



Spokane Tribe of Indians

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REQUEST FOR PROPOSAL FOR Spokane Tribe of Indians

Mitre Rock Fire - Kieffer Loop
Ranger Station Site Restoration
Project
NO. FY26-033

BY
SPOKANE TRIBE OF INDIANS
PURCHASING/PROPERTY
DEPARTMENT
6195 FORD/WELLPINIT RD
PO BOX 100
WELLPINIT WA 99040

KEY INFORMATION

Contact	Raynee St. Pierre
Phone	509-458-6550
Opening Date	9/24/2026
Questions Due by	10/1/2026 @ 4:00 PM
Closing Date	10/8/2026 @ 4:00 PM
Return Location	Purchasing/Property Manager
Delivery Address	6195 Ford/Wellpinit Rd
	Wellpinit WA 99040
	PO Box 100
Email	Raynee.stpierre@spokanetribe.com

STOI Point of Contact

All questions regarding this Request for Proposal (RFP) shall be submitted in writing to the designated Point of Contact listed above.

Questions must be submitted no later than the deadline identified in the RFP. Responses to questions and any resulting addenda will be issued through the Point of Contact and shall become part of the solicitation documents.

I. INTRODUCTION & PROJECT DESCRIPTION

The Spokane Tribe of Indians is a federally recognized sovereign governmental entity established through Executive Order of the President of the United States on January 18, 1881. The Spokane Tribe of Indians' vision is to achieve true sovereignty by attaining self-sufficiency. We will preserve and enhance our traditional values by living and teaching the inherent principles of respect, honor, and integrity as embodied in our language and life-ways. We will utilize effective stewardship of our human, financial and natural resources. We will develop strong leadership through education, accountability, experience and positive reinforcement. There is a central administrative unit headquartered in Wellpinit, Washington. In Wellpinit we administer 214 programs which provide services to tribal members and other local area community members.

The Spokane Tribe of Indians is requesting proposals from qualified contractors to provide demolition, fire debris removal, disposal, earthwork, and site restoration services for the fire-damaged Kieffer Loop Ranger Station located at 6800 Kieffer Loop Road on the Spokane Indian Reservation. The project is intended to remove the fire-damaged structures, debris, and other man-made materials and restore the affected site to a safe, clean, stable, and maintainable condition.

The project area encompasses the fire-damaged Kieffer Loop Ranger Station, associated site improvements, fire debris areas, and surrounding areas requiring restoration. The selected Contractor shall provide all labor, supervision, equipment, transportation, disposal, materials, coordination, and incidentals necessary to complete the work described in this Request for Proposals and Scope of Work.

II. SCOPE OF REQUESTED SERVICES

1. Scope Summary

The Contractor shall perform complete demolition, debris removal, disposal, and site restoration within the designated project area. The intent is to scrub the project area clean and restore it to a safe, stable, maintainable condition, leaving only water, sewer, and electrical power infrastructure that the Owner determines is intact and suitable to remain.

The work generally includes:

- Demolition and removal of the fire-damaged Kieffer Loop Ranger Station structures and associated building components.
- Removal of fire-damaged and abandoned structures and improvements within the project area.
- Removal or relocation of miscellaneous site items as directed by the Owner.
- Removal of fire debris and miscellaneous abandoned materials within the project area.
- Removal of concrete slabs, foundations, footings, piers, anchors, equipment pads, and associated below-grade improvements, except water, sewer, and electrical power infrastructure approved by the Owner to remain.
- Removal of abandoned site improvements and other man-made surface and below-grade materials within the project area unless specifically approved by the Owner to remain.
- Removal of demolition debris and abandoned man-made materials encountered below grade within the project area, except approved water, sewer, and electrical power infrastructure.
- Lawful transportation, recycling, and disposal of demolition materials.
- Backfilling and compaction of excavations and voids.
- Final grading and restoration of the designated project area.
- Final magnetic sweeping and detailed hand cleanup.

