

REQUEST FOR PROPOSALS (RFP)

For

Site Prep for 2027 Plantation Hill Housing Projects

Bay Mills Indian Community

AMENDED November 3, 2026

Issued October 15, 2026

RFP Closing: November 6, 2026, 12:00pm EST

SUMMARY OF KEY INFORMATION

RFP TITLE	*2027 Plantation Hill Housing Projects* Proponents should use this title on all correspondence.
CONTACT PERSON	The point of contact for this RFP is: *Erin Satchell* *Construction Manager* *Bay Mills Indian Community* *Email: emsatchell@baymills.org* *Phone: 906-248-8121*
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, November 6, 2026, or as indicated in the call for bids, or amended by addendum.
SUBMISSION LOCATION	Please email proposals in PDF format to Erin Satchell at emsatchell@baymills.org . Proposals received after the deadline will not be accepted. Please contact Erin Satchell 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 encompasses roughly 4,070 acres of land across two primary reservation areas, most of which are held in trust. 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.

Bay Mills Indian Community is constructing housing units in the Plantation Hill Housing Development, located on Plantation Road. The development has ninety 1-acre lots. BMIC Executive Council approved the construction of thirteen (13) single-family modular homes to be placed on thirteen (13) lots (*PROJECT 1*), and construction of six (6) tiny homes to be placed on two (2) lots *(PROJECT 2*). This RFP seeks a qualified contractor to clear those sites in preparation for construction. It is our intention to hire a contractor to complete this work by May 31, 2027, with site clearing activities continuing into the winter months, weather permitting.

SCOPE OF WORK

Please provide separate costs for Project 1 – site clearing for Single Family Homes, and Project 2- site clearing for Tiny Homes.

Project 1. Single Family Homes

Site Clearing and Grubbing

- Clearing lots within the boundaries established by the Bay Mills Indian Community. We anticipate approximately 1/2 acre per lot, with some tree screening remaining between lots. See attached for map of lots and approximate area to be cleared
- Removal of all trees, vegetation, stumps, and debris (offsite by contractor)
- Proper disposal or recycling of materials
- Rough site leveling of stump removals, ruts, puddles, and similar to improve drainage, as needed to facilitate Spring site work.

Project 2. Tiny Homes

Site Clearing and Grubbing

- Clearing lots within boundaries established by the Bay Mills Indian Community. We anticipate approximately 1.5 acres will be cleared. See attached map of lots and approximate area to be cleared
- Removal of all trees, vegetation, stumps, and debris (offsite by contractor)
- Proper disposal or recycling of materials
- Rough site leveling of stump removals, ruts, puddles, and similar to improve drainage, as needed to facilitate Spring site work.

CONSTRUCTION ADMINISTRATION

- NOTE: The Tribe's Construction Manager will monitor day-to-day activities and provide reporting to the Tribe.
- The successful Proposer shall be available to respond to questions from the Tribe or the Construction Manager as work progresses.
- Successful Proposer shall attend meetings or perform site inspections as requested.

PROPOSED PROJECT TIMELINE

Milestone	Date
RFP Issued	October 15, 2026
Questions Due	October 26, 2026
Proposals Due	November 6, 2026
Selection	November 10, 2026
Estimated Start	**As Soon As Possible**
Estimated Completion	**May 31, 2027**

PROPOSAL REQUIREMENTS

1. Certifications and Licenses: Please include a copy of any pertinent licenses or certifications.
2. Disclosure of Claims: Please disclose any claims, lawsuits, or formal disputes for work or services previously or currently being performed.
3. Cost proposal: Please detail all costs required to assist with these services and required timelines for payments. Provide separate costs for each project as identified.
4. Schedule: Provide a detailed timeline of site prep activities.
5. Subcontracts: Provide a list of subcontractors you anticipate working with on this project, if applicable.
6. 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.

EVALUATION CRITERIA

	Score Received: 1-5	Weight	Weighted Scores
Demonstrated experience with projects of similar size/scale		15%	
Schedule- ability to meet schedule provided above		40%	
Cost- reasonableness of rate schedule		40%	
Indian Preference		5%	
Total		**100%**	

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

ATTACHMENTS

- Project Site Locations; Aerial, Map