



REQUEST FOR PROPOSALS (RFP)

Skookum Creek Solar PV Installation & Battery Storage Integration

Project Title: Skookum Creek Solar PV Installation & Battery Storage Integration

RFP ID: SIT-SCD-2026-003

Date of Issue: April 6, 2026

Issued By: Squaxin Island Tribe Chad Bedlington, PCD Director Planning & Community Development Department 10 SE Squaxin Ln, Shelton, WA 98584 (360) 432.3877, main line

1. INTRODUCTION & PROJECT OVERVIEW

The Squaxin Island Tribe ("Tribe") is soliciting proposals from qualified solar energy contractors to design, procure, and install a rooftop solar photovoltaic (PV) system at the Skookum Creek Tobacco Distribution Warehouse located at 1041 W State Route 108, Shelton, WA 98584. The project is funded in part by the Washington State Department of Commerce Tribal Clean Energy Grant. The objective is to offset approximately 38% of the facility's electrical consumption, reduce greenhouse gas emissions, and enhance energy resilience.

- **Estimated Base Project Cost Range:** \$650,000 – \$750,000
- **Estimated Alternate (Battery) Cost Range:** \$185,000 – \$280,000

2. SCOPE OF WORK

2.1 Base Bid: Solar PV System

The Contractor shall provide a turnkey installation for a grid-tied rooftop solar array.

- **System Size:** Approximately 343.44 kW DC / 199.8 kW AC.
- **Modules:** High-efficiency Bifacial modules (minimum 530W), with a preference for Washington-manufactured equipment such as Silfab.
- **Inverters:** Commercial-grade inverters compatible with 480V 3-phase service, such as SolarEdge or equivalent.
- **Structural Verification:** The Tribe will perform an independent structural assessment of the facility roof and support structure prior to the final Contract Award. The Contractor will receive this report to finalize attachment methods during the contracting phase.
- **Interconnection:** Contractor is responsible for all utility interconnection applications and agreements with Mason County PUD #3.

2.2 Add Alternate 1: Battery Energy Storage System (BESS)

The Tribe is considering adding a BESS to manage demand charges and bypass net-metering caps.

- **Capacity:** Approximately 500 kWh usable storage with 200 kW discharge capability.
- **Functionality:** Automated peak shaving and arbitrage.
- **Software/Hardware Requirements:**
 - The BESS shall include revenue-grade metering compliant with ANSI C12.20. The software must support 'Non-Export' or 'Zero-Export' configurations to comply with Mason County PUD #3 interconnection requirements for behind-the-meter storage.
 - The BESS EMS must feature an automated 'Demand Management' mode. The system must be capable of monitoring the facility's total load in real-time and autonomously discharging to maintain a user-defined kW threshold to avoid PUD #3 demand charges and tiered rate triggers.

3. GENERAL REQUIREMENTS & COMPLIANCE

3.1 General Requirements

- **Davis-Bacon Prevailing Wages:** This project is subject to the federal Davis-Bacon Act. Contractors must ensure all laborers and mechanics are paid the prevailing wage rates for Mason County as determined by the U.S. Department of Labor.
- **Permitting:** The Contractor acts as the agent to obtain all required electrical and building permits, with all fees being the responsibility of the Contractor.
- **Domestic Content Threshold:** For projects starting in 2026, the "Manufactured Products" percentage must be at least 50% domestic. Vendors should take careful consideration of specified battery cells and Power Conversion System (PCS) which must be vetted to confirm they contribute toward this 50% domestic cost threshold.
- **Tax-Exempt Entity "Direct Pay" Cooperation:** The Contractor acknowledges that the Owner (The Tribe) intends to seek Elective Pay (Direct Pay) pursuant to IRC Section 6417. The Contractor shall provide all necessary documentation, including 'Placed in Service' certificates, final cost certifications, and equipment specifications (kWh/kW ratings) required for the Owner's IRS Pre-filing Registration.

3.2 Compliance

Prohibited Foreign Entity (PFE) Compliance & Certification

A. Statutory Compliance: All equipment, components, and constituent materials provided under this RFP must comply with the "Prohibited Foreign Entity" (PFE) and "Foreign Entity of Concern" (FEOC) restrictions set forth in IRS Notice 2026-15 and Section 6417 of the Internal Revenue Code.

B. Material Assistance Cost Ratio (MACR): The Contractor must certify that the proposed system meets or exceeds the 2026 Material Assistance thresholds:

1. **Solar PV System:** A minimum of **40%** of the total direct cost of all manufactured products and components must be attributable to non-PFE sources.
2. **Battery Energy Storage System (BESS):** A minimum of **55%** of the total direct cost of the energy storage technology must be attributable to non-PFE sources.