The completed site shall be scrubbed clean of structures, fire debris, demolition debris, abandoned improvements, and other man-made materials, except water, sewer, and electrical power infrastructure specifically approved by the Owner to remain. The site shall be restored to surrounding grades with a stable, uniform surface and positive drainage.

Site Restoration Objective

The intent of this project is to completely clear, clean, and restore the designated project area. Unless specifically authorized by the Owner to remain, the Contractor shall remove all buildings, structures, foundations, slabs, footings, piers, anchors, equipment pads, abandoned improvements, fire debris, demolition debris, miscellaneous materials, and other man-made surface and below-grade materials within the project area.

The only utilities that may remain are existing water, sewer, and electrical power infrastructure determined by the Owner to be intact and suitable for future use. The Contractor shall protect these utilities where directed by the Owner. Damaged, abandoned, or otherwise unusable portions shall be removed, capped, terminated, or otherwise addressed as directed by the Owner.

Upon completion, the project area shall be scrubbed clean of demolition-related and abandoned materials, including small debris, metal, wire, glass, fasteners, and other remnants. Excavations and voids shall be backfilled and compacted, and the site shall be

graded to blend with the surrounding terrain, provide positive drainage, and leave a safe, clean, stable, and maintainable finished condition.

2. Existing Structures and Project Area

The project includes the fire-damaged Kieffer Loop Ranger Station property located at 6800 Kieffer Loop Road.

Known conditions within the project area generally include:

- Fire-damaged building materials, structural components, ash, and debris.
- Concrete slabs, foundations, footings, piers, anchors, and associated structural components.
- Miscellaneous site improvements and abandoned man-made materials.
- Existing water, sewer, and electrical power infrastructure that may be suitable to remain, subject to Owner determination.
- Additional fire-damaged debris and materials observable within the designated project area.

The Contractor shall restore the full designated project area affected by the fire, demolition, debris removal, and Contractor operations.

Dimensions and quantities provided in the RFP are approximate and are intended to describe the general extent of the project. Proposers shall verify observable site conditions and quantities during the required site visit and incorporate the work necessary to complete the defined project scope into their proposal.

3. Asbestos Testing and Regulated Materials Coordination

The Spokane Tribe has completed asbestos sampling and laboratory analysis for the Kieffer Loop Ranger Station fire-damaged project area. The laboratory report is identified as EMSL Order 042619278, Project 264794.00 - Kieffer Loop Fire ACM, with analysis completed September 16-19, 2026. See Exhibit A

The asbestos laboratory results reported no asbestos detected by polarized light microscopy (PLM) in the analyzed fire ash/debris samples and in the three concrete samples. The report and its sampling limitations shall be reviewed by proposers and are incorporated into the solicitation as a reference document.

Based on the provided asbestos test results, known asbestos abatement is not included as a separate Owner-performed activity or as a required component of the Contractor's base scope. Proposers shall include demolition, handling, transportation, and disposal of the tested fire debris and building materials within their base proposal, subject to receiving-facility requirements and all applicable laws and regulations.

The laboratory report applies only to the samples analyzed and does not eliminate the possibility of unanticipated regulated materials or conditions outside the sampled materials. The Contractor remains responsible for recognizing suspect materials encountered during demolition and for following the unforeseen-condition procedure below.

If suspected asbestos-containing material, hazardous material, regulated material, contaminated soil, containers of unknown material, or other potentially regulated material not identified in the project documents is encountered during the work, the Contractor shall:

1. Stop work in the immediately affected area.
2. Secure the area from further disturbance.
3. Notify the Owner promptly.
4. Do not disturb, remove, transport, or dispose of the suspected material until the Owner provides direction.

Work in unaffected areas may continue when it can be performed safely without disturbing the identified condition.

4. Demolition and Debris Removal

The Contractor shall perform demolition in a controlled sequence appropriate for fire-damaged structures and existing site conditions.

