

KEWEENAW BAY INDIAN COMMUNITY
KBIC Victim Services & Transitional Home Program
16429 Beartown Road
Baraga, MI 49908

REQUEST FOR SEALED BIDS

Transitional Home Project – Zeba - 2024

The Keweenaw Bay Indian Community (KBIC/Community/Tribe) will accept sealed bids from licensed contractors for professional services in connection with the development of the *KBIC Niimigimiwang (Dancing in the Rain) Transitional House Program & Services #2/Zeba (Zeba Transitional Home)*, to be located 16268 Emery Drive, L'Anse, MI 49946* (See attached Certificate of Survey) in the Zeba Trailer Court (the "Project").

Sealed bids are to be submitted as provided for herein and will be accepted until 3:30 pm on Monday, August 19, 2024.

All sealed bids will be publicly opened and read aloud on Monday, August 19, 2024 at 3:30 pm at the Community's Tribal Center, located at 16429 Beartown Road, Baraga, MI 49908.

PROJECT DESCRIPTION/SCOPE OF WORK

The Community, through the FY19 Tribal Victim Services Set-Aside Program, Purpose Area 2, seeks to expand its Victim Services Program by establishing a new transitional home to be known as the *KBIC Niimigimiwang (Dancing in the Rain) Transitional House Program & Services #2/Zeba (Zeba Transitional Home)*. The Zeba Transitional Home will provide Native Americans, and their children, who are escaping or recovering from domestic violence, sexual assault, intimate partner violence, stalking, and or human trafficking, a non-violent, drug and alcohol-free home to transition back to a safe, healthy, and independent life.

The U.S. Department of Justice, Office of Justice Programs (OJP), Office of Victims of Crimes (OVC) provides funding for this Project under Award No. 2019-VO-GX-0100. Contractors should be familiar with or familiarize themselves with federal construction and non-construction grant requirements. A copy of the grant agreement that provides the funding for this Project is available upon request by contacting the Community Representative identified herein.

Contractors' proposal should be to 1) procure a manufactured modular home that meets the needs/requirements listed in this Invitation; and 2) develop the Project site.

The Zeba Transitional Home, consisting of a manufactured modular home and site improvements, should meet the following minimum requirements:

- a. The Transitional Home must be ADA compliant and constructed consistent with the International Building Code as adopted by the Community and include:

- i. four (4) bedrooms to accommodate up to twelve (12) individuals (3-4 adults and their children); and
 - ii. three (3) separate bathrooms, all handicap accessible, with one (1) full bath (including a tub and shower) and two (2) half baths; and
 - iii. a common kitchen; and
 - iv. a community laundry room; and
 - v. a large multipurpose/meeting room to accommodate client/family visitation, daily meals, etc. for up to ten (10) individuals; and
 - vi. a living room/area; and
 - vii. sound proof office space for on-site unit manager that can accommodate up to three (3) individuals; and
 - viii. a reception/receiving area for safe entry into the building.
- b. “green” methods of construction and materials should be used where appropriate; and

The Project site design and development should include:

- a. locate improvements within site boundaries, including but not necessarily limited to, the foundation, etc.; and
- b. a gravel driveway and parking spaces to accommodate up to six (6) vehicles; and
- c. a back and front porch/deck, ADA accessible; and
- d. connection to all utilities including water, sewer, electricity, telephone/internet, natural gas; and
- e. the Project site is located at 16268 Emery Drive, L’Anse, MI 49946 and should be designed by the contractor to accommodate future expansion to include a small garden and outdoor playground for children.

*The Community reserves the right to increase the size of the Project area to include Lot 6 of the Zeba Trailer Park, located at 15963 Zeba Trailer Park A (the lot just west of the Project site, a/k/a Lot 7; See attached survey), pending approval by the KBIC Tribal Council. Contractors who recommend the use of Lot 6 in their proposal should also include the cost to remove and properly dispose of the currently abandoned mobile home located on Lot 6.

The Community expects the Project to be completed on or before September 30, 2024.

PROPOSAL DETAILS & REQUIREMENTS

Proposals should, at a minimum, include the following:

- Contractor name, address, telephone number and contact person.
- A statement of interest and qualifications for the Project.
- A brief description of the contractor’s understanding of the Project.
- Description of the contractor’s specific abilities, knowledge and expertise to provide the required professional services and qualifications related to the Project requirements, including project management skills and methodology to monitor project budgets.
- Key personnel proposed as project team members, including detailed resumes, and identification of sub-contractors, if proposed, with similar information.

