

REQUEST FOR PROPOSAL

RFP # 2026-BLD-SQ1

New Construction of Two Type 'SQ' Single Family Homes For NISQUALLY INDIAN TRIBE Protocol Housing Development

Prepared By:
Nisqually Building Department
Nisqually Project Manager Kevin Sutterliet
4820 She-Nah-Num Drive
Olympia WA. 98513



REQUEST FOR PROPOSAL
RFP# 2026-BLD-SQ1

DATE: December 12, 2025

The Nisqually Building Department on behalf of the Nisqually Indian Tribe is issuing a Request for Proposal (RFP) for interested Contractors to submit proposals for the Protocol Housing Development for Two Type 'SQ' Single Family Homes project. Minority and disadvantaged companies are encouraged to submit proposals. (This project has been engineered and designed by Praxis Design Company. Drawings and bid sheets are available at Nisqually Tribe Website.)

Contact information for Kevin Sutterli is 360-456-5221 x 1319. Email: Sutterli.kevin@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.

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

SEALED PROPOSALS: Vendors will deliver two applications 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 THURSDAY, JANUARY 15, 2026 by 4PM

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

- Please mark the envelopes clearly with Sealed RFP # 2026-BLD-SQ1
- Questions may be directed to Kevin Sutterlict, Project Manager, at 360-456-5221 x 1319. Email: Sutterlict.kevin@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 the mutually agreed-to date Bid.
- 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

Build four single family, Rambler style homes on two separate lots. All two homes are using the same floor plans, referred to as Type 'SQ'. See attachments for the construction documents and written scope of work. Note that the site plan packages include all lots for the development. Refer to Scope of Work for applicable lots.

Site is available for inspection for accuracy of the bid proposal. A walk through will be conducted on Jan 6, 2026. Please contact the Building Department Project Manager to confirm the time.

Project timeline is limited to 2026, due to funding availability. Contracts are anticipated to be awarded in early February and construction duration should be approximately 7 months. All construction must be completed by November 30, 2026. Multiple crews on site are advised to meet this timeline. 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___ no __X__

CONTRACT PROVISIONS

REPORTING OF CONTRACTOR



Section 1 – The Contractor is to report to the Project Manager and/or 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 Director/Project Manager.

Section 4 – When Applicable, the Contractor will submit a final written report to the Director/Project Manager.

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 Building Department 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 Contractors 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 contactor 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) may be in effect for this project. This includes but is not limited to:

- Native preference in employment.
- Native preference in contracting.

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.

INSURANCE REQUIREMENTS

- Contractor is required to provide proof of current workers Compensation Insurance with Washington State statutory limits and Employers liability Insurance.
- Contractor will provide proof of Commercial General Liability Insurance stating adequate coverage for project.
- Automobile Liability Insurance covering all owned hired and non-owned vehicles with Personal Protection Insurance and Property Protection insurance.

Scope of work: Nisqually Housing Department Rental House Type SQ (Lots #17 and 21)

1. Build 2 single family homes (same floor plan). 1578 Sq. Ft. living space, 503 sq. ft. attached garage, 95 sq. ft. covered porch.
2. Contractor responsibility to contact Jen Elliott to get permits or schedule inspections.
 - a. Phone: 360 456-5221 ext. 1366.
 - b. Email: elliott.jennifer@nisqually-nsn.gov
3. Dumpsters and sani-cans provided by Contractor.
4. Cost and schedule are factors in this bid, but the Nisqually Indian Tribe prioritizes quality construction and products.
5. Contractor responsible for labor and materials.
6. Bidder to provide itemized breakdown.
7. Bidder to provide schedule with timeline.
8. All materials and labor to be provided by contractor unless otherwise specified. All concrete work, including foundations and flatwork (sidewalks, garage slabs, approaches, driveways), to be completed by owner. GC will need to coordinate with owner's sub for patios and porches.

9. The contract will provide a weekly email with the progress of the project and what is coming up the next week.
10. Construction will not start until February 2026 and must be completed by November 2026. Multiple crews on site are advised.

