



**REQUEST FOR PROPOSALS (RFP)**  
**For**  
**Site Prep for 2026 Plantation Hill Housing Projects**  
**Bay Mills Indian Community**

*Issued March 11, 2026*

*RFP Closing: April 6, 2026, 12:00pm EST*

### **SUMMARY OF KEY INFORMATION**

<b>RFP TITLE</b>	<i>2026 Plantation Hill Housing Project</i> Proponents should use this title on all correspondence.
<b>CONTACT PERSON</b>	The point of contact for this RFP is: <i>Brianna Gunka</i> <i>Director of Planning &amp; Development</i> <i>Bay Mills Indian Community</i> Email: <a href="mailto:bgunka@baymills.org">bgunka@baymills.org</a> Phone: 906-248-8125
<b>INQUIRIES</b>	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.
<b>SUBMISSION DEADLINE</b>	Submission time is 12:00pm EST, April 6, 2026, or as indicated in the call for bids, or amended by addendum.
<b>SUBMISSION LOCATION</b>	Please email proposals in PDF format to Brianna Gunka at <a href="mailto:bgunka@baymills.org">bgunka@baymills.org</a> . 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 BMIC is a federally recognized Native American Tribe that is located in the rural Eastern Upper Peninsula of Michigan on the shores of Lake Superior. The people of Bay Mills are Ojibwa (or Chippewa) and they have resided in this area for hundreds of years. 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 Planation Hill Housing Development, located on Planation Road. The development has 90 1-acre lots. BMIC Executive Council approved the construction of seven (7) single-family modular homes to be placed on seven (7) lots (PROJECT 1), the construction of one (1) single-family modular home on one (1) permitted lot as part of the Building Futures Homeownership Program (BFHP) (PROJECT 2), and construction of six (6) tiny homes to be placed on two (2) lots (PROJECT 3). This RFP seeks a qualified contractor to complete the site clearing, preparation, excavation for 5-block foundation (foundation to be installed by modular company sub-contractor), backfill and finish grade of site.

## **SCOPE OF WORK**

Please provide separate costs for Project 1 – site preparation for Single Family Homes, Project 2- site preparation for BFHP single-family home lot, and Project 3- site preparation 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

#### **Earthwork and Grading**

- Excavation and fill operations, including excavation for 5-block foundation (foundation provided by modular home subcontractor) and backfilling foundations.
- Rough and final grading
- Compaction of soils to specified densities
- Import/export of fill material. Sites are wet and will need to be built up.

#### **Driveway Subgrade Preparation**

- Subgrade preparation for driveways and sidewalks
- Installation of culverts under driveways

#### **Stormwater Management**

- Installation of drain tile

### Project 2. Building Futures Homeownership Program

#### **Site Clearing and Grubbing**

- Clearing lot within the boundaries established by the Bay Mills Indian Community. We anticipate clearing approximately 1/2 acre with some tree screening remaining. 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

#### **Earthwork and Grading**

- Excavation and fill operations, including excavation for 5-block foundation (foundation provided by modular home subcontractor) and backfilling foundations.
- Rough and final grading

- Compaction of soils to specified densities
- Import/export of fill material. Sites are wet and will need to be built up.

**Driveway Subgrade Preparation**

- Subgrade preparation for driveways and sidewalks
- Installation of culverts under driveways

**Stormwater Management**

- Installation of drain tile

Project 3. 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

**Earthwork and Grading**

- Excavation and fill operations, including excavation for 5-block foundation (foundation provided by modular home subcontractor) and backfilling foundations.
- Rough and final grading
- Compaction of soils to specified densities
- Import/export of fill material. Sites are wet and will need to be built up.

**Driveway Subgrade Preparation**

- Subgrade preparation for driveways and sidewalks
- Installation of culverts under driveways

**Stormwater Management**

- Installation of drain tile for each home

**CONSTRUCTION ADMINISTRATION**

- NOTE: The Tribe’s Construction Manager will manage and oversee the day-to-day construction 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 construction progresses.
- Successful Proposer shall attend meetings or perform site inspections as requested.
- Successful Proposer shall update construction plans as requested to reflect As-Built conditions; shall submit final As-Built plans to Tribe in pdf format.
- Construction phase services shall be on an AS NEEDED basis; proposers shall submit applicable hourly rates and reimbursable for personnel that will likely respond to requests.

