

REQUEST FOR QUALIFICATIONS (RFQ)

Architectural Services for Visioning a 70-Unit Housing Complex and an 8 Unit Elders Village.

I. PROJECT OVERVIEW

The Tulalip Tribes is seeking qualifications from experienced architectural firms to assist in the visioning and conceptual design of a new 70-unit housing complex and an 8-unit Elders Village. The selected firm will work closely with Tulalip staff, Tulalip Council, and the community to develop design concepts that reflect local needs, sustainability goals, and regulatory requirements.

II. SCOPE OF WORK

The selected architectural firm will be responsible for leading the visioning and conceptual design phase of a new 70-unit housing development and an 8-unit Elders Village. The scope includes:

1. Visioning and Stakeholder Engagement

- Facilitate workshops and charrettes with Tribal officials, community members, Tribal staff, and potential residents.
- Develop a shared vision that reflects community values, equity, sustainability, and livability.
- Document feedback and incorporate it into design iterations.

2. Site Analysis and Feasibility

- Conduct site visits and analyze existing conditions including topography, access, utilities, environmental constraints, and zoning.
- Identify opportunities and challenges related to site development.
- Provide recommendations for optimal site utilization.

3. Conceptual Design

- Create multiple conceptual design options for the housing complexes, including:
 - Site layout and circulation
 - Building massing and orientation
 - Unit mix and typologies
 - Common areas and amenities
 - Parking and access
- Incorporate principles of universal design, energy efficiency, and climate resilience.

4. Preliminary Cost Estimation

- Provide rough order-of-magnitude (ROM) cost estimates for each concept.
- Include estimates for site preparation, construction, infrastructure, and amenities.

5. Regulatory Review

- Ensure concepts comply with local zoning, building codes, and environmental regulations.
- Identify any variances or entitlements that may be required.

6. Presentation Materials

- Prepare high-quality renderings, diagrams, and presentation boards for public meetings and decision-makers.
- Provide digital files suitable for use in reports, websites, and social media.

7. Collaboration and Coordination

- Work closely with Tulalip planning staff and other stakeholders.
- Attend regular coordination meetings and provide progress updates.

III. SUBMISSION REQUIREMENTS

Firms should submit the following:

- Statement of qualifications
- Portfolio of relevant projects
- Resumes of key personnel
- References
- Proposed approach to the project

IV. EVALUATION CRITERIA

Submissions will be evaluated based on:

- Relevant experience and qualifications
- Quality of past work
- Understanding of project goals
- Proposed approach and methodology
- References and reputation

V. TIMELINE

- RFQ Release Date: 9/12/2025
- Submission Deadline: 09/26/2025 at 4:00 pm
- Interviews (if needed): 10/2/2025
- Selection Notification: 10/6/2025

VI. SUBMISSION INSTRUCTIONS

Submit qualifications electronically in PDF format to:

Felicia Stripling

fstripling@tulaliptribes-nsn.gov

Subject Line: RFQ – Architectural Services: 70-Unit Housing & 8-Unit Elders Village