



REQUEST FOR PROPOSAL

RFP# 26CC-RM1

Clear Creek Fish Hatchery

Maintenance and Repair

NISQUALLY INDIAN TRIBE

Prepared By:
Nisqually Building Department on behalf of
Nisqually Department of Natural Resources
4820 She-Nah-Num Drive
Olympia WA. 98513



REQUEST FOR PROPOSAL
RFP# 26CC-RM1

DATE: June 8, 2026

The Nisqually Department of Natural Resources, on behalf of the Nisqually Indian Tribe, is issuing a Request for Proposal (RFP) for interested Contractors to submit proposals for the Clear Creek Hatchery Maintenance and Repair project. Minority and disadvantaged companies are encouraged to submit proposals.

Contact information for the Building Department project manager, Elizabeth Glenn, is phone: 360-456-5221 x1040 or glenn.elizabeth@nisqually-nsn.gov

Free-of-charge access to project bid documents (plans, specifications, addenda, and Bidders List) is provided to Prime Bidders, Subcontractors, and Vendors by going to www.bxwa.com and clicking on "Posted Projects", "Public Works", and "Nisqually Indian Tribe". This online plan room provides Bidders with fully usable online documents with the ability to: download, view, print, order full/partial plan sets from numerous reprographic sources, and a free online digitizer/take-off tool. It is recommended that Bidders "Register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Bidders that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued on this project. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration. The content available through bxwa.com is our property or the property of our licensors and is protected by copyright and other intellectual property laws. Access to project documents is intended for use by bidders (general contractors/prime bidders, subcontractors and suppliers), agency personnel and agency's consultants, as well as for personal, noncommercial, use by the public. You may display or print the content available for these uses only. "Harvesting" (downloading, copying, and transmitting) of any project information and/or project documents for purposes of reselling and/or redistributing information by any other party is not allowed by BXWA.

VIABLE CONTRACTORS: To be awarded this project CONTRACTOR, of the winning bid, must be current with all taxes, insurances, bonding and licensing as listed in the Contractor Provisions. Failure to comply will result in bid rejection.

SEALED PROPOSALS: Vendors will deliver two applications, including the Bid Form and requested items, to the following address either by hand, delivery service or by US postal:

Nisqually Indian Tribe
4820 She-Nah-Num Drive SE
Olympia WA. 98513
Phone: 360-456-5221
Attn: Jill Wall
Financial Services - Contracts

CLOSING DATE FOR SUBMITAL SHALL BE WEDNESDAY, JULY 1 BY 3PM

Proposals received after the above-cited time will be considered a late response and are not acceptable unless waived by the Department of Natural Resource Director.

- Please mark the envelopes clearly with Sealed RFP# 26CC-RM1
- Questions may be directed to the Building Department project manager, Elizabeth Glenn, is phone: 360-456-5221 x1040 or glenn.elizabeth@nisqually-nsn.gov

Thank you for your interest

Definitions:

“Tribe”	is Nisqually Indian Tribe
“Bidder”	an individual or business submitting a bid to Nisqually Tribe
“Contractor”	One who contracts to perform services in accordance with a contract

1. PROPOSAL TERMS

- A. The Nisqually Tribe reserves the right to reject any and all proposals received as a result of this RFP. If a proposal is selected, it will be the most advantageous regarding price, quality of service, the Vendor’s qualifications and capabilities to provide the specified service(s), and other factors in accordance with the Tribal Bidding Procedure policy. The Tribe does not intend to award a Bid fully on the basis of any response made to the proposal; the Tribe reserves the right to consider proposals for modifications at any time before a Bid would be awarded, and negotiations would be undertaken with the provider whose proposal is deemed to best meet the Tribe’s specifications and needs.
- B. The Tribe reserves the right to reject any or all bids, to waive or not waive informalities or irregularities in bids or bidding procedures, and to accept or further negotiate cost, terms, or conditions of any bid determined by the Tribes to be in the best interests of the Tribe even through not the lowest bid.
- C. The price quotations stated in the bidders proposal will not be subject to any price increase from the date on which the proposal is opened at the Tribal headquarters to a minimum of 90 days after opening.
- D. In the event it becomes necessary to revise any part of the RFP, addenda will be provided. Deadlines for submission of the RFP maybe adjusted to allow for revisions.



- E. Proposals should be prepared simply and economically providing a straight-forward, concise description of the vendor's ability to meet the requirements of the RFP.
- F. Three references of similar scope and project value are required. Bidder must be in good standing with the tribe, if he has current or past projects Nisqually.

2. SCOPE OF SERVICES

Refer to attached Scope of Work for Base Bid and Bid Alternate information.

