



**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**  
**Natural Resources Enforcement building**

The Port Gamble S'Klallam Tribe is seeking proposals from General contractors to provide construction services and coordinate the installation of a new modular building. The Tribe is purchasing a 24 x 60 ft modular building to house the Natural Resources Enforcement department. A 24 x 24 ft carport will be built adjacent to modular. The Tribe will coordinate the scheduling with the Contractor to have the buildings delivered and set up.

The project is located at 31912 Little Boston RD, NE, Kingston, WA, 98346. The site is on the South end of the Tribal campus and used to have a modular building that was removed due to hazardous conditions. The old building has its own septic tank and water service, both supplied by the Tribe. The power was pulled from an adjacent building as a sub panel which will be replaced with a new service from PSE.

**Summary of Project:**

1. Remove existing concrete footings that were left from the old building.
2. Survey site for building elevations and locations.
3. Dig foundation hole that reflects Modular building design, HUD regulations and DOJ specifications. Dig and prep site for carport.
4. Pour concrete foundation for the Modular building as per plans, pour concrete for carport as per plans.
5. Install all stormwater/ gutter downspout drain pipe, back fill and prep site for Modular building to be installed. Construct carport.
6. Once the building is installed, blocked and fastened to the concrete complete with Wind and Earthquake tie downs, the split faced block skirting can be installed.
7. Backfill around block skirting to final grade, install gutters and downspouts.
8. Install concrete ADA compliant entry and stairs on main entrance, Aluminum stairs and ADA ramp can be installed on secondary door.
9. Install gutters and downspouts. Connect to stormwater system.
10. Ensure all Utility connections are made, complete and tested.
11. Install fencing to create a secure compound to match existing fencing.
12. As part of the scope of work, install and compact gravel the entire site within its fencing.
13. Install top soil and grass seed in the front of the building around entries and along sidewalks.

As part of installing buildings in the Tribal campus area, the Tribe requires the buildings to be set up with the following contracted through Intellisystems:

- an addressable Fire panel (Non-Proprietary)
- Addressable smoke detectors
- Addressable pull system
- Addressable heat detector

- Horn strobe
- Back up Battery -12 volt 7amp/hour
- AES-Intellinet Mesh Fire Transceiver(intellinet2.0) with intellitap.
- Fire Alarm monitoring -AES Mesh network Radio.

If you have any questions about the Alarm system, contact Intellisystems of Port Orchard.

14.

A Site meeting for interested firms is scheduled **January 8th 2025 at 10:00 a.m.** The walk through will be limited to one hour. Questions need to be submitted by **January 10th** and directed to Rory McLeod, Project Manager, at [rorym@pgst.nsn.us](mailto:rorym@pgst.nsn.us) General Contractor for the Natural Resources Modular building project 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 working with Native American tribes is preferred · Local office (Olympic Peninsula, Puget Sound) is preferred
- Client references
- Cost Estimate
- Rate Sheet

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

Questions and responses will be posted on the tribal website at: <https://pgst.nsn.us/planning/>

The deadline for receipt of proposals is **2:30pm on January 20<sup>th</sup> 2025**

The Tribe anticipates awarding the contract by January 31, 2025 with the desired final completion by June 1, 2025, if delivery of building is readily available.

### **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.