SKOKOMISH INDIAN TRIBE
REQUEST FOR QUALIFICATIONS
Consultant Services for t3ba'das Housing Development
Phase II

APPROXIMATE AREA OF FUTURE DEVELOPMENT

Project Location
SKOKOMISH INDIAN TRIBE
PARCEL BOUNDARY FOR PHASE II
t3ba'das HOUSING DEVELOPMENT

NOTE: Contours are Approximate Only
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INTRODUCTION: The Skokomish Indian Tribe (the Tribe) was recently awarded an Indian Community Development Block Grant (ICDBG) from the U.S. Dept. of Housing and Urban Development for the planning and design for Phase II of the t3ba’das Housing Development. The Tribe is requesting Statements of Qualifications (SOQ) from firms, licensed to do business in the State of Washington, to provide professional planning; preliminary engineering; surveying; environmental permitting; and design for the Phase II of the t3ba’das Housing Development.

PROJECT DESCRIPTION: The proposed site for the development is approximately 20 acres of heavily wooded property that is currently in Trust with the Bureau of Indian Affairs. The intent is to develop the property for maximum use for single family residences to include the design of roads, storm water drainage, sewer, water, and other utilities.

PROJECT FUNDING: The project has funding through the ICDBG in the amount of $466,127 for engineering design, survey, geotechnical testing, environmental review, erosion control, and rough grading.

SCOPE OF SERVICES: The project activities will require working with staff from the Skokomish Tribe Office of Community Development and Housing Department. Geotechnical testing will be conducted separately and the consultant will be required to coordinate with the geotechnical firm. The Tribe anticipates the scope of work will include the following list of activities which are not necessarily in the order of occurrence and may not be all inclusive:

- Preliminary site plan showing proposed building lot layout and roadways
- Topographical survey and mapping of proposed area to be developed
  - Note: survey work will be completed after the tree removal and rough grading of the site which will be completed under a separate contract.
- Conduct environmental site assessment
- Prepare Plan and Profile sheets for:
  - Roadway alignment
  - Storm drainage
  - Sanitary sewer
  - Water service
  - Street lighting
- Prepare and submit all permitting for compliance with NEPA and SKEPA (Skokomish Environmental Policy Act) requirements.
- Prepare technical specifications
- Prepare detailed cost estimate
PROJECT SCHEDULE: The schedule will be developed during project scope negotiations but is expected to be as follows:

Notice of Selection: December 2020
Contract negotiations and contract approval: January 2021
Notice to Proceed: January 2021
Final submittal of Plans, Specifications, and Estimate (PS&E): September 2021

MINIMUM QUALIFICATIONS:
- Firms must be experienced in all aspects in the design of land development projects
- All plans and specifications must be stamped by an engineer licensed in the State of Washington
- Survey mapping must be stamped by a professional land surveyor licensed in the State of Washington

THE STATEMENT OF QUALIFICATIONS SHALL INCLUDE:
1. Qualifications/expertise of the firm and any subconsultants (60 points)
2. References/past performances (20 points)
3. Experience working with tribal agencies (15 points)
4. Availability and ability to meet the project schedule (5 points)

The Tribe reserves the right to make the selection of the firm it deems most qualified based on the information provided in the items listed above and which is in the best interest of the Tribe.

HUD-determined wage rates for architects, technical engineers, draftsmen, and technicians are applicable to this contract. This project contains funding from federal sources and therefore may be subject to audit.

The SOQ must contain all of the required information in a clear, concise manner on fifteen (15) pages or less, including cover letter. Submittal of the SOQ MUST BE SUBMITTED ELECTRONICALLY by email to d nichols@skokomish.org NO LATER THAN 4:00 PM local time on November 5, 2020

All questions regarding this request should be addressed in writing to: Dave Nichols, Project Manager, at email d nichols@skokomish.org