



**REQUEST FOR PROPOSALS (RFP)**  
**For**  
**BMIC Tiny Houses**

*Issued March 27, 2026*

*RFP Closing: April 17, 2026, 12:00pm EST*

## SUMMARY OF KEY INFORMATION

<b>RFP TITLE</b>	<i>BMIC Tiny Houses</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 inquiry.
<b>SUBMISSION DEADLINE</b>	Submission time is 12:00pm EST, April 17, 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 Bay Mills Indian Community (BMIC) is a federally recognized Tribal Nation that is located in the rural Eastern Upper Peninsula of Michigan on the shores of Lake Superior. The people of Bay Mills are Ojibwe (or Chippewa) and they have resided in this area since time immemorial. 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 is constructing housing units in the Wadjiwong Oden Housing Development, a development with approximately 90 1-acre lots. BMIC Executive Council approved the construction of six (6) tiny homes to be placed on two (2) lots in the development. This RFP seeks proposals from qualified companies with modular tiny-home units, including transportation to site and professional installation.

## **PROJECT DESCRIPTION**

The Owner is requesting proposals from qualified modular home companies/installers to place six (6) tiny houses in the Wadjiwong Oden Housing Development in Brimley, Michigan. The selected company will provide all labor, materials, equipment, transportation, and supervision required to complete the project in accordance with the plans, specifications, and State of Michigan Codes.

Homes designs will include the following:

- 600 square foot, one (1) bedroom, floorplan;
- 5-block foundation with HVAC air return (must meet State of Michigan code). The foundation and still plate must be insulated;
- 200-amp electric service;
- Interior utility work, including electric, plumbing, and heating.

### **Additional Project Elements**

No permits are required for this project; however, Contractor must coordinate with BMIC Construction Manager on inspections and approvals. Contractors must be licensed and insured. All units are required to adhere to Michigan Residential Building Code.

### **Site Conditions**

The project site is located on two residential lots in the Wadjiwong Oden Housing Development. This area is characterized by heavy clay loam soils and hydrological challenges. The lots are currently wooded and will be cleared, grubbed, excavated/filled, graded, and compacted, in addition to driveways and drain tile installation. Excavation is to include excavation for a 5-block foundation (foundation provided by modular home subcontractor) and backfilling foundations. The boundary survey and legal description included as attachment.

## **SCOPE OF WORK**

The contractor shall provide:

- Project management and supervision;
- Procurement of materials;
- Coordination with subcontractors;
- Scheduling and progress reporting;
- Quality control and safety management.

## 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.
- Selected company must work with Construction Manager to coordinate onsite utility connections and final grading.

## PROPOSED PROJECT TIMELINE

<u>Milestone</u>	<u>Date</u>
RFP Issued	March 27, 2026
Questions Due	April 3, 2026
Proposals Due	April 17, 2026
Consultant Selection	April 22, 2026
<u>Estimated Project Start</u>	<u>May 4, 2026</u>
<u>Project Completion</u>	<u>October 31, 2026</u>

## QUOTE REQUIREMENTS

1. Cost proposal: Please detail all costs and quantities required to assist with these services and required timelines for payments.
2. Construction Schedule: Provide a detailed timeline of construction progression and expected 100% completion.
3. 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.
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. 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.

## EVALUATION CRITERIA

	Score Received: 1-5	Weight	Weighted Scores
Schedule- ability to adhere to proposed schedule		40%	
Cost- reasonableness of rate schedule		40%	
Demonstrated successful experience with similar projects.		15%	
Indian Preference		5%	
<b>Total</b>		<b>100%</b>	

