existing house in its entirety, including but not limited to:
 - Roof, walls, floors, framing, finishes, and fixtures
 - Interior and exterior components
 - All foundations, slabs, footings, and retaining elements associated with the structure

3.2 Pump House

- Demolish the existing pump house structure in its entirety.
- Remove all foundations, slabs, footings, and associated concrete or masonry.
- Cap, abandon, or remove associated utilities as required by code and permitting authority.

3.3 Garage

- Demolish the existing garage structure in its entirety.
- Remove all foundations, slabs, footings, and associated concrete or masonry.

4. Material Handling and Disposal

- Contractor shall remove all demolition debris from the site.
- Dispose of materials at licensed and approved disposal facilities.
- Recycling of materials shall be performed where feasible and permitted.
- No debris shall be buried on site.

5. Environmental and Hazardous Materials

- Contractor shall assume that no hazardous materials are present unless otherwise identified by the Owner.
- If suspected hazardous materials are encountered, work shall stop immediately in the affected area and the Owner shall be notified.
- Hazardous material abatement, if required, shall be handled only by licensed professionals under a separate scope unless specifically included.

6. Site Restoration and Grading

- Remove all underground obstructions related to demolished structures unless otherwise directed.
- Backfill all voids with suitable material, compacted to prevent settlement.
- Restore the site to match surrounding natural grade.
- Grade shall provide positive drainage away from adjacent properties and roadways.
- Final surface shall be free of construction debris, ruts, or depressions.

7. Erosion and Sediment Control

- Implement erosion control measures in accordance with local requirements.
- Maintain controls throughout the duration of work and remove upon completion once the site is stabilized.

8. Protection of Adjacent Property

- Contractor shall protect adjacent properties, utilities, and public rights-of-way from damage.
- Any damage caused by demolition activities shall be repaired at the Contractor's expense.

9. Schedule

- Contractor shall provide a proposed start date, duration, and substantial completion date.
- Work shall proceed continuously once started, weather permitting.

10. Closeout

- Final inspection shall be conducted with the Owner or Owner's representative.
- Site shall be left clean, safe, and in a condition ready for future development.
- Contractor shall provide disposal receipts and permit closeout documentation upon request.