The Contractor shall:

- Establish and maintain appropriate work and exclusion areas.
- Protect only water, sewer, and electrical power infrastructure or other items specifically identified in writing by the Owner to remain.
- Verify water, sewer, and electrical power conditions before demolition activities that may affect those utilities, and coordinate with the Owner to identify infrastructure that is intact and suitable to remain.
- Demolish all structures within the project area using methods appropriate for the condition of the structures and surrounding property.
- Remove structural steel, framing, roofing, siding, interior materials, equipment, fixtures, and other building components scheduled for demolition.
- Remove all loose, collapsed, accumulated, and scattered fire debris throughout the designated project area.
- Remove all fire-damaged or abandoned structures and associated foundations or supports within the project area.
- Remove or relocate miscellaneous site items as directed by the Owner before demolition begins.
- Prevent demolition activities from unnecessarily disturbing areas outside the designated project limits.

No demolition debris or abandoned man-made material shall be buried or incorporated into site backfill.

5. Concrete, Foundations and Below-Grade Removal

The Contractor shall completely remove the following throughout the project area, except water, sewer, and electrical power infrastructure specifically approved by the Owner to remain:

- Concrete floor slabs.
- Exterior concrete slabs within the project area.
- Foundations.

- Continuous and isolated footings.
- Piers.
- Structural anchors.
- Embedded structural components.
- Equipment pads.
- Abandoned improvements and other man-made surface or below-grade materials.
- Below-grade demolition debris and abandoned man-made materials encountered within the project area.

Water, sewer, and electrical power infrastructure shall be preserved only when the Owner determines it is intact and suitable to remain. Damaged, abandoned, or unusable portions shall be removed, capped, terminated, or otherwise addressed as directed by the Owner.

Concrete and other demolition material shall be removed from the site and recycled or disposed of at an appropriate receiving facility.

Following removal of foundations and below-grade improvements, excavations shall be available for Owner observation prior to placement of permanent backfill when requested.

6. Debris Handling, Transportation and Disposal

The Contractor shall manage demolition materials using accepted demolition and waste-management practices appropriate to each material type.

The Contractor shall:

- Segregate materials where practical for recycling or proper disposal.
- Prevent debris from being deposited outside the work area or along transportation routes.
- Secure loads during transportation.
- Use disposal, recycling, or receiving facilities authorized to accept the applicable waste stream.
- Verify disposal facility acceptance requirements prior to hauling material.
- Provide copies of applicable scale tickets, disposal receipts, recycling tickets, waste shipment records, and similar documentation to the Owner.

The Contractor's proposal shall account for transportation and disposal necessary to complete the base scope based on the information provided in the solicitation and conditions reasonably observable during the site visit.

7. Backfill, Compaction and Site Restoration

Following completion of demolition and below-grade removal, the Contractor shall restore disturbed areas to a stable finished condition.

The Contractor shall:

- Remove loose demolition material and unsuitable debris from excavations before backfilling.
- Furnish approved clean backfill material as necessary to restore excavated areas.

- Place backfill in controlled lifts appropriate for the material and equipment being used.
- Compact backfill to provide a firm, stable finished surface suitable for the intended post-demolition site condition.
- Fill depressions and voids resulting from structure, foundation, footing, pier, slab, or debris removal.
- Rough grade and finish grade the disturbed project area.
- Blend restored areas smoothly into adjacent undisturbed ground.
- Establish positive drainage away from the restored demolition area.
- Eliminate depressions or irregular grading that would cause unnecessary ponding or concentrated runoff.
- Repair excessive rutting or disturbance caused by demolition and hauling operations within the designated project area.

The objective of the restoration work is **not to create an artificially level pad**, but to restore the site to a stable condition that generally follows surrounding terrain and provides appropriate drainage.

8. Final Site Cleanup

Following completion of demolition and grading, the Contractor shall perform a detailed final cleanup of the project area.

Final cleanup shall include:

- Removal of remaining visible demolition debris.
- Magnetic sweeping of demolition and work areas.
- Hand collection of nails, screws, wire, metal fragments, glass, sharp objects, and similar small debris.
- Cleanup of areas adjacent to the primary demolition footprint that were affected by Contractor operations.
- Removal of temporary Contractor materials, equipment, waste, and staging items.
- Correction of remaining surface irregularities caused by demolition operations.
- Final grading adjustments necessary to provide the required finished condition.

