



Request for Quotes for Geotechnical Investigations, Topographic Surveys and Utility Location Services for Three Bay Mills Indian Community Properties (Amended)

The Bay Mills Indian Community is requesting quotes from qualified individuals and firms for site specific activities to include geotechnical investigations and report, and a topographic survey at two properties. The third property would also include these services with an additional deliverable of locating utility lines at this site. The three properties should all be included as one project with one quote document. The successful firm will work in coordination with staff from the firm DSGW who are completing Preliminary Engineering Reports (PER) for each of these sites.

Background:

Bay Mills Indian Community is working on Brownfield Redevelopment Plans for three separate and unique properties in Brimley, Michigan (see attached map). The Brownfield Redevelopment Plans at this time will include a preliminary engineering report with schematic design. Additional work to fully characterize each property is needed. Please see Scope of Work for full list of project components.

Jesse/Laundry Property:

Former Jesse/Jamros/BMRC Laundry Properties – Brownfields 128(a) funds were used to assess these sites for environmental contamination between the fall of 2022 and summer 2025. Phase I Environmental Site Assessments (ESA's) were completed for three of the adjoining parcels in the area. One Recognized Environmental Concern (REC) was discovered for the Bay Mills Laundry and Linen site as a historical dry-cleaning operation. A Phase II ESA did not detect contamination in soil or groundwater at this site. A pre-demolition hazardous material survey was completed at the Jesse house and lead paint was discovered. The house has since been demolished. The Jamros property Phase I ESA revealed a heating oil spill had occurred in 2006, but subsequent sampling did not identify contamination above MI EGLE Clean Up Criteria levels.

This property is located on M-221 in Brimley, Michigan on BMIC Trust Land, and consists of 6 parcels totaling 1.73 acres. In 2023, BMIC hired a consulting firm to complete a feasibility study for a mixed-use building located on this property. The planned mixed-use development on Main Street in Brimley is assumed to include a 10,000 square foot first floor mixed retail space featuring a Quick Service Restaurant franchise with limited seating (40-50 seats) and drive-thru window, 24-hour coin-operated laundromat with folding/lounge area with several TV monitors, vending machines (laundry, snack and beverage), ATM, change/token machine and free wi-fi, secure apartment lobby with elevator and mailboxes, common area with restrooms, hallway and additional storefront retail space for future development. The second and third floors are assumed to feature a 20-unit apartment complex (10 units per floor) consisting of ten studio/one bath apartments, six one-bedroom/one-bath apartments and four two-bedroom/one-bath apartments.

Passmores:

A Phase I Environmental Site Assessment (ESA) for the Passmore buildings conducted in the fall of 2023 identified Recognized Environmental Concerns (RECs). This discovery triggered a Baseline Environmental Assessment (BEA) which found Polynuclear Aromatic Hydrocarbons (PNA) compounds and Resource Conservation and Recovery Act (RCRA) metals in the soil and groundwater. The buildings were scheduled for demolition during the summer of 2024. A pre-demolition hazardous material survey found asbestos and lead paint throughout the buildings. The buildings were abated by a certified abatement company, then demolished during the summer of 2024. Approximately 60 cubic yards of contaminated soil was excavated that fall. The excavation site was backfilled with clean soil. Post-remedy sampling has revealed the contamination is below State of Michigan cleanup criteria levels. A No Further Action Report was submitted to MI EGLE in January 2026.

This property is located on M-221 in Brimley, Michigan on BMIC Fee Land, and consists of 3 parcels totaling 0.74 acre. BMIC intends to construct a multi-story mixed use facility on this property, similar in scale to the Jesse/Laundry Property facility. The planned mixed-use development on Main Street in Brimley is assumed to include a 10,000 square foot first floor mixed retail space. The second and third floors are assumed to feature a 20-unit apartment complex (10 units per floor) consisting of ten studio/one bath apartments, six one-bedroom/one-bath apartments and four two-bedroom/one-bath apartments.

