



REQUEST FOR PROPOSALS (RFP)
For
Community Gathering Grounds Comprehensive Design Services
Bay Mills Indian Community

Issued October 14, 2026
RFP Closing: October 30, 2026, 12:00pm EST

SUMMARY OF KEY INFORMATION

RFP TITLE	<i>Community Gathering Grounds Comprehensive Design Services</i> Proponents should use this title on all correspondence.
CONTACT PERSON	The point of contact for this RFP is: <i>Brianna Gunka</i> <i>Director of Planning and Development</i> <i>Bay Mills Indian Community</i> <i>Email: bgunka@baymills.org</i> <i>Phone: 906-248-8125</i>
INQUIRIES	Please direct all enquiries by email to the Contact Person. Inquiries received by any other means may not be answered. Proponents are encouraged to submit inquiries at an early date to permit consideration by the Owner. Inquiries should be submitted no later than 12:00 pm EST on the day that is five (5) business days before the Submission Time. The Owner may, in its sole and absolute discretion, decide to not respond to any enquiry.
SUBMISSION DEADLINE	Submission time is 12:00pm EST, October 30, 2026, or as indicated in the call for bids, or amended by addendum.
SUBMISSION LOCATION	Please email proposals in PDF format to Brianna Gunka at bgunka@baymills.org . Proposals received after the deadline will not be accepted. Please contact Brianna Gunka via email with any questions you may have regarding this Request for Proposals or any of the requirements outlined in the scope of work to be completed.

BACKGROUND

The Bay Mills Indian Community (BMIC) is a federally recognized tribe situated in Michigan's Upper Peninsula along the southeastern shore of Lake Superior. Known as Gnoozhekaaning, or "The Place of the Pike," BMIC was granted a federal Corporate Charter pursuant to Section 16 of the Indian Reorganization Act on June 18, 1934. BMIC is one of the four original reservations established in Michigan. There are currently 2,258 tribal members.

BMIC renovated the Riverview Park and Campground in 2023-2024 and re-envisioned the old baseball field as a space for a future Community Gathering Grounds structure. This structure is intended to house community events, primarily the annual Honoring our Veterans Powwow and Superior Whitefish Festival. The facility will also be made available for other coordinated events, such as, graduation ceremonies, festivals, feasts, music in the park, and more. The facility will also be made available for public use, including weddings, parties, picnics, and more.

BMIC was gifted engineering plans from a Tribe located in Colorado for a large timber arbor Powwow Grounds they had constructed utilizing local, culturally significant trees. This design was re-engineered to ensure it would meet the snow and wind loads, and other standards, for structures in the State of Michigan. The design was put out for bid, and a contractor selected in 2025. As the project progressed, it became clear the design was not suited to meet the community's needs, and the project was paused for further discussion. In Spring, 2026, a facilitated goal-setting session was hosted to elaborate on the uses and "must haves" of the facility. The structure will be multi-use with the goal of it being utilized year-round, though this does not necessarily require the structure to be fully enclosed. The structure must include specific required elements, outlined in the scope of work section below. BMIC is now prepared to engage a design firm, with the intent to construct the facility in 2027.

BMIC seeks a Design Firm or Design-Build Firm to provide comprehensive support services for the development of the Community Gathering Grounds. This may include development of a concept design, engineering services should the design be accepted and engineering services deemed necessary, and onboarding of a firm to guide construction of the structure. Our budget for this project is approximately \$4,000,000.

SCOPE OF WORK

We are requesting proposals from qualified firms for the development of a concept design that includes all required elements listed below. This will require stakeholder meetings, culminating in a facilitated charrette, to finalize the proposed design. Once the concept design is finalized and approved, the firm, in coordination with the BMIC Construction Manager, will determine the best course of action for project delivery. Depending on the design components, specialty engineering firms or contractors may be onboarded to ensure execution of construction.

Desired Elements

The following elements should be considered in the Community Gathering Grounds design:

- Circular Structure, open to the sky in the middle, offering partial shelter for all-season use
- Circular central area will accommodate Powwow dance arena and other events
- Achieve the feeling of being outdoors even when inside the structure
- Has electricity and water, with adequate stadium-style lighting illuminating the center
- Wood or wood-like, incorporating natural elements

- Cost effective
- Aesthetically pleasing, with storage built into the design
- Design must be culturally relevant, tell the story of Bay Mills, clans built into the design
- Snow removal/management must be a consideration
- May accommodate up to 1,000 people

SITE CONDITIONS

The project site is located in a large grassy area that was formerly a baseball field, at Riverview Park. A geotechnical investigation was conducted in 2025. The investigation included four (4) test borings extended to a depth of 40.0 feet. The test borings were conducted in accordance with ASTM D 1586 procedures. The soil is generally sandy and well-suited to building. The full geotechnical report will be provided to the selected Design Firm.

ADMINISTRATION

- The Tribe's Construction Manager will serve as the BMIC POC for this project.
- The successful Firm shall be available to respond to questions from the Tribe or the Construction Manager
- Successful Firm is expected to organize and attend project meetings on a regular basis.

PROPOSED PROJECT TIMELINE

Milestone	Date
RFP Issued	October 14, 2026
Questions Due	October 23, 2026
Proposals Due	October 30, 2026
Selection	November 13, 2026
Estimated Start	December 1, 2026
Proposed Construction Start	Spring, 2027

PROPOSAL REQUIREMENTS

1. Project Delivery: Please provide a description of the proposed project delivery method (i.e. Design-build, design-bid-build, other)
2. Cost proposal: Please provide a detailed fee schedule for the proposed project.
3. Schedule: Provide a detailed timeline for the proposed project.
4. Subcontracts: Provide a list of subcontractors you anticipate working with on this project, if applicable.
5. Certifications and Licenses: Please include a copy of any pertinent licenses or certifications.
6. Disclosure of Claims: Please disclose any claims, lawsuits, or formal disputes for work or services previously or currently being performed.
7. References: Please provide at least 3 references for projects of a similar scale.
8. Indian Preference (Optional): Please provide any evidence to demonstrate that the firm is a qualified, Indian-owned enterprise, with at least 51% active ownership by a member of federally recognized Indian tribe.

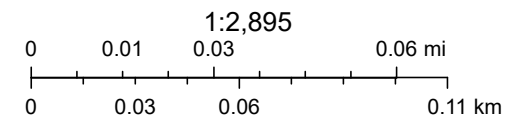
ATTACHMENTS

- Project Site Locations: Aerial Map

Riverview Park- Community Gathering Grounds Location



10/14/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor