

THE TULALIP TRIBES OF WASHINGTON

PRE-SOLICITATION NOTICE

Request for Qualifications and Proposals (RFQ/P)

Construction Manager at Risk (CMAR) Services

Battle Creek Hatchery and Lower Tulalip Creek Hatchery Upgrade Program

Owner	The Tulalip Tribes of Washington
Program	Battle Creek Hatchery and Lower Tulalip Creek Hatchery Upgrade Program, Tulalip Reservation, Snohomish County, Washington
Delivery method	Construction Manager at Risk (CMAR), single Program contract covering both facilities, AIA A133-2019 (Cost of the Work Plus a Fee with a Guaranteed Maximum Price)
Estimated construction cost	Approximately \$39,000,000
Notice published	Thursday, October 1, 2026
RFQ/P anticipated issue date	Monday, October 12, 2026
Proposals anticipated due	3:00 PM Pacific Time, Thursday, November 24, 2026
Bonding	No bid bond required with proposal. 100% Performance and 100% Payment Bonds required of the selected Construction Manager.
Native preference	Tulalip TERO Code, TTC Chapter 9.05. Minimum 15% of total evaluation points reserved for Native preference.
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 Construction Manager at Risk services for the Program 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. Program Description

The Program modernizes two salmon hatcheries operated by the Tulalip Natural Resources Department, both more than forty years old. The two sites are on the Tulalip Reservation approximately 1.2 miles apart and will be under construction concurrently.

- **Battle Creek Hatchery:** a new incubation building with staff facilities, new well and surface water supplies, circular rearing tanks and early rearing troughs, improved fish release systems, and water reuse and effluent treatment, allowing salmon to be reared from egg to release on site.
- **Lower Tulalip Creek Hatchery:** reconstruction of the rearing pond, a new sorting raceway, adult salmon spawning and holding facilities, water reuse and oxygen supplementation, predator exclusion,

and stormwater and effluent treatment. Portions of the work are in or near water and are subject to regulatory work windows.

Construction Documents for both facilities are complete or near complete, and federal and Tribal environmental permitting is substantially in place. The estimated construction cost is approximately \$39,000,000. Construction is anticipated to begin in mid-2027 with final completion no later than November 30, 2029. Preconstruction services will begin following Tulalip Board approval of the award.

3. Delivery Method and Contract

Tulalip will award a single, integrated Program contract covering both facilities using the Construction Manager at Risk delivery method. The contract will consist of AIA Document A133-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor (Cost of the Work Plus a Fee with a Guaranteed Maximum Price), AIA Document A201-2017 General Conditions, and Tulalip's Supplementary Conditions.

The selected Construction Manager will provide preconstruction services, including estimating, constructability review, trade package strategy, and development of a Guaranteed Maximum Price from the completed Construction Documents, and, upon acceptance of a GMP, construction services at both facilities. Trade subcontracts will be competitively procured by the Construction Manager under Tulalip's procurement, TERO, and federal requirements. Costs will be tracked and allocated by project site.

4. Selection Process

Selection will be made by competitive proposal. Proposals will be evaluated on qualifications, relevant CMAR and Tribal experience, staffing, approach, safety, Native preference, and a proposed Construction Manager's Fee and General Conditions submitted on a prescribed fee schedule. All evaluation factors and their relative weights will be stated in the RFQ/P. Tulalip may hold interviews. Award will be made to the proposer whose proposal is most advantageous to Tulalip, considering qualifications, price, and other factors including Native preference, 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.
- A minimum of 15 percent of the total available evaluation points will be reserved for Native preference, allocated as described in the RFQ/P (TTC 9.05.350).
- The selected Construction Manager must apply the same point system, with a minimum 15 percent set aside for Native preference, when selecting its subcontractors, and must package trade 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.

6. Bonding and Insurance

No bid bond is required with the proposal. Each proposer must include a letter from its surety, on the surety's letterhead, confirming the proposer's capacity to furnish 100 percent Performance and 100 percent Payment Bonds for the anticipated Guaranteed Maximum Price. The selected Construction Manager must furnish 100 percent Performance and Payment Bonds from a surety acceptable to Tulalip and carry the insurance stated in the contract documents.

7. Federal Funding Requirements

The Program is funded in part by the Bureau of Indian Affairs / National Oceanic and Atmospheric Administration Hatchery Maintenance and Modernization Program through a Construction Project Addendum to Tulalip's Self-Governance Funding Agreement, and by other Bureau of Indian Affairs and Tribal funds. Requirements that will apply to the work include, among others:

- Davis-Bacon prevailing wages, certified payrolls, and the Copeland Anti-Kickback Act
- Domestic preference (Buy America) requirements for construction materials, as specified in the RFQ/P
- Verification in SAM.gov that the Construction Manager and its subcontractors and suppliers are not debarred, suspended, or excluded
- Drug-Free Workplace certification, and Indian preference in employment, training, and subcontracting under 25 U.S.C. 5307(b)

8. Pre-Proposal Meeting and Site Visits

Tulalip anticipates holding a pre-proposal meeting and site visits of both facilities during the proposal period, on or about *October 22, 2026*. Attendance will be mandatory. Location, registration, and site safety requirements will be stated in the RFQ/P.

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, including the Construction Documents, 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.

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, at rcrain@tulaliptribes-nsn.gov. Contact with other Tulalip officials, staff, or the Engineer of Record 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. Contract awards will **not** be made public.