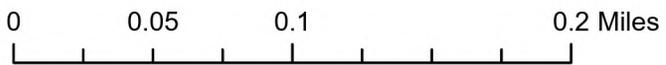
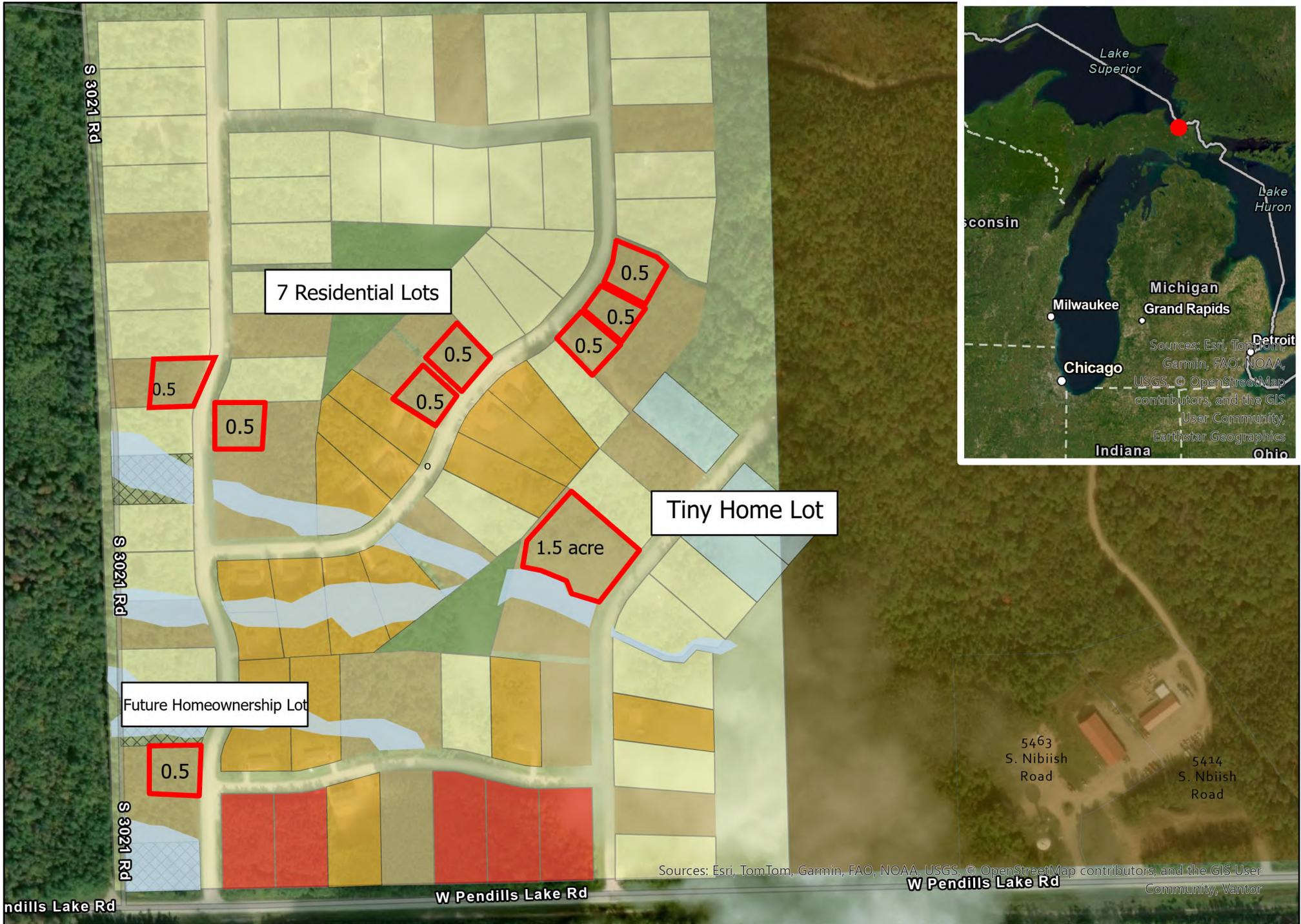
<b>Ratings:</b>	
Clearly Outstanding-Above and Beyond Expectations	5
Well qualified	4
Average	3
Weak	2
Unsatisfactory	1
Insufficient Response	0

### **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. Under no circumstance is the Owner responsible for any equipment related costs.

