



Squaxin Island Tribe

Little Creek Casino Resort

91 West State Route 108

Shelton, WA 98584

800-667-7711

REQUEST FOR QUALIFICATIONS

For

General Contractor

Administration Building

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

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

Issue/Posting Date: Monday, February 12, 2024
Qualifications Due: Wednesday, February 28, 2024

Notice of Intent to Participate: Qualified contractors/consultants must email their intent to participate in the bidding process no later than one (1) week after RFQ's Issue/Posting Date listed above.

1. Background and Scope of Work

Little Creek Casino Resort is seeking qualified General Contractors to construct a new multi-story administration building on our premises. The administration building will serve as a central hub for various administrative functions, including offices, meeting rooms, and support facilities. The successful General Contractor will be responsible for managing all aspects of the construction process in accordance with the provided plans and specifications. Proposed construction start is summer 24'.

The scope of work for this project includes but is not limited to:

- Pre-Construction services.
- Site preparation and excavation.
- Foundation and structural work.
- Framing, roofing, and exterior finishes.
- Interior construction including partitions, flooring, and ceilings.
- Installation of HVAC, electrical plumbing, fire protection and systems.
- Finish work including painting, cabinetry, and fixtures.
- Compliance with all applicable building codes and regulations.
 - International Building Code
 - Occupational Safety and Health Administration (OSHA)
 - Washington Industrial Safety and Health Act (WISHA)
 - Washington Energy Code
 - Any code called out in the construction documents.
- Construction management, scheduling, and coordination of sub-contractors.

2. Contractor/Consultant Qualifications

In order to qualify for the proposed project, the General Contractor must be considered to be a qualified applicant. Qualification requirements are listed below:

- Demonstrates experience in commercial construction projects of similar scope and complexity, preferably including office building or similar construction connecting to an existing facility.
- General Contractor to provide information on related tribal and non-tribal projects completed by your firm within the past 5 years.

- General Contractor to accommodate and successfully provide required contracted services on a timely basis.
- Financial stability and strength of the submitting General Contractor will be determined by their bonding capacity.
- History of working with TERO and hiring Native American workers.
- Positive references from previous clients.

3. RFQ Requirements

Interested General Contractors are requested to submit the following documents for consideration:

- Company profile including brief history, organizational structure, and key personnel.
- Overview of relevant experience and completed projects, including administration building if applicable.
- Proof of valid General Contractors License and Insurance
- Bonding capabilities
- Proposed project Team with resumes.
- List of closed and open claims or lawsuits against the company including any parent company or subsidiary.
- Proof of TERO or previous Native American hiring process.
- Proof of Indian Ownership (if applicable)
- Any additional information relevant to demonstrate qualifications for this project.

4. Instructions to Prospective Contractors – Submittal Instructions

Renay VanDelden, Procurement & Supply Chain Manager, will receive qualifications 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 RFQ.

5. Interview Process

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

- A. The Respondent's submission in accordance with the RFQ.
- B. The ownership of the company. (preference given to Indian owned)
- C. Financial health and legalities.

6. Qualifications Due Date and Time

Interested General Contractors must submit their Qualifications no later than Wednesday, February 28 at 2PM.

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

Qualifications 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 or by phone at 360-432-7030.

8. Davis-Bacon Wages

Davis-Bacon Wages ☐ Apply ☒ Do Not Apply to this RFQ.

9. Inquiries

All inquiries concerning this RFQ should be directed to Renay VanDelden, Procurement & Supply Chain Manager – Renay.VanDelden@LittleCreek.com or 360-432-7030. Interested General Contractors will be provided a link to a set of 100% Design Development drawings.

- **Inquiries must be submitted by Wednesday, February 21 at 1pm.**
- 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 Interview

The Squaxin Island Tribe reserves all rights to interview, or not interview, any General Contractor due to items listed above. The Tribe will provide written notice to the successful bidder of actual items awarded.

It is expected that a decision selecting the successful Interested General Contractor will be made within one (1) week of the closing date for the receipt of proposals.

14. Scope of Work Pictures

See attached -