



NISQUALLY RED WIND CASINO

REQUEST FOR QUALIFICTIONS / PROPOSAL  
FOR  
MASTER PLANNING SERVICES

Proposal Due Date: February 7, 2018 at 1:00 PM PST



January 23, 2018

Request for Qualifications/Proposal  
for  
Master Planning Services  
for  
Nisqually Red Wind Hotel and Conference Center Expansion  
Olympia, WA

The Nisqually Red Wind Casino (NRWC / Owner) is soliciting Request for Qualifications/Proposal (RFQ/P) from qualified consultant teams to prepare Master Planning Services for expansion of the existing Casino, and future Hotel. The RFP includes the following:

Project Overview  
Scope of Master Planning Services  
Proposal Format and Content  
Project Fees  
Schedule

**PROJECT OVERVIEW:**

NRWC is interested in future long-term site planning of Red Winds Casino property, including current interest to expand the Red Wind Casino and a future hotel development. The Casino is built on approximately 17.5-acre triangular parcel.

The Red Wind Casino is located at 12819 Yelm Hwy SE, Olympia, WA 98513  
The current facilities include the following:

- Gaming area for Smoking and Non-Smoking
- Restaurants
- Back of House Operations
- Administration offices
- 1,200 car parking garage
- Surface parking

NRWC is looking to work with a Professional Planning / Architectural firm to create design options for long range planning (5-year, 10-year, 20-year) at the Casino property, including the current interest to expand gaming operations, develop a hotel with convention center, and expand parking facility, known as the "Development". The Planning team needs to have considerable experience with casino and casino hotels / convention centers, restaurant (food & beverage) planning experience, and knowledge of Master Planning similar facilities while maintaining complete casino operations. In addition, the planning team will provide professional planning experience for site vehicular traffic, analysis of vehicular parking requirements for patrons and NRWC employees and parking garage operations. The Planning team will be provided with the current Market and Feasibility Study for proposed Hotel and Conference Center along with a current Traffic Impact Analysis for the proposed Development. It is



intended that the final approved planning for the current development will be used for selecting an Architect of Record and consultants to complete the design and contract documents.

The Planning team will work with NRWC Facilities for potential expansion and the existing infrastructure for the roads, sewer, water, and drainage systems.

The Planning Team / Architect and it's consultant team will work with Nisqually Indian Tribe TERO program to provide employment opportunities of Nisqually Tribal members, their spouses and descendants; and other Native Americans living on or near the Nisqually Indian Reservation. The Nisqually Indian Tribe, Tribal Employment Rights Ordinance (TERO), Title 42 ordinance information is available on the Nisqually Indian Tribe website.

#### **SCOPE OF WORK PLANNING SERVICES:**

The Planning/Architectural team will furnish all labor, materials, supervision and travel cost (if required) to undertake and complete the following:

Conduct onsite analysis and become familiar with Nisqually Indian Community and building styles, layout of the existing buildings, parking area and parking garage and generalized all amenities associated with the existing Red Wind Casino.

#### Programming

- Gain familiarity with Nisqually Five (5), Ten (10) and Twenty (20) year goals for Red Wind Casino, current NRWC Market and Feasibility Study, operations, site restraints, design goals, including Nisqually governmental conditions of approval for the Development.
- Meet with NRWC Staff and Representatives per Owner's Representative.
- Review existing design documents, including surveys, soils report, and other site assessments that have been prepared to date.

#### Conceptual/Preliminary Design

- Prepare detailed concept design packages / drawings that accommodate the programming requirements described in Market and Feasibility Study and that strives to meet the project budget. If needed, revise design, building program and/or project scope that meets the NRWC budget goals.
- Assist the Owner's Representative in developing a preliminary estimate for construction cost.
- Present designs / document submittals to the NRWC Board and Nisqually Tribal Council Meetings. Revise documents and attend necessary meetings in order to obtain approval
- Obtain Schematic Design approval from the NRWC Board of Directors.