Silver Dome:

The Silver Dome was the former site of BMIC's Public Works Department. In August 2019, a spill was found when concrete secondary containment structures overfilled with rainwater and the contents spilled. Compounds of concern found at the site included semi-volatile organic compounds (SVOC's), volatile organic compounds (VOC's) and Resource Conservation and Recovery Act (RCRA) metals which contaminated the soil and groundwater. During later investigations, tetrachloroethylene (PCE) was discovered beneath the floor of the shop area. A pre-demolition hazardous material survey was conducted in 2024, and a small amount of asbestos and lead paint were found in the structures which was abated by a qualified contractor. BMIC was awarded an EPA 104(k) Clean Up grant in 2024. During the summer of 2025, the two structures at the site were demolished to gain access to the contaminated areas. Excavation of impacted soil removed 690 cubic yards of material. Clean fill was brought in and compacted to backfill the area of excavation. A smaller excavation of approximately 60 cubic yards of impacted material will occur during the summer of 2026 to address the limited, but remaining, contaminated soil.

This property is located on Lakeshore Drive in Brimley, Michigan on Trust land, and consists of two parcels totaling 4.2 acres. BMIC has identified the need for a Community Recreation Center to include year-round indoor and outdoor recreational opportunities. At a minimum, the facility should have two full-court indoor basketball courts, an indoor walking track, group fitness space, locker rooms, aerobic fitness space, weight training space, and a central lobby.

Scope of Work:

The successful respondent shall perform the tasks listed below for this project and shall be expected to work closely with designated Tribal personnel to accomplish these goals.

- Geotechnical Investigations for three sites. Number of borings and boring depths should be determined by the respondent and suitable for providing information needed for future development plans associated with each property and PER. **This deliverable must be completed by August 1, 2026.**
- Topographic Survey for the three sites. **This deliverable must be completed by July 1, 2026.**
- Locate utility lines for the Silver Dome site. **This deliverable must be completed by July 1, 2026.**

Timeline:

- **March 6, 2026:** RFQ issued and advertised.
- **March 25, 2026:** Window for accepting quotes closes at 12 p.m. (noon) EST. Submissions after this time and date will not be considered. (Additional details regarding submission are below.)
- **March 27, 2026:** Evaluation of quotes completed; firm selected and notified.
- **April 24, 2026:** Contract in place.
- **August 1, 2026:** Final deliverable due. Upon delivery, final payment will be processed.

Quotes for these services must be submitted to Jen Satchell, Environmental Coordinator, by Wednesday, March 25, 2026, 12:00pm (noon) EST.

Please email quotes in PDF format to Jen Satchell, jmsatchell@baymills.org. Quotes received after the deadline will not be accepted. Please contact Jen Satchell via email or (906) 248-8655 with any questions you may have

Quote Requirements:

1. Cover letter
2. Resumes and/or Bios: Please include resumes and/or bios of key principals and individuals who will be overseeing or involved with this project.
3. Description of Experience related to design services:
 - a. Please describe the general experience of the firm, including number of years the firm has been in operation.
 - b. Please describe the specific experience of the firm in providing services for brownfield redevelopment projects.
 - c. Description of experience in Indian Country: Please describe any relevant experience of the firm, involved principals and any assigned staff in projects located on Native American land.
4. Associations: Please provide a description of any associations with other firms or any form of subcontracting that is planned for the project. Please include pertinent information regarding subcontracted firms.
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. Methodology: Please provide explanation of methodology for all services.
8. Cost quote: Please detail all costs required to assist with these services and required timelines for payments.
9. 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.

Project Award

	Score Received: 1-5	Weight	Weighted Scores
Demonstrated experience with services listed in this RFQ		10%	
Approach to successfully complete each deliverable		25%	
Qualifications- identification of key personnel and experience/capability		20%	
Schedule- timeliness and value for money		20%	
Cost- reasonableness of rate schedule		20%	
Indian Preference		5%	
Total	0	100%	

Ratings:	
Clearly Outstanding-Above and Beyond Expectations	5
Well qualified	4
Average	3
Weak	2
Unsatisfactory	1
Insufficient Response	0

The Tribe, at its sole discretion, may elect to interview selected firm(s). If a firm is requested to take part in an interview (via Tribal arranged remote means), the key proposed project staff will be expected to take part. The interview will be an opportunity for the Tribe’s selection team to review the firm’s quote and other matters deemed relevant to the evaluation.

Compensation

The quote should provide a cost for all work associated with the provision of these services. The final cost of services may be negotiated, prior to award of the contract.

Attachments

- Project Location Map



6876/6861 S M221

Passmore's/Laundry



Map Publication:
01/13/2026 3:30 PM



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12061 W Lakeshore
Drive

SilverDome/AOT



Map Publication:
01/13/2026 3:16 PM



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