THE TULALIP TRIBES OF WASHINGTON

PRE-SOLICITATION NOTICE

Request for Qualifications and Proposals (RFQ/P)

Design/Build Services

Hibulb Cultural Center Mechanical Systems Repair and Upgrade

Owner	The Tulalip Tribes of Washington
Project	Hibulb Cultural Center Mechanical Systems Repair and Upgrade, 6410 23rd Avenue NE, Tulalip, Washington
Delivery method	Design/Build, AIA A104-2017 (Tulalip standard form with design/build provisions), design phase followed by a lump sum Guaranteed Maximum Price
Estimated construction cost	To be determined. Independent cost estimate in progress.
Notice published	Monday October 26, 2026
RFQ/P anticipated issue date	Friday, November 6, 2026
Proposals anticipated due	2:00 PM Pacific Time, Tuesday, November 24, 2026
Bonding	No bid bond required with proposal. Cost of 100% Performance and Payment Bonds to be included in the cost proposal.
Native preference	Tulalip TERO Code, TTC Chapter 9.05 applies.
RFQ/P will be posted at	https://www.tulaliptribes-nsn.gov/Visitors/RequestsForProposal

1. Purpose of This Notice

The Tulalip Tribes of Washington ("Tulalip") gives advance public notice of its intent to issue a Request for Qualifications and Proposals for design/build services for the Project described below. This notice is provided under Tulalip's Procurement Policy, which requires public notice at least ten days before a solicitation is issued.

This notice is not a solicitation. No proposals, statements of qualifications, or questions will be accepted in response to it. Firms should watch for the RFQ/P on the Tulalip Requests for Proposal website on or about the issue date stated above.

2. Project Description

The Project repairs and upgrades the mechanical systems at the Hibulb Cultural Center, 6410 23rd Avenue NE, Tulalip, Washington, to provide museum grade environmental control for the Cultural Center's irreplaceable collections. The Cultural Center is an operating public museum, and the work must be planned around museum operations and exhibit schedules.

- **Systems:** a fully functioning HVAC system that holds the collections environment defined in the Owner's Project Requirements and Performance Goals, including as needed the chilled water plant (chiller, pumps and buffer tank), steam humidifiers, desiccant dehumidifiers, fan coil units and building automation controls.
- **Services:** an existing facility evaluation, design, and construction, with operation and maintenance training for Tribal staff. Existing facility plans (2016 dehumidification system drawings) will be provided

with the RFQ/P. The project will address both the Hibulb Cultural Center and Collections Storage Building.

Work must protect the collections and exhibits at all times under a collections protection plan approved by Tulalip and must not significantly affect the day-to-day operations of museum staff. The estimated construction cost and project schedule will be stated in the RFQ/P. Design services will begin following Tulalip Board approval of the award.

3. Delivery Method and Contract

Tulalip will award a single design/build contract using AIA Document A104-2017 (Tulalip standard form with design/build provisions) and its exhibits. Phase 1 covers system design and development of the construction scope. Phase 2 is a contract amendment establishing a lump sum Guaranteed Maximum Price (GMP) that includes all labor, materials, equipment, subcontractors, insurance, overhead, management, and fee for the work.

The Design/Builder shall self-perform, with its own forces, at least 80 percent of the Cost of the Work, excluding materials and equipment, bonds, insurance and permit fees, and design services. Self-performed work includes pre-construction services, project management, supervision, installation labor, commissioning support and Owner training. Proposals must identify each scope of work to be performed by others and its estimated value. Work by others requires Owner approval.

4. Selection Process

Selection will be made by competitive proposal. Proposals will be evaluated on the qualifications and expertise of the proposed team, qualifications of proposed staff, Native preference, proposed project approach (including protection of collections and continuous museum operations), the Proposer's needs from the Tribes, and a cost proposal valid for at least 90 days, including a lump sum design and preconstruction cost and the cost of 100 percent performance and payment bonds. All evaluation factors and their relative weights will be stated in the RFQ/P. Tulalip may hold interviews with a short list of proposers. Award will be made to the proposer whose proposal is most advantageous to Tulalip, subject to approval by the Tulalip Board of Directors.

5. Native American Preference and TERO

This procurement and the resulting contract are subject to the Tulalip Tribal Employment Rights Ordinance (TERO Code), Tulalip Tribal Code Chapter 9.05.

- Native American Owned Businesses (NAOBs) certified by and listed on the Tulalip TERO NAOB Registry are encouraged to participate. Proposers need not be TERO certified or Native owned to submit a proposal.
- The selected Design/Builder must apply the same point system, with a minimum 15 percent set aside for Native preference, when selecting its subcontractors, and must package work to maximize contracting and subcontracting opportunities for NAOB registry firms (TTC 9.05.280, 9.05.350).
- Joint ventures seeking preference must be certified by TERO on a project specific basis (TTC 9.05.410). Firms considering a joint venture should contact the TERO Office promptly after this notice.
- TERO fees will be paid by the Design/Builder.

6. Bonding and Insurance

No bid bond is required with the proposal. The cost proposal must include the cost of 100 percent Performance and 100 percent Payment Bonds. The selected Design/Builder must furnish those bonds from a surety acceptable to Tulalip and carry the insurance stated in the contract documents.

7. Funding and Compliance Requirements

Requirements that will apply to the work include, among others:

- Verification in SAM.gov that the Design/Builder and its subcontractors and suppliers are not debarred, suspended, or excluded
- Proposal certifications: Affidavit of Non-Collusion, Certificate of Compliance, Certificate of Non-Discrimination, and Debarment Certification
- If federal funds are used: Davis-Bacon prevailing wages and certified payrolls, the Copeland Anti-Kickback Act, and Indian preference in employment, training, and subcontracting under 25 U.S.C. 5307(b). Specific federal compliance requirements, if any will be identified in the RFQ/P.

8. Site Visits

There will be a site visit, Monday 11/23/26 at 9:00am. Site visits are required and will be conducted individually by proposer to limit disruption to museum operations. There will be no group pre-proposal meeting. Visits must be scheduled with the Owner's Representative at least two working days in advance, are limited to four person teams, and are escorted at all times. Photography and recording in exhibit and collections areas is not permitted without Owner approval. The last day for site visits will be stated in the RFQ/P. Site visits may be scheduled anytime after the posting of the Pre-Solicitation Notice.

9. Organizational Conflict of Interest

Any firm or individual that assisted in preparing the specifications, scope of work, or solicitation documents for this procurement is not eligible to submit a proposal or to participate on a proposing team.

10. Obtaining the RFQ/P and Communications

The RFQ/P and all exhibits will be available for download at https://www.tulaliptribes-nsn.gov/Visitors/RequestsForProposal. Addenda will be posted at the same location, and proposers are responsible to obtain the addenda. Proposals must be submitted electronically by email to the Owner's Representative.

From publication of this notice through award, all communications about this procurement must be directed in writing to Tulalip's Owner's Representative: Jason Crain, Crain Advisors, at rcrain@tulaliptribes-nsn.gov. Contact with other Tulalip officials or staff regarding this procurement may be grounds for disqualification.

11. Reservation of Rights

Tulalip reserves the right to modify or cancel this procurement, to change the dates stated in this notice, to reject any or all proposals, and to waive minor irregularities. Issuance of this notice does not obligate Tulalip to issue an RFQ/P or award a contract. Notice of contract award will be made available to the public in accordance with the Procurement Policy.