### Specific Goals:

- Develop a Master Plan specific to the Red Wind Casino site identifying development goals for a 5 year, 10 year and 20 year operational growth.
- Develop the current Development goal based from the current Market and Feasibility Study.
- Show locations, size of proposed buildings, with supportive matrix of building area
- The exterior architecture proposed should conform to NRWC and Nisqually Indian Community
- Provide detailed programing and drawings for hotel layout and operations
- Provide detailed programing and drawings for Casino expansion
- Provide detailed programing and drawings to upgrade back of house, food and beverage operations
- Provide detailed programming and drawings for casino and hotel amenities

The site design should include the following:

- Access Options to Casino from SR 510
- Parking garage operations and potential expansion
- Vehicle circulation
- Pedestrian circulation
- Offsite parking for customers and NRWC employees

Provide complete programming, multiple conceptual designs, include architectural concept plans, attend bi-monthly or weekly meetings with Owner's representatives, casino operations, and NRWC planning team.

### **PROPOSAL FORMAT and CONTENT:**

Proposals are to follow the format and are to contain information listed in this section. In order to be responsive, proposal shall address all the items listed in this section.

Letter introducing the Planning / Architectural firm describing the firms core competency for master planning and conceptual design for the Development.

### **Narrative items:**

- Brief resumes of principal-in-charge and key technical/professional personnel to be assigned to the project. Discuss experience and how that experience will be applied to this project.
- Program of work satisfying the requirements of Scope of Services section. Program should include a Time-Line Schedule and a Work Plan identifying tasks and outlining:
  - Activity /task description
  - Key person & individuals completing the task
  - Deliverables
  - Team organization chart
- Define any outside consultants that may participate with the proposal.
- Past Experience – provide narrative and visual information detailing your past experience of the firm with similar projects that qualifies your team to complete this work. Identify similar projects completed by your team for Tribal Casino Hotels and Convention



Centers and renovation projects during public use of the facility. Include at least three references from similar hotel projects. Include a point of contact, telephone number, and a brief description of the services provided.

**FEE:**

Itemize the fee you will charge for these services. Include a breakdown of the billable hourly rate of each member of the staff who will be assigned to this project.

**SCHEDULE:**

We anticipate the selection process will be complete by late-January and the tentative schedule will be as follows:

Master Planning/Architect proposals are due back to Nisqually Red Wind Casino by Wednesday, February 7, 1:00 PM. Please deliver your proposal to Mark Modawell at Nisqually Red Wind Casino as noted below.

The NRWC Master Planning /Architect Selection Task force will review proposals and select a the most qualified teams for interviews at NRWC.

Finalists will be notified by, February 21 and invited to make a presentation to the committee during the week of February 26, 2018.

The committee will make a recommendation of the selected firm to the Nisqually Red Wind Casino. Once confirmed, the winning firm will be notified.

The NRWC Master Planning/Architect Selection Task Force will review all proposals and will participate in the Master Planning/Architect Interview process. A high priority will be given for previous work with Indian Casino and Hotel / Conference Center facilities and familiarity of working with fully operational casinos. All information received will be kept confidential and not distributed beyond NRWC Selection Task Force.

**Evaluation Criteria:**

- Qualifications of the Master Planning / Architectural firm and experience.
- Qualifications of Individual team member qualifications and experience
- Qualifications of creating unique solutions for Indian Casinos Hotels and Convention Centers
- References
- Fee Structure and competitiveness.

Written Proposals three (3) each shall be delivered to below address and email a pdf version to: [markmodawell@redwind.net](mailto:markmodawell@redwind.net) .

All general correspondence shall be emailed to Mark Modawell at above address.

Nisqually Red Wind Casino Master Planning:  
Red Wind Casino Administration Office, Second Floor  
12819 Yelm Hwy SE, Olympia, WA 98513

End of Request for Qualifications/Proposal