C. Certification Requirement: Bidders must submit a "PFE Supplier Certification" for all primary components (Modules, Inverters, Battery Cells, and Power Conversion Systems). This certification must:

- Identify the name and country of the manufacturer.

- Affirm that the manufacturer is not a "Specified Foreign Entity" (as defined by 26 C.F.R. § 1.30D-1 or Notice 2026-15).
- Certify that the component did not receive "material assistance" (defined by ownership, control, or debt thresholds) from entities in China, Russia, Iran, or North Korea.

D. Indemnification: The selected Contractor shall indemnify the Squaxin Island Tribe for the full value of any lost Elective Pay tax credits, including interest and penalties, resulting from the Contractor's failure to provide PFE-compliant equipment or for providing inaccurate certifications.

4. BASIS OF FEDERAL REQUIREMENTS DETERMINATION & BESS INTEGRATION

The inclusion of the Battery Energy Storage System (BESS) as a project component necessitates adherence to specific federal requirements due to the potential use of federal ARPA revenue loss funds and the pursuit of federal elective pay tax credits. These requirements include the Davis-Bacon Act and strict Prohibited Foreign Entity (PFE) certifications.

In the event the BESS system is not awarded or is subsequently discontinued from the project scope, the Tribe reserves the right to revise the compliance and general requirements to only the Washington State prevailing wage and state Buy American/Washington standards. In such an instance, the Tribe will negotiate the adjusted project budget and compliance terms with the awarded vendor. However, if the Tribe awards the BESS, all federal requirements listed in this RFP are mandatory for the entire project.

5. TRIBAL SPECIFIC REQUIREMENTS

Consistent with Squaxin Island Tribe procurement policies, proposers must adhere to the following:

- **Qualified Contractor:** The Tribe seeks a contractor with a proven track record of successful solar projects to carry out the scope.
- **Tribal Employment Rights Ordinance (TERO):** This project is subject to the Tribe's TERO. Contractors must give preference in hiring, training, and contracting to qualified Indians, with first preference to Squaxin Island Tribal members. A TERO Compliance Plan must be approved prior to the Notice to Proceed.
- **Competitive Bidding:** Contracts over \$3,000 must be competitively bid, and at least three bids must be received to evaluate validity and competitiveness. If three

bids are not received, a Sole Source Justification must be approved by the Tribal Administrator.

- **Native Preference:** A Native Preference policy is applied to this contract unless expressly prohibited by a funding agency.
- **Tax Exemption:** Work performed on trust land is generally exempt from Washington State retail sales tax under WAC 458-20-192. Bidders must exclude sales tax from their base bid and alternate pricing.
- **Sovereign Immunity:** Nothing in this RFP shall be deemed a waiver of the Tribe’s sovereign immunity from suit.

6. PROJECT SCHEDULE

The Tribe intends to proceed with construction during the Summer of 2026.

Milestone	Date
RFP Issued	April 6, 2026
Mandatory Facility Walkthrough*	April 14, 2026 at 10:00 AM PST
Deadline for Questions	April 23, 2026
Proposals Due	May 1, 2026 at 4:00 PM PST
Contractor Selection / Notice of Award	May 8, 2026
Construction Start	July 2026
Substantial Completion	September 2026

**The Facility Walkthrough will meet at the main entrance of Skookum Creek Tobacco at 1041 W State Route 108. Please RSVP to cbedlington@squaxin.us by April 10, 2026.*

7. SUBMISSION GUIDELINES

Proposals must be submitted electronically in PDF format to Chad Bedlington at cbedlington@squaxin.us no later than 4:00 PM PST on May 1, 2026. The subject line should read: "Proposal - Skookum Creek Solar PV Installation & Battery Storage Integration".

Proposals must include:

1. **Cover Letter:** Signed by an authorized representative.

2. **Company Profile:** Detailing experience with commercial solar (>100kW) and Tribal governments.
3. **Technical Approach:** Including specifications for modules, inverters, racking, and the battery storage alternate.
4. **Cost Proposal:** Itemized costs for the Base Bid and Alternate 1, excluding sales tax.
5. **Certifications:** Including the TERO statement and a certification that the firm does not require mandatory individual arbitration.
6. **PFE Certification:** Supplier certifications for all primary equipment components.

8. EVALUATION CRITERIA

Criteria	Weight
Cost Effectiveness (Base Bid & Alternate)	30%
Technical Approach & Equipment Quality	25%
Firm Experience & Past Performance	20%
Tribal Preference / TERO Compliance	15%
Project Schedule & Readiness	10%