**PROPOSED PROJECT TIMELINE**

<b>Milestone</b>	<b>Date</b>
RFP Issued	March 11, 2026
Questions Due	April 3, 2026
Proposals Due	April 8, 2026
Selection	April 17, 2026
<b>Estimated Start</b>	<b>May 4, 2026</b>
<b>Estimated Completion</b>	<b>July 1, 2026</b>

## 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

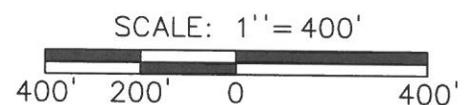
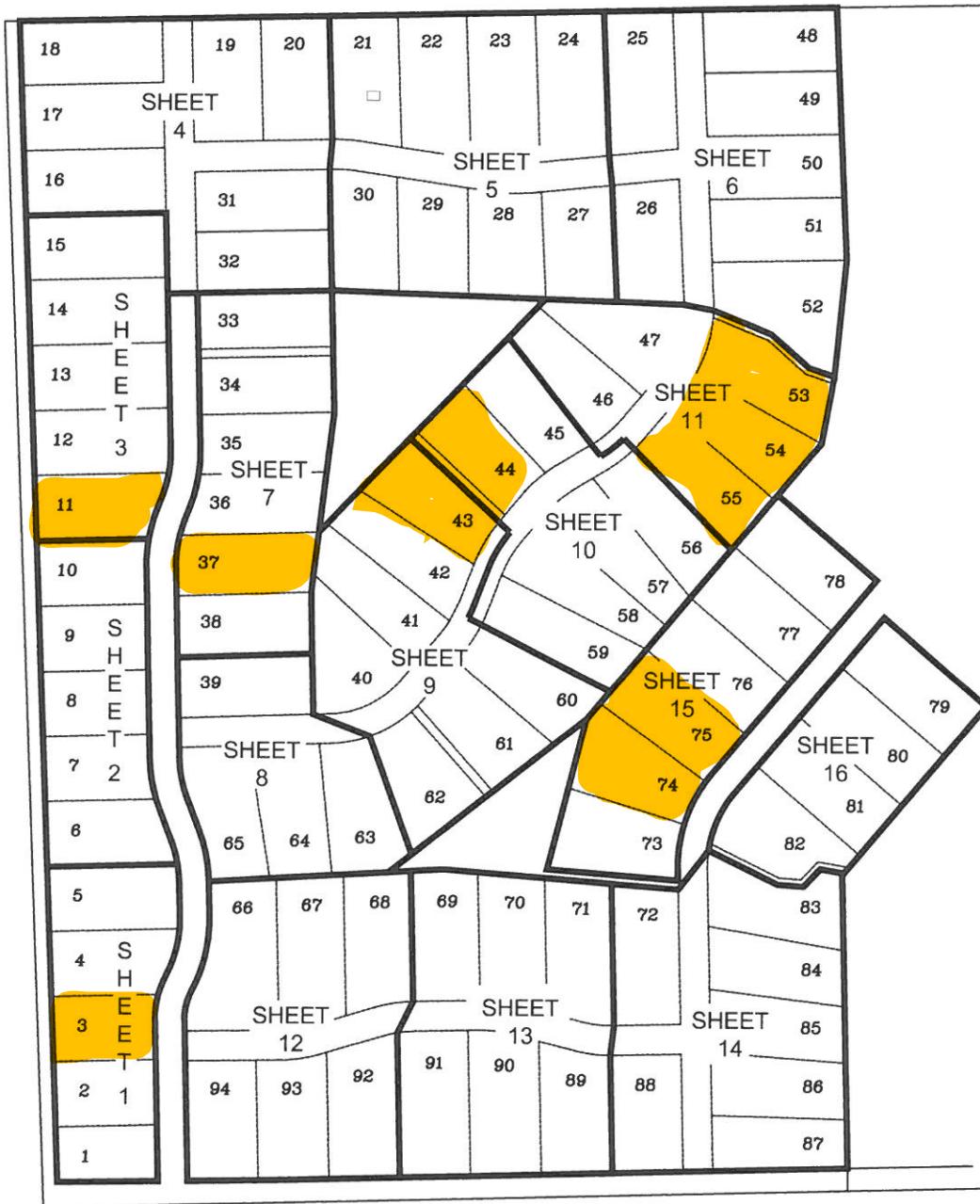
	Score Received: 1-5	Weight	Weighted Scores
Demonstrated experience with projects of similar size/scale		15%	
Schedule- ability to meet schedule provided above		40%	
Cost- reasonableness of rate schedule		40%	
Indian Preference		5%	
<b>Total</b>		<b>100%</b>	

<b>Ratings:</b>	
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

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**SURVEY FOR:**  
BAY MILLS INDIAN  
COMMUNITY

