



Request for Quotes for Brownfield Revitalization Plans for Several Bay Mills Indian Community Properties

The Bay Mills Indian Community is requesting proposals from qualified individuals and firms for brownfield revitalization plans to include preliminary engineering designs for the Jesse/Laundry and Silver Dome properties located on Trust land, and Passmore property located on Fee land in Brimley, Chippewa County, Michigan.

Background:

Bay Mills Indian Community seeks Brownfield Redevelopment Plans for three separate and unique properties in Brimley, Michigan (see attached map). The Brownfield Redevelopment Plan will include engagement components and a preliminary engineering report with reuse vision and implementation strategy. Please see Scope of Work for full list of project components. The proposed Brownfield Redevelopment Plan for the project sites will support development efforts by producing shovel-ready plans that BMIC can leverage to acquire grant funding needed to develop the sites to their full potential.

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 building were abated by a certified abatement company, then demolished during the summer of 2024. Contaminated soil was excavated that fall. Post-remedy sampling reveal that 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 Trust 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 (tbd). 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 soils removed the majority of contamination. A smaller excavation will occur during the summer of 2026 to address the limited, but remaining, contaminated soils.

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 Proposer (A/E team) shall perform the tasks listed below for this project and shall be expected to work closely with designated Tribal personnel to accomplish these goals:

Preliminary Engineering Report

The following items must be included in a PER:

1. Description of project components. Provide a general description of all project components involved in the project. Describe each of the project components in terms of dimensions, quantities, capacities, square footage, etc.
2. Drawings showing the general layout and location of the existing site conditions and of the project components. Rough dimensions and quantities for major project components should be shown and

labeled on the drawings. Drawings should clearly identify the selected project components that are being proposed. Applicants are encouraged to clarify such drawings, for example, through color coding, labeling, and other appropriate methods.

3. A feasibility analysis for the constructability of the project. Include a review of the existing conditions and note particular features, alignments, and circumstances affecting construction of project components.
4. The proposed method of construction. Indicate whether construction procurement will be done through competitive bid or other method. Indicate if any portion of the project is to be done by design/build, construction management at risk, the applicant's own forces, or a third-party construction manager.
5. The number of construction contracts anticipated. If multiple contracts are proposed, describe the project components included in each contract. If separate contracts are anticipated for demolition or site work, the budget information cost classification should reflect the estimated costs for these components.
6. A current detailed construction cost estimate for each of the project components. Show quantities, unit prices, and total costs and provide a basis for the determination of construction contingencies.
7. A list of all permits required for the proposed project and their current status. Identify all permits required; include the timeline to obtain the permits and discuss how the permitting relates to the overall project schedule.
8. An overall estimated project schedule. Include the number of months for each of the following:
 - i. design period;
 - ii. period of time to obtain required permits;
 - iii. period of time to obtain any required easements or rights-of-way;
 - iv. solicitation of bids and awarding of contracts, and
 - v. construction period.
9. Overall project budget breakdown. For each "cost classifications" line item, provide a breakdown of the proposed project costs and tasks that is consistent with the detailed construction cost estimate for the project provided in the PER.

It is expected that the selected Consultant shall work closely with Tribal personnel in development of the PER. The following items are considered a minimum in the development of the PER:

Pre-Design

- Coordinate, develop agenda and participate in a project kick-off meeting with the Project Team to formulate design guidelines in which the major project goals and the means of implementation are identified. The Project Team shall include at a minimum the A/E design team as well as designated Tribal personnel.
- Review relevant project documentation; notify Tribal POC as to areas regarding further investigation for an adequate design response.

Schematic Design:

- Develop at least two distinct, well thought out, and complete preliminary Schematic Designs that satisfy the design guidelines established for the project. The two Schematic Designs shall include at least two viable floor plan options for any facilities as well as two distinct site layout options. The successful Proposer will present the alternatives to the full Project Team with complete explanations of the merits of each alternative. Include cost in relation to budget adherence in the presentation of the designs. Show or otherwise describe preliminary selections of major building systems and construction materials.
- From the responses to the preliminary Schematic Designs, prepare a final schematic design for the project and submit it to the Project Team. Provide a preliminary cost estimate with a Value Engineering proposal, and cost information that addresses durability and maintenance of major

materials for review by the Project Team at the same time as the final Schematic Design.

PER Development:

- Upon approval of the Schematic Design by Tribal POC, proceed with PER documents.
- Provide all documentation necessary to describe the scope, appearance, landscape, architectural, structural, and civil components by means of plans, sections, elevations, typical construction details, and other methods as deemed appropriate.
- Prepare a Draft PER for review by Tribal team.
- Integrate information from the Tribal team review into final PER.

Timeline:

- **January 16, 2026:** RFP issued and advertised.
- **January 30, 2026:** Pre-proposal questions (in writing) due. These may be sent via email to bgunka@baymills.org
- **February 13, 2026:** Window for accepting proposals closes at 4 p.m. EST. Submissions after this time and date will not be considered. (Additional details regarding submission are below.)
- **February 20, 2026:** Evaluation of proposals completed; firm selected and notified.
- **March 13, 2026:** Contract in place. Suggested project commencement.
- **September 30, 2026:** All deliverables are due. Upon delivery, final payment will be processed.

Proposals to assist with these services must be submitted to Brianna Gunka, Planning Manager by Friday February 20, 2026, 4:00pm EST.

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.

Proposal 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 as to subcontracted firms.
5. Certifications and Licenses: Please include a copy of any pertinent licenses or certifications.
6. References: Please include a minimum of three references that can be contacted by the Owner. Provide three references of significant subcontractors as well.
7. Disclosure of Claims: Please disclose any claims, lawsuits, or formal disputes for work or services previously or currently being performed.
8. Methodology: Please provide explanation of methodology for all services.

9. Cost proposal: Please detail all costs required to assist with these services and required timelines for payments.
10. 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 brownfield redevelopment plans		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 proposal and other matters deemed relevant to the evaluation.

Compensation

The proposal 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. Costs not to exceed \$150,000.

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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