

REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS

Progressive Design-Build Services

Port Gamble S'Klallam Tribe Administration Campus Redevelopment Project

Issued by:

Port Gamble S'Klallam Tribe (PGST)
31912 Little Boston Road NE
Kingston, WA 98346

RFQ/RFP Release Date: April 13, 2026

RFQ Submittal Deadline: May 15, 2026, at 4:00 PM (PT)

Notice of Invitation

The **Port Gamble S'Klallam Tribe (PGST)** hereby invites qualified firms to submit **Statements of Qualifications (SOQs)** in response to a **Request for Qualifications / Request for Proposals (RFQ/RFP)** for **Progressive Design-Build Services** for the **PGST Administration Campus Redevelopment Project**, located on the Port Gamble S'Klallam Tribe Reservation in Kingston, Washington.

PGST seeks an experienced and highly collaborative **Progressive Design-Build team** to provide integrated architectural, engineering, preconstruction, and construction services under a single contract.

Project Overview

The project includes the **comprehensive redevelopment of the PGST Administration Campus**, guided by the **2025 Administrative Campus Master Plan**, and is anticipated to include:

- Demolition of existing administrative, gym, and support facilities
- Construction of a new **Administration Building** with subterranean parking
- New **Gymnasium** and **Community Center**
- Village Commons and outdoor gathering spaces
- Campus-wide utility realignment and infrastructure improvements

The estimated total project cost is approximately **\$78 million**. The project will be delivered using a **Progressive Design-Build delivery method**, with three phases:

1. **Phase 1 – Project Kick Off**
2. **Phase 2 – Preconstruction Services**
3. **Phase 3 – Construction Services**

Procurement Process

This procurement will be conducted as a **two-step RFQ/RFP process**:

- **Step 1 – Request for Qualifications (RFQ):**
Firms submit qualifications for evaluation. A shortlist of the most qualified teams will be selected.
- **Step 2 – Request for Proposals (RFP):**
Shortlisted finalists will be invited to submit detailed proposals, attend proprietary meetings, and participate in interviews.

Award will be made to the most qualified **Progressive Design-Build team offering the best value** to the Tribe.

Mandatory Site Meeting

A **mandatory in-person site meeting** will be held:

Date: April 27, 2026

Time: 11:00 AM (PT)

Location:

31912 Little Boston Road NE

Kingston, WA 98346

Attendance is required for consideration.

Submission Requirements

- Responses must be submitted **electronically in PDF format**
- Files must be **under 15 MB**
- Submittals must be received **no later than May 15, 2026, at 4:00 PM (PT)**

Submit to:

Abigail Welch, Project Manager

Port Gamble S’Klallam Tribe

awelch@pgst.nsn.us

Late submissions will not be accepted.

Access to RFQ/RFP Documents

The full RFQ/RFP package, including attachments, selection criteria, schedule, contract documents, and addenda, is available through PGST (<https://pgst.nsn.us/planning/>). Proposers are responsible for reviewing all addenda and ensuring full compliance with the solicitation requirements.

Right to Reject

- PGST reserves the right to reject any or all submissions, waive informalities, modify the solicitation, or terminate the procurement process at its sole discretion.