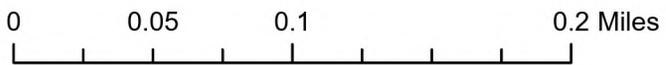
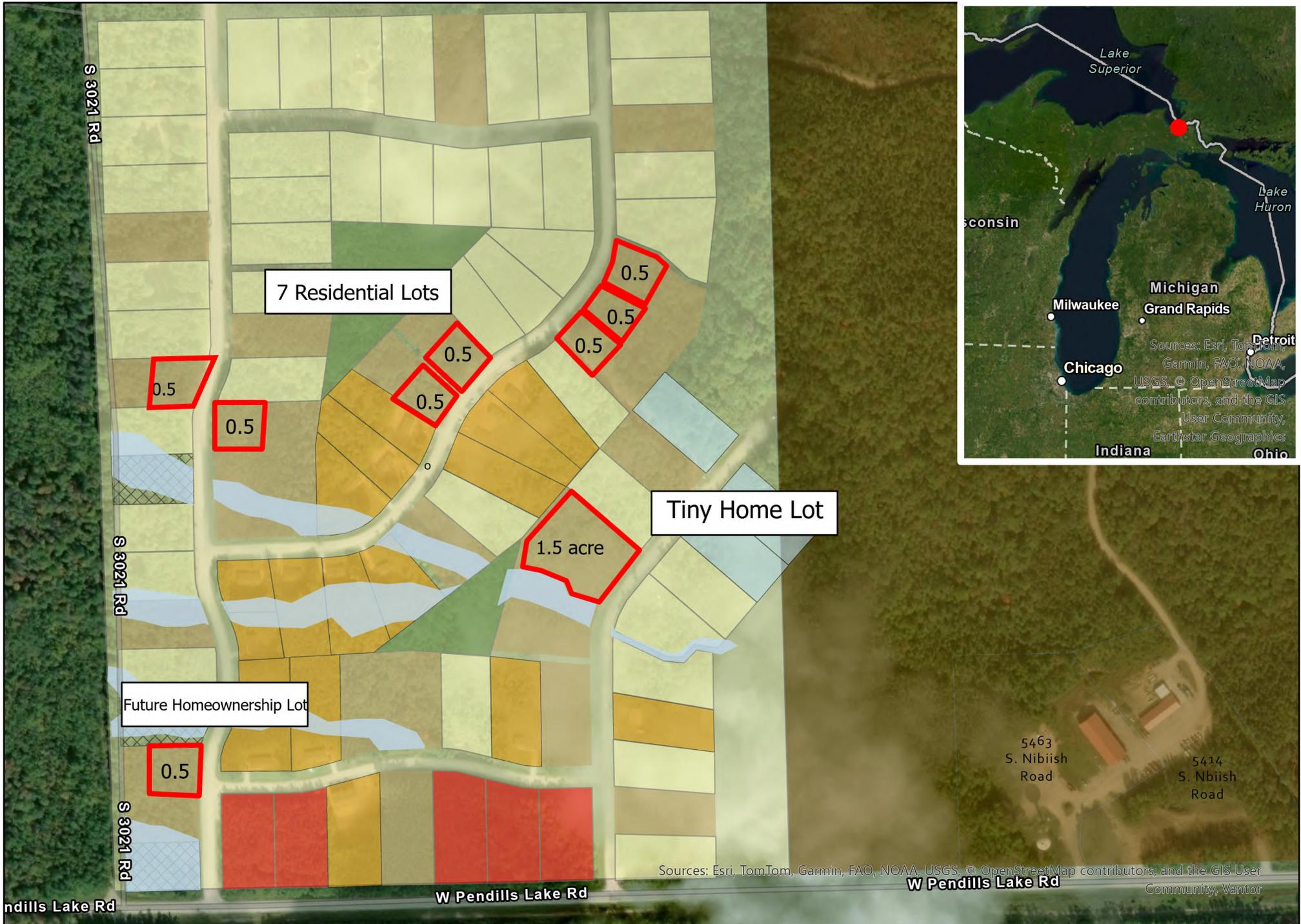
**DATE:** 17 OCT 2016

**ROGERS LAND SURVEYING, P.C.**

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SAULT STE. MARIE, MICHIGAN 49783  
(906) 635-3056 CELL (906) 440-1960  
EMAIL: larry.r.rogers@att.net

SCALE: 1" = 400'

DRAWN	LRR	COVER SHEET
COMPUTED	LRR	JOB 2015-186



# RFP Home Building Site Prep