Site is available for inspection for accuracy of the bid proposal. A walk through will be conducted on Thursday, June 18th, 2026 at 9 AM. The site is located on JBLM. Take the Mounts Road Gate exit, #116 off of I-5. Head along the east side of the freeway for a ¼ mile south. There is a stop light at gate to JBLM. The group will meet here and let bidders in and out as a group. For additional directions call Bill St Jean at 1-360-789-5038.

Contracts are anticipated to be in place within 60 days of bid opening. Please submit a schedule with your bid.

Please itemize Labor and material cost on Bid

This project is subject to Davis Bacon, Prevailing Wage applies yes X no ____

CONTRACT PROVISIONS

REPORTING OF CONTRACTOR

Section 1 – The Contractor is to report to the Building Department Project Manager and/or Department of Natural Resource Director and confer with them as necessary to insure satisfactory work progress.

Section 2 – All reports, estimates, memoranda and documents submitted by the Contractor must be dated and bear the Contractors name.

Section 3 – All reports made in connection with these services are subject to review and final approval by the Building Department Project Manager and/or Department of Natural Resource Director.

Section 4 – When Applicable, the Contractor will submit a final written report to the Building Department Project Manager and/or Department of Natural Resource Director.

Section 5 – After reasonable notice to the Contractor, the Tribe may review any of the Contractor’s internal records, reports, or insurance policies.

PERSONNEL

Section 1 – The contractor will provide the required services and will not subcontract or assign the services without prior written approval of the Department of Natural Resource Director. Subcontractors, as well as primary contractors, are subject to the TERO ordinance and the Tribe’s Native American preference policy (detailed below.) This ordinance applies to all sub tiers as well.

INDEMNIFICATION AGREEMENT

The contractor will protect, defend and indemnify the Nisqually Tribe, its officers, agents, volunteers and employees from any and all liabilities, claims, liens, fines, demands and costs, including legal fees, of whatsoever kind and nature which may result in injury or death to any persons, including the Contractor’s own employees and loss of damages to any property, including property owned or in the care, custody or control of the Nisqually Tribe in connection with or in any way incident to or arising out of the occupancy, use, service, operations, performance or non-performance of work in connection with this contract resulting in whole or in part from negligent acts or omissions of contractor, any sub-contractor, or any employee, agent or representative of the contractor or any sub-contractor.

NATIVE AMERICAN PREFERENCE/TERO

- The Nisqually Tribe’s Native American preference in contracting policy will be used to select the winning bid.
- The owner wishes to make available any and all opportunities for employment and training for Nisqually Tribal Members, their immediate families, and all other Native Americans. Therefore, the Tribal Employment Rights Ordinance (TERO) will be in effect for this project. This includes but is not limited to:
 - a) Native preference in employment.
 - b) Native preference in contracting. If applicable, Contractor will provide a list of jobs related to this Contract to the Nisqually Tribal Building Department upon signing this Contract. Contractor will ensure that subcontractors also comply with this provision.
- Every covered employer or entity with a contract or subcontract shall pay a onetime tax of 1.75% of the total project/contract costs, i.e., equipment, labor, materials and operations and any increase of the contract/project or subcontract amount. This tax is not to be included in the Contractor proposal, as noted on the Bid Form.
- TERO also applies to subcontractors and all sub tiers.

TRIBAL HISTORIC PRESERVATION OFFICER REQUIREMENTS

- THPO requires 30 day notice prior to any ground disturbances or tree removal to ensure for review and determination of what level of survey is needed to better protect the cultural, historical, and archaeological resources of the TRIBE. A THPO representative shall be present at all dig sites, regardless of size or depth of dig, in order to prevent any damage to known or potential cultural resource sites. THPO laws, regulations and executive orders are in effect.

PERFORMANCE AND PAYMENT BONDS

- Contractor shall furnish a performance bond for 100% of the contract price and a payment bond for 50% of the contract price to the Tribe as security for the faithful performance and payment of all obligations prior to starting work.

INSURANCE REQUIRMENTS

- The Contractor shall purchase and maintain insurance for protection from claims under worker's compensation laws, disability benefits laws or other similar employee benefit laws; for damages due to injury, occupational disease, or death of employees; from personal injury claims; and from property damage claims, including loss of use resulting therefrom -- any and all of which may arise out of or result from the Contractor's operations under the Contract.
- Minimum Levels of Insurance
 - a. Commercial General Liability: \$1,000,000 per occurrence/ \$2,000,000 aggregate for bodily injury, personal injury and property damage.
 - b. Workers' Compensation and Employer's Liability: \$500,000 per injury, \$500,000 per occurrence, and \$500,000 per occupational disease.
 - c. Automobile Liability: \$500,000 Combined Single Limit.

