Tukwila SCHOOL DISTRICT
a world of possibility
4640 S. 144th St. Tukwila, WA 98168 | (206) 901-8000 | tukwila.wednet.edu

REQUEST FOR QUALIFICATIONS (RFQ)

Construction Program Management and Project Construction Management Services
Including 2028 Bond and Levy Planning and Capital Program Support

Invitation and District Intent

Tukwila School District (District) is requesting Statements of Qualifications (SOQs) from qualified individuals and firms interested in providing Construction Program Management and Project Construction Management services for districtwide capital planning and construction, including planning and support associated with a potential February 2028 capital bond and capital levy measures.

The selected consultant may serve as an extension of District staff and provide owner's representation, program controls, capital planning, project development, grant and School Construction Assistance Program (SCAP) coordination, procurement and delivery support, design/construction oversight, financial tracking, reporting, and closeout. The District seeks a team with demonstrated Washington K–12 experience and the ability to manage multiple projects and funding sources from concept through construction closeout.

Issued by:
Tukwila School District
4640 S. 144th St.
Tukwila, WA 98168

Key Dates:
Release of RFQ: September 17, 2026
Deadline for Written Questions: September 24, 2026, 3:00 p.m. Pacific Time
SOQs Due: October 1, 2026, 3:00 p.m. Pacific Time
Interviews: November 5-6, 2026

The full RFQ and submission information can be found on the District's website at:
https://www.tukwilaschools.org/departments/maintenance-operations

Procurement Notice and Legal Review

This solicitation is intended to select a highly qualified professional services team based on demonstrated competence, relevant experience, approach, personnel, capacity, and references. The District will negotiate scope, terms, and compensation with the selected firm following selection.

Anticipated Schedule

Milestone	Date / Time
Release / Advertise RFQ	September 17, 2026
Statements of Qualifications (SOQs) Due	October 1, 2026, 3:00 p.m. Pacific Time
Shortlisted firms notified	October 5, 2026
Interviews	November 5-6, 2026

Notice of intent to select / negotiations	Following evaluation and interviews
Anticipated contract authorization	November 2026, subject to successful negotiations and District approval

Submission Instructions
All qualified individuals and firms, including minority- and women-owned firms, are encouraged to apply. SOQs must be received no later than 3:00 PM Pacific on October 1, 2026. Late submittals will not be considered.

Submission Contact	Information
Contact	Maricel Haessig
Email	haessigm@tukwila.wednet.edu
Delivery Location	Tukwila School District Service Center 4160 S 144th St., Tukwila, WA 98168
Electronic Format	PDF
Page Limit	20 single-sided 8.5 x 11 pages, excluding front/back cover and tabs if used

Electronic Submission: SOQs submitted electronically must be received by email at haessigm@tukwila.wednet.edu no later than 3:00 p.m. Pacific Time on October 1, 2026. The subject line should read: "SOQ – Construction Program Management Services – [Firm Name]. Respondents are responsible for confirming successful delivery.

Written questions regarding this RFQ must be submitted by email to Maricel Haessig at haessigm@tukwila.wednet.edu no later than 3:00 p.m. Pacific Time on September 24, 2026. The District may issue written addenda or clarifications as necessary. Any material clarification or modification to the RFQ will be posted on the District's 2028 Bond and Levy webpage and made available to all known respondents. Respondents are responsible for reviewing all issued addenda prior to submitting their Statement of Qualifications.

Statement of Qualifications Requirements
Each SOQ submittal must include, at minimum:

1. Letter of introduction identifying the firm/team, primary contact, understanding of the assignment, and strategy for face-to-face coordination with District personnel and the School Board.
2. Firm profile, Washington office/location(s), years in business, ownership structure, and capacity to perform the work.
3. Listing of relevant K–12 capital projects performed in Washington State, emphasizing program management, owner's representation, bond-funded programs, modernization/replacement, and occupied-campus work.
4. Summary of the full scope of services offered and identification of services proposed to be performed by subconsultants.

5. Organizational chart and concise resumes for key personnel, including proposed Program Manager(s), Project Manager(s), and personnel responsible for cost, schedule, construction, and OSPI/SCAP coordination.
6. Three relevant K-12 school district client/project examples, including current reference contact information, project scope, project value, delivery method, and role performed.
7. Experience with Washington public works and alternative public works procedures authorized under chapter 39.10 RCW.
8. Relevant experience with OSPI School Facilities, SCAP, Study & Survey, ICOS, D-forms, and Washington State grant programs.
9. Approach to 2028 bond and capital levy planning, including capital needs validation, project prioritization, funding strategy, evaluation of appropriate funding sources, scope development, estimating, scheduling, risk management, Board/administrator support, and transition from pre-election planning to implementation.
10. Strategy and examples for tracking program/project financial outcomes, including budgets, commitments, expenditures, forecasts, contingency, escalation, and change control.
11. Description of current workload, staff availability, proposed level of local/on-site presence, and ability to begin promptly.

References and Past Performance

The District reserves the right to contact any or all references provided by a respondent and may contact other public agencies or clients with relevant experience with the respondent or its proposed personnel. Reference checks may be conducted at any stage of the evaluation and selection process. Information obtained through reference checks may be considered in evaluating qualifications, past performance, proposed personnel, and the respondent's ability to successfully perform the required services.

Evaluation and Selection Process

The District will evaluate SOQs based on demonstrated qualifications and experience relevant to the requested services. Evaluation considerations may include:

- Relevant Washington K–12 experience
- Qualifications and experience of proposed personnel
- Experience with capital programming and project management
- Experience with OSPI/SCAP and Washington public works
- Approach to Bond 2028 planning and capital program implementation
- Cost, schedule, financial, and risk-management capabilities
- Capacity, availability, and local/on-site presence
- References and past performance

The District intends to shortlist the most highly qualified firms for interviews. Following interviews and evaluation, the District will identify the most highly qualified firm and proceed with scope and fee negotiations. Contract authorization will be subject to successful negotiations and District approval.