



Little Creek Casino Resort

91 West State Route 108

Shelton, WA 98584

800-667-7711

REQUEST FOR QUALIFICATIONS

For

MISSION-CRITICAL POWER AND DATA INFRASTRUCTURE

SURVEY AND EVALUATION

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

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

Issue/Posting Date: Friday, January 23, 2026

Notice of Intent to Participate: Friday, January 30, 2026 (2 weeks after posting)

Qualifications Due: Friday, March 6, 2026

1. Background and Scope of Work

Little Creek Casino Resort is a continuously operating Class II and Class III gaming and hospitality enterprise that relies on mission critical building and technology systems to support regulated gaming functions, slot and ticketing systems, surveillance, IT and telecommunications services, hotel operations, and building infrastructure across a multi-facility campus. System availability directly impacts revenue, regulatory compliance, customer experience, public safety, operational continuity, and organizational reliability.

Current uptime and resiliency expectations are not being met. Leadership requires that essential building and technology services achieve a minimum operational target of 99.95 percent uptime. To support this requirement, the Resort intends to establish a validated baseline, assess existing conditions, and evaluate areas of risk across electrical, mechanical, and supporting systems that enable power continuity, redundancy, cooling, and serviceability.

The purpose of this Request for Qualifications is to identify and select a fully bonded and insured consulting engineering firm with demonstrated depth in critical-infrastructure design, Tier 3 and Tier 4 environments, and high-availability electrical and data systems. The selected consultant will be positioned for a future formal engagement to complete a detailed infrastructure review and provide recommendations to support long-term improvements.

2. Mandatory Pre-Bid Site Visit

A mandatory 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: Wednesday, February 4, 2026

Time: 11:00 AM

N/A

Location: Hotel Lobby

3. Consultant Qualifications

In order to be considered on the proposed project, consultant must be considered to be a qualified applicant. Qualification requirements are listed below and must be demonstrated in the deliverables.

- Demonstrated experience delivering engineering and consulting services in **casino, tribal, or mission-critical environments**, including continuous-operations facilities.
- A minimum of **twenty years of combined experience** across assigned key personnel in casino, gaming, data center, or other high-availability environments.
- Assignment of **at least two licensed Professional Engineers (PEs)** who will serve as critical-design leads for the project.
- Direct experience designing and supporting **Tier III and Tier IV power and data infrastructure**, including redundancy and fault-tolerant systems.
- Demonstrated work in **multi-building or campus-scale infrastructures** requiring high availability and uninterrupted operations.
- Familiarity with **cybersecurity considerations** related to building systems, operational technology (OT), and edge environments.
- Knowledge of **monitoring, controls, and visibility standards** for generators, ATS, UPS systems, electrical infrastructure, and HVAC assets.
- Proven technical expertise in:
 - Telecommunications and low-voltage systems
 - Fiber optic infrastructure
 - UPS and ATS systems
 - Electrical distribution systems
 - HVAC systems supporting high-density computing and mission-critical loads

4. Instructions to Prospective Consultants – 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 summary of **related tribal and non-tribal projects completed within the past five years**, including project scope, facility type, and relevance to this engagement.
- Copies of current professional licenses or accreditations valid in the State of Washington.
- Documentation demonstrating the firm’s financial stability and strength, such as audited financial statements or equivalent supporting materials.
- A minimum of three positive client references from comparable projects, including contact information and project descriptions.
- Identification of **key personnel**, including:
 - Roles and responsibilities
 - Professional qualifications
 - Years of experience
 - Washington State PE license numbers (as applicable)

5. Review Process

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

A. Consultant Qualifications and Experience (40%)

Forty percent of the total evaluation score will be based on the Respondent's qualifications and the qualifications of key personnel who will be directly responsible for managing and executing the engagement.

Evaluation under this category will include, but not be limited to:

- Demonstrated experience with **tribal, casino, mission-critical, or continuous-operations environments**
- Depth of experience in **Tier III and Tier IV power and data infrastructure**
- Technical expertise in **telecommunications, low-voltage systems, fiber optics, UPS, ATS, electrical systems, and HVAC supporting high-density computing**
- Experience delivering services across **multi-building or campus-scale infrastructures**
- Familiarity with **cybersecurity considerations** related to building systems and edge environments
- Qualifications, licensing, and experience of assigned **licensed Professional Engineers**, including verification of Washington State licensure
- Overall capacity, capability, and organizational strength to perform work of comparable scope and complexity

All qualification information must be fully completed and submitted using the **Contractor/Consultant Qualification Form**.

B. Technical Approach and Project Understanding (40%)

Forty percent of the total evaluation score will be based on the Respondent's demonstrated understanding of the project and the technical approach proposed to meet the objectives of the engagement.

Evaluation under this category will include:

- Clarity and depth of the Respondent's understanding of the **operational, technical, and environmental constraints** of casino and mission-critical facilities
- Soundness and appropriateness of the proposed **technical methodology, engineering approach, and design philosophy**
- Alignment of the proposed approach with **Tier III/Tier IV resiliency standards, redundancy, and fault tolerance**
- Consideration of **continuous operations**, system uptime, and risk mitigation
- Integration of **monitoring, visibility, and controls** for power, data, and HVAC systems
- Awareness of **cybersecurity and systems-integration considerations**

C. Project Schedule (20%)

Twenty percent of the total evaluation score will be based on the Respondent's proposed project schedule.

The schedule will be evaluated for:

- Realism and feasibility relative to project scope and complexity
- Consideration of **long-lead items**, coordination requirements, and sequencing
- Ability to support **continuous operations** without disruption
- Demonstrated capability to meet or exceed schedule commitments on similar projects

The expectation is that the project will be executed in accordance with the proposed schedule once approved.

6. Qualifications Due Date and Time

Interested Contractors/Consultants must submit their Qualifications no later than 3:00 PM on Friday, March 6, 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.

7. 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.

8. Davis-Bacon Wages

Davis-Bacon Wages Apply Do Not Apply to this RFP

9. 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.

10. 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.

11. 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.

12. Right to Reject

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

13. 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 anticipated that a decision identifying the most qualified Interested Consultant(s) to advance to the interview phase will be made within four (4) weeks of the closing date for receipt of RFQ responses.

Following completion of the evaluation and interview process, the Owner will notify all Interested Contractors/Consultants who submitted responses to this RFQ, in writing, of the firms selected to proceed. No scoring details, rankings, or other competing submission information will be released outside of this notification process.

The Owner reserves the right to conduct interviews, request additional information, or proceed to the next phase of procurement with one or more shortlisted firms, as determined to be in the Owner's best interest.

14. Scope of Work

Exhibit A

SCOPE OF WORK

The selected consulting engineer will provide a comprehensive survey and professional evaluation of critical building infrastructure systems supporting power, cooling, and data reliability across the Little Creek Casino Resort campus. The scope includes, but is not limited to, the following:

1. Electrical power distribution, redundancy, and continuity systems
2. Mechanical systems, including HVAC and high density cooling environments
3. UPS systems, ATS systems, and emergency generation assets
4. Low voltage, fiber, and structured cabling infrastructure
5. IT MDF/IDF spaces, telecommunications rooms, and distribution pathways
6. DEP systems and building electrical protection
7. Surveillance support systems and routing pathways
8. Gaming infrastructure supporting slot systems, ticketing, MIS, and gaming floor operations
9. Hotel low voltage infrastructure supporting guest rooms, common areas, and building services

The consultant's work effort will include:

- On site field investigation across all property facilities
- Review of available drawings, equipment data, maintenance history, and operational records
- Identification of single points of failure, infrastructure limitations, and resiliency gaps
- Comparison of existing conditions against Tier 3 and Tier 4 design standards and practices
- Preliminary recommendations for improvement, replacement, or redesign
- Prioritized reporting of findings, risks, and improvement strategies

DELIVERABLE

The selected firm will provide a professional report that:

- Documents existing infrastructure conditions including photographic evidence where appropriate
- Identifies risks, vulnerabilities, and single points of failure
- Benchmarks current systems against high-availability standards
- Outlines recommendations for improving uptime, resiliency, and serviceability

This deliverable will inform future budgeting, prioritization, detailed design planning, and capital program development.