

# REQUEST FOR PROPOSALS (RFP)

## Development of 12 Full Hook-Up RV Spaces

**Issued by:** Makah Tribe - Makah Business Enterprises

**Project Location:** Cape Resort - 1510 Bayview Avenue Neah Bay, WA 98357

**Proposal Due Date:** March 9<sup>th</sup> 2026

### 1. Project Description

Makah Business Enterprises is soliciting proposals from qualified contractors for the **design, permitting, and construction of twelve (12) full hook-up RV spaces**. The project is intended to deliver safe, functional, and code-compliant RV sites suitable for short- or long-term use.

### 2. Scope of Work

The selected contractor will be responsible for all labor, materials, and coordination necessary to complete the project, including:

- Site preparation and grading
- Layout and construction of 12 RV pads
- Installation of full utilities:
  - Potable water
  - Sewer
  - Electrical service (50/30/20 amp as required)
- Internal access, drainage, and stormwater management
- Permitting, inspections, and utility coordination
- Final cleanup and project close-out

All work must comply with applicable local, state, and federal *building and electrical codes*.

### 3. Contractor Qualifications

Proposers must demonstrate:

- Experience with development and/or addition to RV parks, campgrounds, or similar utility-based developments
- Proper licensing and insurance
- Ability to meet schedule and budget requirements

### 4. Proposal Requirements

Proposals should include:

- Company information, *address, phone, email, EIN*.
- Summary of relevant experience
- Proposed approach and estimated timeline
- Cost proposal (itemized)
- Assumptions and exclusions
- Proof of business licensing and insurance
- TERO will apply to this project

## 5. Request for Information

- Questions concerning this Request for Proposals and Scope of Work described herein may be submitted by prospective contractors in writing as a Request for Information (RFI) All RFIs shall be received no later than two weeks before the proposal submittal deadline. Any responses should be given to all potential bidders.

## 6. Letter of Intent to Bid

Prospective contractors are requested to submit a **Letter of Intent to Bid (LOI)** for this project.

The Letter of Intent to Bid shall include:

- Company name and contact information
- Primary point of contact
- Statement of intent to submit a proposal for the project

Letters of Intent to Bid must be submitted **in writing** and received no later than:

**5PM February 18<sup>th</sup> 2026.**

Letters of Intent may be submitted by mail or email. Submission of a Letter of Intent to Bid is **not mandatory**, but is strongly encouraged to ensure contractors receive project updates, responses to RFIs, and any addenda issued for this RFP.

### **PROPOSAL DEADLINE AND SUBMISSION INSTRUCTIONS**

Responsive contractors will provide one (1) hardcopy Proposal, along with the cost estimate.

Responsive contractors will submit their proposals by mail or delivered in a sealed envelope clearly marked "Cape Resort RV Project" addressed to the **Makah Tribe c/o Laurette Venske at P.O. Box 115, Neah Bay, WA 98357 or Makah Tribe: c/o Laurette Venske, at 161 Resort Drive, Neah Bay WA 98357 for FedEx or UPS.** Emailed proposals will not be accepted.

### **POINT OF CONTACT INFORMATION**

Makah Business Enterprises  
Bill Secor Jr. Resorts Manager  
P.O. Box 115  
Neah Bay, WA. 98357  
Cell: 360-640-1844  
email: [bill.secor@makah.com](mailto:bill.secor@makah.com)

*Lowest bid is the primary basis for award; however, other factors such as scheduled duration for work, existing and upcoming workload, self-performance of work, past work performance, history of successful projects and other criteria will be taken into account when awarding a contract. Low bid does not guarantee award of contract, all bids must be in conformance with RFP. These decisions will be made in best interest of The Makah Tribe.*