LIQUIDATED DAMAGES

- If the Contractor fails to complete the work within the time specified, the Contractor shall be liable for and shall pay to the Tribe the sum of \$1,000 (one thousand dollars) for each calendar day of delay until the work is substantially completed and accepted by the Tribe, except for delays caused because of force majeure.

Attachments:

Bid Form

Scope of Work with Photos and new and existing Drawing References

Bid Form
for
RFP # 26CC-RM1
Clear Creek Fish Hatchery
Maintenance and Repair

Bidder Name: _____

Bidder Address: _____

Bidder Telephone: _____

To: Nisqually Indian Tribe
4820 She-Nah-Num Drive SE
Olympia WA. 98513

CERTIFICATIONS AND BASE BID

Pursuant to and in compliance with issued documents, including any of the following; Instructions to Bidders, Drawings, Specifications, and other Documents relating thereto, the undersigned Bidder, having investigated the Project and being aware of costs and conditions affecting performance of the Contract, and being familiar with Contract Documents, hereby proposes to provide material and perform Work on terms and conditions herein contained. The amount computer includes cost of Work but does not include Washington State Sales Tax.

_____ Dollars (\$ _____)

Base Bid

The above amount may be modified by amounts indicated by Bidder in Schedule of Unit Prices and Schedule of Alternates below.

Include amount of overhead and profit in Base Bid amount. Attach cost breakdown per SOW.



Bidder, in submitting this Bid, understands that Owner reserves the right to reject any or all Bids, to waive any informality or irregularity in any Bid received, and to accept any Alternate(s) in any order of combination.

BID ALTERNATES

The following items are considered added alternates to the base bid. Some, all, or no alternates may be taken in addition to the base bid. Selections will be determined based on alignment with available funding and priorities of the Department of Natural Resources:

_____ Dollars (\$ _____)
Alternate 1 – Lower GenSet Building

_____ Dollars (\$ _____)
Alternate 2 – Lighting Upgrades

_____ Dollars (\$ _____)
Alternate 3 – Flooring

TAXES AND PERMITS

Do not include retail sales tax in Bid Sum: Other necessary fees and taxes shall be paid by the Contractor and are included in the bid. Local building department plan check fee, building permit fee, TERO tax, and other fees as outlines in the RFP will be paid by the Owner and shall not be included in the bid.

TIME FOR COMPLETION

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in the contract issued by the Nisqually Indian Tribe. Include a project schedule with this bid form.

ACKNOWLEDGEMENT OF ADDENDA

Receipt of addenda are hereby acknowledged. Note addendums may or may not have been issued. Refer to official plan holder sites for all addendum issued.

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

OVERHEAD AND PROFIT

Include overhead and profit in Bid prices above.



CONTRACT

If the undersigned is notified of the acceptance of this Bid within 60 days after time set for opening Bids, undersigned agrees to execute a Contract for the above Work for the compensation established by adjusting the Base Bid by the amount of the Alternate Bids and / or Substitute Bids selected by the Owner.

BID SECURITY

Comply with and bid security requirements as listed in the RFP. Proof will not be required upon bid award but will be required with submission.

REFERENCES

Provide project / client references as requested in the RFP as an attachment to this Bid Form.

SUBMISSION OF BID (Complete for all bids.)

Dated this _____ day of _____, 20__.

(Name of Person or Entity Submitting Bid)

(Mailing Address)

(Authorized Signature)

(City, State, Zip)

(Printed Name)

(Phone)

(Title)

(Email Address)

(WA State Contractor's License No)

(Expiration Date)



NISQUALLY INDIAN TRIBE

Building Department

12565 Elders Ln Se
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

SCOPE OF WORK FOR RFP # 26CC-RM1

Project Name: Clear Creek Hatchery – Maintenance Upgrades

Base Bid Scope of Work:

Lower Roof: Remove and replace flat, membrane roof with new roofing material and framing as needed. Refer to Sheets 93 - 94 for existing plan views and Sheets 102-106 for Roof Framing, Sections and Details for existing conditions. Refer to photos 01-05. Refer to Roofing Details for new roof detail conditions. Detail references are marked on Sheet 94.

