



PORT GAMBLE S'KLALLAM TRIBE
PLANNING DEPARTMENT
31912 Little Boston Rd. NE – Kingston, WA 98346

Request for Proposal Construction Services Port Gamble S'Klallam Tribe
Campus Small-Projects Remodels

The Port Gamble S'Klallam Tribe is seeking qualifications for General Contractors to provide pre-construction and construction services for the partial remodel of seven buildings in the Tribal Administration Campus. During the pre-construction phase, the General Contractor will work with the Tribe's Architect to refine project scope, specifications, and cost; construction bid documents will be prepared by the Architect reflecting these decisions, to be used as the basis for a final construction contract. It is expected that the General Contractor will coordinate required Mechanical, Electrical, and Plumbing scope through their subcontractors on a design-build basis.

Objectives for this project include layout changes necessary to improve building usage and efficiency and some replacement and upgrades of building materials and finishes. The buildings are located within the Port Gamble S'Klallam Campus located at 31912 Little Boston Rd NE, Kingston, WA, 98346. The project list currently includes seven projects; additional scope may be added during the pre-construction phase. Preliminary designs plans are available at <https://www.pgst.nsn.us/tribal-news-and-events/publications>.

A link to the Tribes master plan and facilities is located here:
<https://www.pgst.nsn.us/tribal-programs/tribal-government/master-plan>

1. Cultural Department: Add five closed offices and remove kitchen island. Replace existing windows, entry porch, and entry ramp. Approximately 800 square feet.
2. Police Department: Reconfiguration of existing office spaces to accommodate functional and security needs. Adding 3 closed offices and gally style break room. Add new weather-protected exterior service window. Approximately 625 square feet.
3. Child and Family Services: Combine two office spaces to create a larger meeting space for children and their families. Approximately 50 square feet.
4. Elders Center: Reconfigure existing service spaces, including kitchen, pantry, walk-in refrigerator, management office, and storage room. Casework and lighting upgrades at main gathering room. Approximately 750 square feet.
5. Natural Resources: Convert two large offices spaces to create six closed offices, storage room, and public waiting area. Convert one restroom to employee break room. Approximately 650 square feet.
6. Housing Administration: Convert lobby to office space with a small workstation, service window, replace entry door and add security door at lobby. Approximately 325 square feet
7. Early Childhood: Reconfigure existing front entry for better security and reception desk; reconfigure service wing to create work room, building maintenance room, and miscellaneous kitchen upgrades. Approximately 1000 square feet.



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A walk through of the facilities for interested firms is scheduled **October 17, 2022 at 10:00 a.m.** The walk through will be limited to a maximum of two hours. Questions need to be submitted by October 19 and directed to Abby Welch, Project Manager, at awelch@pgst.nsn.us.

General Contractor for the campus remodels will be evaluated on the following criteria:

- Demonstrated project experience and skills relevant to the design of similar facilities, including pre-construction or design/build-type services.
- Experience, skills, and credentials of key project staff
- Experience working with Native American tribes is preferred • Local office (Olympic Peninsula, Puget Sound) is preferred
- Client references
- Limited to 10 pages total

We have \$480,000 available to begin this project but expect construction costs to exceed this amount.

Qualifications and Rate Sheet (Hourly pre-construction and Standard wage rates for construction) must be emailed to Abby Welch, Project manager at awelch@pgst.nsn.us. Paper submissions can be mailed to PGST Planning Dept. c/o Abby Welch, 31912 Little Boston Rd NE, Kingston WA 98346.

Questions and responses will be posted on the tribal website at:
<https://www.pgst.nsn.us/tribal-news-and-events/publications>

The deadline for receipt of proposals is October 28th at 1:30 p.m.

The Tribe anticipates awarding a design contract November 2022 with the desired final completion for design by January 31, 2023, subject to negotiation. Construction is expected to begin once the designs are complete.

Disclaimer

The Port Gamble S'Klallam Tribe reserves the right to accept any submittals deemed to be in the interest of the Tribe, to waive any minor irregularities in any submittal, to re-solicit for new submittals as deemed necessary by the Tribe, or not to award any contract at all. The Port Gamble S'Klallam Tribe reserves the right to award a contract based on the submittal expected to be most beneficial to the Tribe based on qualifications.