Framing

- Minimum of 24" crawl space from ground to bottom of floor joist.
- Provide 2x for all sub facia. Minimum 16" overhangs.
- No OSB use CDX

Install windows, exterior doors, and sliding glass doors

- Provide and install Milgard windows or equivalent. Wrap window openings with window flashing tape, trim exterior of window with 5/4 x4 Absolute Cedar or equivalent (no standard white wood), flash top of window with metal flashing.
- Provide and install sliding glass doors and flash, trim and caulk same as windows.
- Provide and install exterior fiberglass doors
- Provide and install the Moisture Barrier on the exterior of the house. Fortaflash bottom of the window opening. Install the window, then Fortaflash bottom flange of window, the two sides, and the top making sure all sides overlap.
- Provide and install keyless entry at each entry, hardware color will be black.
- Provide non-insulated garage doors, color will be determined in the field, with windows and electric openers.
- Provide screens and Blinds for all windows.
- Install all exterior windows and doors to manufactured specifications.

Siding

- Siding materials will be Hardi or equivalent.
- Side house with 8 1/4-inch hardi plank siding with 7-inch reveal with hardi shake on gables shown on prints. Bear Skin or equivalent, behind all siding joints, install all plumbing and electrical blocks. Provide shake siding in gables at the front of the home, per the exterior elevations.
- Caulk around and flash above all windows, along all corner boards, around all plumbing and electrical blocks, or any exposed nail in siding, trim, or soffit. Use Big Stretch caulking (no Quad).
- All exterior trim Absolute Cedar (no standard white wood). Wall and window trim, Facia, columns, and garage wrap.
- Install 1x6 tongue and groove cedar on ceiling of porches. Contractors responsible for staining all Cedar, Clear or transparent stain.
- Note stone veneer siding is shown on the elevations. Eliminate stone veneer from the project and extend lap siding or board finish.

Roofing

- Materials and labor bid for roofing.
- Roofing shingles will be Pabco brand with Black as the color. Use Synthetic Felt under shingles and drip edge at roof to gutter line and gable flashing.
- Contractor will make one trip back to house to install all roof boots for plumbing, HVAC, and any other roof penetrations.
- Roof swept or blown off leaving no sawdust, debris, or nails on roof.
- Provide and install gutters and downspout, color to be determined in field.

Electrical

- All electrical rough in and trim outs to be done to 2023 NEC code.
- Under Cabinet lighting in kitchen.
- Light fixtures will be black.
- Circuit and wiring for outdoor HVAC unit.
- (40) 6" wafer LED integrated lights, wires for (2) septic tanks and (2) 50 amp car charger in garage. (Tribal electricians will lay out lighting plan). Fiber to be run from external garage point to interior LV termination point in living room. Each unit will
- LED paddle lighting in each bedroom.
- 200-amp service double meter stack. (2)- 100 amp 20 space panels. Contractor to provide and install (2) 1500 Orenco Prelos step tank. Contractor to connect to the home and the existing sewer box system. Contractor to connect to the home and conduct commissioning of the step system under the supervision of Nisqually Public Works Department. Contractor to connect all electrical requirements from the house panel to the septic tanks per NEC 2023 Coded.
- Include 50 amp outlet for EV charger.

Plumbing

- All plumbing rough-in and trim to be performed according to the minimum requirements of the 2021 Uniform Plumbing Code.
- Including but not limited to toilets and faucet will be Kohler or Moen. Tub/shower, shower surrounds, shower doors, hot water tank, sinks, faucets, hose bibs are contractors' responsibility. Fixtures will be black. Provide and install A.O. Smith Signature 100 50-gallon Tall 4500-Watt double element electric water heater.
- Acceptable Materials for Drainage, Waste and Vent will be ABS and Sch 40 PVC. Acceptable materials for water piping will be PEX A and type L copper. Stub-outs for water will be in type L copper and supported with 1/2", 3/4", 1", 16 Gauge Copper Stub Out Bracket (20" Length). Overhead piping and inwall piping will be properly supported, p-tape, clamps, mid-story guides etc.