## ATTACHMENTS

- Project Site Location

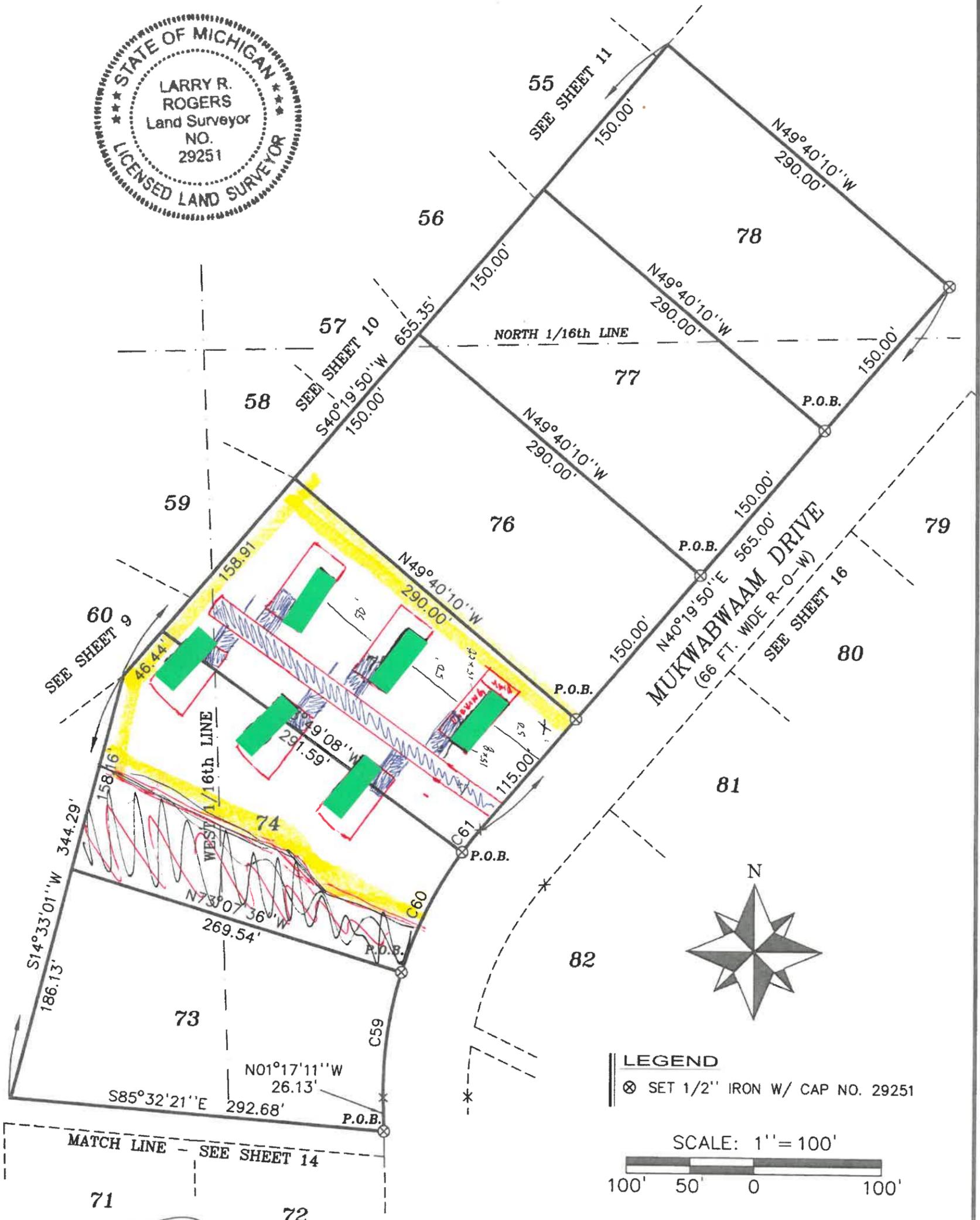


# RFP Home Building Site Prep



# CERTIFICATE OF SURVEY

LOTS 73, 74, 75, 76, 77 AND 78, WADJIWONG ODEN, BEING PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 NORTH, RANGE 3 WEST, MICHIGAN MERIDIAN, BAY MILLS INDIAN COMMUNITY, CHIPPEWA COUNTY, MICHIGAN.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C59	99.90'	315.20'	18°09'35"	N 07°47'37" E	99.48'
C60	106.22'	315.20'	19°18'28"	N 26°31'38" E	105.72'
C61	22.83'	315.20'	4°08'58"	N 38°15'21" E	22.82'

Larry R. Rogers

**LARRY R. ROGERS, L.S. 29251**

**SURVEY FOR:**  
 BAY MILLS INDIAN  
 COMMUNITY

**DATE:** 26 AUG 2016

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

1601 AUGUSTA STREET  
 SAULT STE. MARIE, MICHIGAN 49783  
 (906) 635-3056 CELL (906) 440-1960  
 EMAIL: larry.r.rogers@att.net

**SCALE:** 1" = 100'

<b>DRAWN</b>	LRR	<b>SHEET</b> 15 OF 48
<b>COMPUTED</b>	LRR	<b>JOB</b> 2015-186