The Contractor shall repeat magnetic sweeping and hand cleanup as necessary to leave the site reasonably free of demolition-related metal, glass, sharp objects, and other debris.

9. Demolition and Disposal Plan

Prior to commencement of demolition activities, the selected Contractor shall submit a project-specific **Demolition and Disposal Plan** for Owner review.

The plan shall identify, at minimum:

- Contractor's project superintendent and primary site contact.
- Proposed demolition sequence.
- Major equipment proposed for the work.
- Site access and equipment staging approach.
- Work and exclusion zones.
- Utility verification and coordination approach.

- Dust-control methods.
- Fire-prevention measures.
- Debris segregation approach.
- Proposed recycling and disposal facilities.
- Haul routes.
- Proposed backfill source.
- Backfill and compaction approach.
- Site grading and restoration sequence.
- Procedures for encountering unanticipated suspect or regulated materials.
- Proposed project schedule.

The Demolition and Disposal Plan shall be accepted by the Owner prior to commencement of general demolition activities.

All work shall be completed in a professional and workmanlike manner consistent with generally accepted practices for structural demolition, fire-debris removal, earthwork, grading, and site restoration.

III. GENERAL INFORMATION

Proposal Submission

Proposals must be received by the Spokane Tribe of Indians Purchasing/Property Department by the closing date and time identified in this RFP. Late proposals or proposals submitted to another department may be considered non-responsive.

All questions shall be submitted in writing to the designated Point of Contact by the Questions Due date. Material clarifications or changes to the solicitation will be issued by written addendum.

Proposals shall remain valid for ninety (90) calendar days following the proposal due date.

The Spokane Tribe shall not be responsible for costs incurred in preparing or submitting a proposal.

Tribal Rights

The Spokane Tribe reserves the right to reject any or all proposals, waive minor irregularities, request clarification or additional information, negotiate with one or more proposers, award the project in whole or in part, or cancel and reissue the solicitation when determined to be in the best interest of the Tribe.

Nothing in this RFP obligates the Spokane Tribe to award or execute a contract.

Insurance Claim and Cost Documentation

This project is being completed in connection with an insurance claim resulting from fire damage to the Kieffer Loop Ranger Station property.

Proposers shall provide complete and clearly organized pricing sufficient to support Tribal review, competitive evaluation, contract administration, and insurance claim documentation.

Pricing shall be submitted as a single lump-sum Base Bid and shall include all labor, supervision, equipment, materials, transportation, hauling, disposal, backfill, grading, cleanup, documentation, overhead, profit, and incidentals necessary to complete the full scope of work unless specifically identified as excluded by the RFP.

The successful Contractor shall maintain and provide supporting project records, including applicable:

- Disposal and weight tickets.
- Recycling records.
- Material and hauling tickets.
- Invoices and subcontractor documentation.
- Photographs.
- Other records reasonably required to support project costs and insurance claim administration.

Proposal, pricing, and project cost information may be provided to the Tribe's insurance carrier, adjuster, broker, consultants, Finance, Legal, auditors, or other authorized Tribal representatives as necessary for project and claim administration.

Insurance review or approval does not authorize the Contractor to proceed with additional or changed work. Work shall proceed only upon written authorization from the Spokane Tribe.

Site Conditions and Pre-Proposal Site Visit

Attendance at a pre-proposal site visit is mandatory.

Proposers shall base their proposal on the project objective that the entire designated site is to be cleared and restored, with only water, sewer, and electrical power infrastructure approved by the Owner allowed to remain.

Proposers are responsible for reviewing the solicitation documents, inspecting observable site conditions, and becoming familiar with the nature and extent of the work before submitting a proposal.

Dimensions and quantities provided by the Tribe are approximate unless specifically stated otherwise. Questions regarding observable conditions, discrepancies, or scope requirements shall be submitted before the Questions Due date.

TERO, Subcontractors, Insurance and Bonding

Contractors and subcontractors shall comply with applicable Spokane Tribal Employment Rights Ordinance requirements.