HVAC

- Install Daikin 24,000 BTU slim duct unit.

- Hang unit in the attic with drain pan with supply duct into each bedroom. Cold air return in the hallway.
- Spot all locations for ducts in the ceiling. Filter location in the
- return grill. All Supply ducts will be located in a habitable space. Cadet heaters recommended for laundry room.
- Daikin 18,000 BTU Wall mounted unit installed in living room and kitchen.
- Install Daikin 19 SEER 36,000 BTU Outdoor unit.
- Supply pad for the unit to sit on. Anchor unit to pad or wall. Line hide covering lineset.
- Vent and bathroom fans and laundry fan, also vent micro hood and dryer.
- Install BRC Thermostat.

Painting

- Exterior Paint- Provide Sherwin Williams paint and primer. Exterior finish will include a total of 3 colors; 1 body color, 1 trim color, and 1 accent color. Colors TBD by Project Manager.
- Interior Paint Sherwin Williams color StuccoSW7569 for walls and Marshmallow white SW 7001 for all MDF trim and all closet and pantry shelving. All paint to be Super Paint Sherwin Williams. All nail holes and joints on trim and shelving will be caulked and puttied.

Flooring, cabinets, and case work

- Provide and install Painted Navy Waypoint cabinets. Self-closer, real plywood, black cabinet handles, crown molding.
- Premium Natural Quartz countertops for cabinets and vanities. Windowsills will also be Premium Natural Quartz Color and all items will be Iced White color.
- Closets will have a shelf and closet rod. The interior of the windows will have two sides, and the top drywall and bottom sill will be Premium Natural Quartz. All nail holes and joints need putty, caulked, and touch up paint.
- JetCore Flooring, Grey color in entire house including the stairs. Use matching bull nose for the stairs. (No carpet).
- All base trim will be ½ inch by 5 ½ square MDF. Door trim will be 2 ½ inch by ¾ square MDF. Bathroom base and door trim will be PVC square not MDF, same dimensions as the rest of the house, just PVC instead of MDF.

Tile

- Use Schluter or equivalent waterproofing membrane system for tub and shower enclosures and/ or wet areas. (Do not use liquid waterproofing systems such as Redgard)



- Mid-grade tile back splash in kitchen (in between lower and upper cabinets) and all bathroom floors will be tiled. Color chosen by Project Manager. Contractor provides samples.

Appliances and accessories

- Stainless steel with Black accent appliances in the kitchen and laundry room. Appliances include Electric Range w/exhaust fan above, microwave, refrigerator/freezer combo, dishwasher, washer, and dryer. All appliances will be Whirlpool
- Mirrors, toilet paper holders and towel racks in bathrooms.

Miscellaneous

- Drywall to code. Contractor responsible for scheduling nail schedule inspection before mudding and tapping.
- All Drywall backing will be full length studs and no drywall clips.
- Provide 3" topsoil and hydroseed front and back yard. Two plant beds, one with low plants and the other next to the house with 4 shrubs. 2 foot of river rock around perimeter of foundation. Plant 4 fruit trees, 2 in front and 2 in back yard. Coordinate with Project Manager.
- The job site is expected to be safe and clean. Contractor is responsible for the daily clean up, including their subs. Garbage left on job sites will not be tolerated.
- Contractor responsible for final professional cleaning at completion of the house.
- No roof vents or penetrations on the Southwest roof for future solar panels.

Bid Form

for

RFP # 2026-BLD-SQ1

Protocol Housing Development
Two Type 'SQ' Single Family Homes

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 (\$ _____)

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.

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.



SALES TAX 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, 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 a written Notice to Proceed issued by the Nisqually Indian Tribe. NTP is anticipated for February, 2026. Project Completion shall be by November 30, 2026. 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 _____

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 45 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.

REFERENCES

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

SUBMISSION OF BID (Complete for all bids.)



Nisqually Indian Tribe
Squally-Absch People of the river, people of the grass

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)

END OF BID FORM