- Contractor responsible for removing and disposing of existing roof membrane (torch down roofing) as indicated on Sheet 94.
- Contractor responsible for removing and disposing of approximately 16 SF of metal roofing, framing, and wooden column attached to lower roof as indicated on Sheet 94.
- Contractor responsible for removal and salvage or disposal of existing roof framing, including 3x6 wood Double T&G Decking, 3x6 wood beams, Turned wood columns, 3x12 cedar fascia boards, roof flashing, drains and downspouts, and lighting. Extents as indicated on Sheet 94
 - T&G Decking and 3x6 wood beams to be salvaged and reused, where possible. For bidding purposes assume 75% of these materials will need to be replaced.
 - Electrical and lighting materials to be retained and reinstalled.
 - Columns and other roofing materials to be disposed off.
- Reinstall new or salvaged framing members per attached details. Provide new TPO roofing over new sloped rigid insulation. Refer to New Detail References and Sheet 94 for detail reference locations.
 - TPO roofing to be Carlisle SynTec Systems Sure-Weld TPO Reinforced Membrane or equivalent. Include costs for “Specialty Colors”. Color TBD after review of samples.
 - Existing roof drains are on top of roof and are piped down existing downspouts into a drain. Eliminate all existing roof drains and downspouts. Drains will be reconfigured to run new continuous gutters along the fascia, with new down spouts routed to the existing drain locations on the walkway.
 - Reinstall electrical.

Pond 15 Fence (Adult capture pond)

- Contractor will remove and replace two rows of chain link fencing panels, approximately 216 feet long each, inside of Pond 15. Refer to Sheet 69 for location and Sheet 73 for Picket Wall / Panel Information and details. Refer to photos 06-07.
 - Support posts between panels will remain.

- Panels are approximately 10' wide.
- Each row contains (13) 6' tall panels. Two panel sections contain a door. Salvage (4) existing doorless panels to reinstall at head of pond. See below for additional information.
- Each row contains (3) 6'-6" tall panels. One panel section contains a door.
- Wire gauge and mesh size to be 9 gauge with 1" mesh. Provide PVC coating.
- Remove fencing at head of pond and replace with salvaged panels removed in notes above.
 - Existing fencing is approximately 4' chain link with 24" of chicken wire above.
 - Sandblast rust and paint salvaged panels.
 - Reinstall salvaged panel at head of pond, on top of 24" tall concrete retaining wall. Refer to Sheet 69 for location. Refer to photos 08-09.

Generator

- Remove and dispose of existing 350 KW, 480 Volt, 3-Phase Diesel generator located in the main building at the upper site. Provide and install new generator with the same capacity. No electrical upgrades anticipated, connect to existing system.

Aeration Tower Upper site. Refer to photo 10.

- Contractor to replace all Flexi Ring/Coke Rings in all tubes in the short and tall towers. Each tower contains 6 tubes. Rings should be removed, tubes cleaned, and rings reinstalled.
 - On the short tower, contractor to assume \$6K in material costs per tube (approximately \$36,000)
 - On the tall tower, contractor to assume \$18k in material costs per tube (approximately \$108,000)
- Provide and install a cover at each tower over the tubes. Covers to be prefabricated metal structures, with metal roofing, welded to existing frames around tubes. Structure to be approximately 10' x 15' for bidding purposes.

Added Alternate Scope of Work:

Alternate 1 - Lower GenSet Building Refer to Sheet 122 for Plans, Sections and Details of existing building.

- Contractor to remove and dispose of all insulation in the building ceiling. Provide and install new R-49 batt insulation for the ceiling (will need to be baffled at top of wall). Insulation will require vapor barrier.
- Contractor will paint interior CMU walls with Sherwin Williams Super paint. Color TBD from standard selection.

Alternate 2 – Lighting Upgrades

- Contractor to remove and dispose of existing TH Strip lamps. Contractor will replace with TA Type B LED Bi-pass lamps. Assume 100 fixtures for bidding purposes.

Alternate 3 – Flooring Refer to Sheet 93 for floor plan information.

- Contractor to remove approximately 2,500 sq. ft. of existing sheet vinyl flooring and install of new, waterproof commercial grade, non-slip sheet vinyl flooring appropriate for hatchery workers. This is assumed that the Incubation room, storage rooms, equipment, and

electrical rooms do not need new flooring. See Main Floor Plan, Sheet 93, for highlighted area indicating replacement.

Attachments:

Photos (5 pages)

Roofing Details

Sheet 69, Pond Plan and Section

Sheet 73 Picket Walls

Sheet 93, Main Floor Plan

Sheet 94, Main Roof Plan

Sheet 102, Building Sections

Sheet 103, Wall Section and Details

Sheet 104, Wall Section and Details

Sheet 105, Second Floor and Ceiling Framing

Sheet 122, Storage Building Plan and Sections

Photos:



01 – Main Building



02 – Main Building



03 – Main Building



04 – Main Building



05 – Main Building



06 – Pond 15 Fencing



07 – Pond 15 Fencing



08 – Head of Pond 15



09 – Head of Pond 15 (showing raceway fencing and fencing over concrete wall)



10 – Aeration Towers (men for scale)