Proposers shall identify known subcontractors and their anticipated scope of work. The prime Contractor shall remain responsible for subcontractor performance and contract compliance.

The successful Proposer shall provide insurance and bonding required by the Spokane Tribe's applicable Construction Agreement and Bonding Requirements.

Proposal Requirements and Evaluation

Proposals shall include, at minimum:

- Company and contact information.
- Applicable licenses, registrations, and certifications.
- Identification of key project personnel.
- Relevant experience with comparable demolition, fire-debris removal, earthwork, or site-restoration projects.
- Proposed project approach and sequencing.
- Proposed schedule.
- Completed Cost Proposal/Bid Sheet.
- Required certifications and subcontractor disclosures.

Proposals will be evaluated using the following criteria:

- Relevant Experience and Qualifications – **30%**
- Project Approach and Understanding – **25%**
- Cost Proposal – **20%**
- Schedule and Capacity – **15%**
- Past Performance and References – **5%**
- Indian Preference – **5%**

Award will be based on the proposal determined to provide the best overall value to the Spokane Tribe. The lowest-priced proposal is not automatically entitled to award.

Award and Authorization to Proceed

Any award is contingent upon required Tribal approvals, availability of project funding and/or insurance proceeds, successful contract negotiations, and submission of required contract documents.

No work shall begin and no costs shall be incurred on behalf of the Spokane Tribe until the applicable agreement is fully executed and written authorization to proceed has been issued by the Tribe.

Attachment A

Kieffer Loop Ranger Station Site Restoration Project - Bid Sheet

Proposal No. FY26-____

Vendor Information

Company Name:	
Address:	
Contact Person:	
Phone:	
Email:	
WA Vendor License #:	

Bid Item	Description	Amount
Base Bid	Complete Kieffer Loop Ranger Station Site Restoration Project - all work required by the RFP and Scope of Work, including demolition, removal, hauling and disposal, backfill, grading, final cleanup, protection of approved water, sewer, and electrical power utilities, and project closeout.	\$ _____

The Base Bid shall be all-inclusive. No separate payment will be made for individual scope components necessary to achieve the completed project condition described in this RFP. Any exclusions or qualifications must be clearly identified with the proposal and may be considered in evaluating responsiveness.

Project Timeline

Anticipated Start Date:	
Anticipated Completion Date:	

Certification

By signing below, the Vendor certifies this proposal is accurate, valid for 90 days, and that the Vendor is not debarred, suspended, or otherwise excluded from Federal, State, Local, or Tribal public transactions or contracting opportunities.

☐ Payment and Performance Bond (Acknowledged – Included as Required)

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

Attachment B

Vendor Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective vendor certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal, State, Local or Tribal department or agency;

(b) Have not within a five-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, Local or Tribal) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local or Tribal) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, Local or Tribal) terminated for cause or default.

Typed name & Title of Authorized Representative

Signature of Authorized Representative

Date: _____

☐ I am unable to certify the above statements. My explanation is attached.

Attachment C
SUBCONTRACTING DISCLOSURE

If sub vendors are to be used, that fact, and the name of the proposed subcontracting firms, must be clearly identified in the proposal. If sub-vendors are to be used, each must also complete the below certification and be included in the submitted proposal. Following the award of the contract, no additional subcontracting will be allowed without the express prior written consent of the Spokane Tribe.

Describe any plans to “partner” with another vendor to meet implementation needs. If your approach includes **the use of one or more additional vendors or sub-vendors, please provide a detailed explanation of their role on the project.** In addition, if your response to the technical and functional requirements and associated product demonstration is dependent upon a product offered by another vendor partner, please be advised that a single, joint response should be submitted for this RFP. Additional vendors, sub vendors and/or any assignee or transferee must be able to adhere to the same agreements and legal obligations required of your company.

The Spokane Tribe reserves the right to reject any and all sub-vendors included in proposals.

SUBVENDOR	
Name:	
Work To Be Performed:	

SUBVENDOR	
Name:	
Work To Be Performed:	

SUBVENDOR	
Name:	
Work To Be Performed:	

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