



The Consolidated Borough of Quil Ceda Village

RFQ: QCV-RFQ-025-003

Request For Qualifications For Architect/Design Services

QCV Administration Building

Addendum No. 1:

Question 1: What is the estimated project square footage?

Answer 1: Estimated square footage is approximately 25,000.

Question 2: Is a full consultant team requested to include civil, mechanical, MEP, etc?

Answer 2: A full consultant team would be beneficial, as we are planning on developing a complete set of construction drawings. Please make sure to list your key team members and any sub-consultants you would collaborate with in your SOQ.

Question 3: With regard to the 'Submission Evaluation Criteria' section 4, "Project Controls, Cost Tracking, and GMP Development" and section 7, "Project Sequencing and Scheduling", is the intent to have design firm respondents answer these the best of our ability? Or is an alternative project delivery method going to be utilized for this project? Typically, these questions would be asked in a Design-Build solicitation, but the RFQ generally appears to be an architectural design only solicitation. Can you clarify the delivery method and intent for asking these questions of design firms?

Answer 3: Please refer to the last paragraph on page 1 of the RFQ: "The proposing firm's initial stage submission should address **qualifications** for architecture/engineering work, including the structure and specific qualifications of the proposed design team." The intended goal at this stage of the process is to determine qualifications of firms to ultimately complete a set of construction drawings. If a firm has the ability to provide continued consulting and support with bid documents, permitting assistance, and project management support during the construction phase, that option will be explored at a later date. Please include any relevant information in your Statement of Qualifications.

Question 4: It would be helpful to know the anticipated delivery method for the project, and whether NAOB or TNAOB Contractors will be utilized?

Answer 4: The delivery method will be Design-Bid-Build. Please refer to page 3, section 4 of the RFQ for TERO NAOB participation goals.

Question 5: If General Contractor will be selected later through hard bid or other means, is there a target timeframe to make that selection?

Answer 5: A separate solicitation for a GC is expected to be issued Q4 of 2025.

Question 6: Is a site survey available? If not, will one be provided, or is it the design team's responsibility?

Answer 6: A site survey will be made available to the selected firm.

Question 7: Is a geotechnical report available? If not, will one be provided, or is it the design team's responsibility?

Answer 7: A geotechnical report will be made available to the selected firm.

Question 8: Has a wetlands study been conducted? If not, will one be provided, or is it the design team's responsibility?

Answer 8: A wetlands study has been conducted and will be made available to the selected firm.

Question 9: How many departments will be located in the building and how many offices or workstations are required for each department?

Answer 9: There will be at least five departments. We have initial workspace numbers, but will need to do a functional needs assessment with the assistance of the selected firm.

Question 10: When is your expected occupation date?

Answer 10: Late 2026.

Question 11: Will the project require plan review? If so is it through the tribe or through another jurisdiction?

Answer 11: The plan review will be through the Tulalip Planning Department.

Question 12: Replacing the existing facilities implies an interim move for Admin staff while the new building is completed. Is the design team expected to be involved in any temp office design/ interim move work?

Answer 12: No.

Question 13: The RFQ doesn't clearly identify whether Interior Design and FF&E Selection will eventually be needed for building public spaces (core areas, lobbies) for future Admin office space tenant improvements. We are assuming this service will eventually be needed and will provide quals information for Interior Design and FF&E selection?

Answer 13: It is likely that we will eventually need assistance with Interior Design and FF&E.

Question 14: Is funding approved for the project? If so, is it subject to any kind of US federal grants or disbursements, or is funding within the control of the Tribes?

Answer 14: No federal or state funds will be utilized for the project.

Question 15: How soon after the estimated End-of-March project award would the owner like to get project work started?

Answer 15: Within 30 days.

Casey Wren

QCV Project Manager