- Provide examples, if any, of specific knowledge, expertise and project management experience related to construction of modular units that are used for Residential Treatment, Transitional Housing, Health Care, or Assisted living facilities.
- Descriptions of recent and related projects completed by your firm.
- Describe your firm’s knowledge and experience with “green” construction methods and materials and how they will be addressed, if at all.
- Describe your firm’s ability to work with culturally-sensitive projects and what methods and resources you intend to use to involve the Community.
- Proposed schematic layout of how the contractor envisions the Transitional home and site layout.
- Detailed proposed cost of the Project that clearly separates site development (including the removal of abandoned mobile home from Lot 6 if applicable) from the cost of the manufactured home.
- Bidder’s insurance coverage, including professional liability insurance coverage.
- Schedule of construction.
- Certification by the Tribal Employment Rights Office as being an Indian Owned Economic Enterprise, if applicable.

BONDING REQUIREMENTS

2 C.F.R. §200.326 requires, for construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold (SAT), the following bonding requirements:

- a. A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
- b. A performance bond on the part of the contractor for 100 percent of the contract price. A “performance bond” is one executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.
- c. A payment bond on the part of the contractor for 100 percent of the contract price. A “payment bond” is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

Contractors submitting sealed bids for this Project are required to submit with their bid, a bid bond equivalent to five percent (5%) of their bid price AND should include the cost of the performance and payment bonds in their bid.

FORM OF CONTRACT

The form of contract for this Project will be the EJCDC C-520, *Agreement Between Owner and Contractor for Construction Contract*; EJCDC C-700, *Standard General Conditions of the Construction Contract*; and other EJCDC or Community developed forms (i.e. *Tier IV Services Agreement*) as may be required by the Community.

NOTICE REGARDING INDIAN PREFERENCE

All employers, contractors and subcontractors operating within the jurisdiction of the Keweenaw Bay Indian Community are required to give preference to Indians and Indian organizations/enterprises in contracting, hiring, promotions, training, and all other aspects of employment. Employers and contractors must comply with all rules, regulations, and guidelines of the Community's Tribal Employment Rights Ordinance (TERO) which sets forth specific obligations of the employer regarding Indian preference. All employers and contractors shall sign and submit a compliance plan for approval by the TERO Director.

For more information regarding TERO, contact:

Debra Picciano, TERO Director
Office of Tribal Employment Rights 16429 Bear Town Road
Baraga, Michigan 49908
Phone: (906) 353-4167
Fax: (906) 353-7540
E-Mail: tero@kbic-nsn.gov

CHOICE OF LAW

Unless otherwise stated herein or in contracting documents, all written contracts and or agreements shall be governed by and construed in accordance with the laws of the Keweenaw Bay Indian Community. The Parties and any successor or permitted assigns irrevocably consents to resolve all claims or controversies that relate to any written contract and or agreement between the Parties in the Keweenaw Bay Indian Community Tribal Court.

COMMUNITY REPRESENTATIVE

Questions regarding this Invitation, should be directed to:

Sierra K. Ayres, MSW
Director of Victim Services & Programs
KBIC Victim Services & Transitional Home Program
Keweenaw Bay Indian Community
16429 Beartown Road
Baraga, MI 49908
PH: 906-353-4596 (Office)
EMAIL: sayres@kbic-nsn.gov

Questions regarding the availability of utilities on and or near the site should be directed to the appropriate utility provider. Questions regarding the utilities (water and sewer) owned and or operated by the Community should be directed to:

Arlan Friisvall, Director
Department of Public Works
Keweenaw Bay Indian Community
16376 Ojibwa Industrial Park Road
Baraga, MI 49908
PH: (906) 353-2626

EMAIL: afriisvall@kbic-nsn.gov

SEALED BID SUBMISSION

Sealed bids should be delivered either in person, or by USPS or other reputable delivery service, to the following address, and should be clearly marked as follows:

KBIC Victim Services & Transitional Home Program
Keweenaw Bay Indian Community
Attn: Zeba Transitional Home Sealed Bid
16429 Beartown Road
Baraga, MI 49908

Sealed bids will be accepted until 3:30 pm on Monday, August 19, 2024.

Sealed bids will be opened at 3:30pm on Monday, August 19, 2024, open to the public, at the Tribal Center of the KBIC. Bids received after the deadline identified herein will be returned unopened to the submitting contractor.

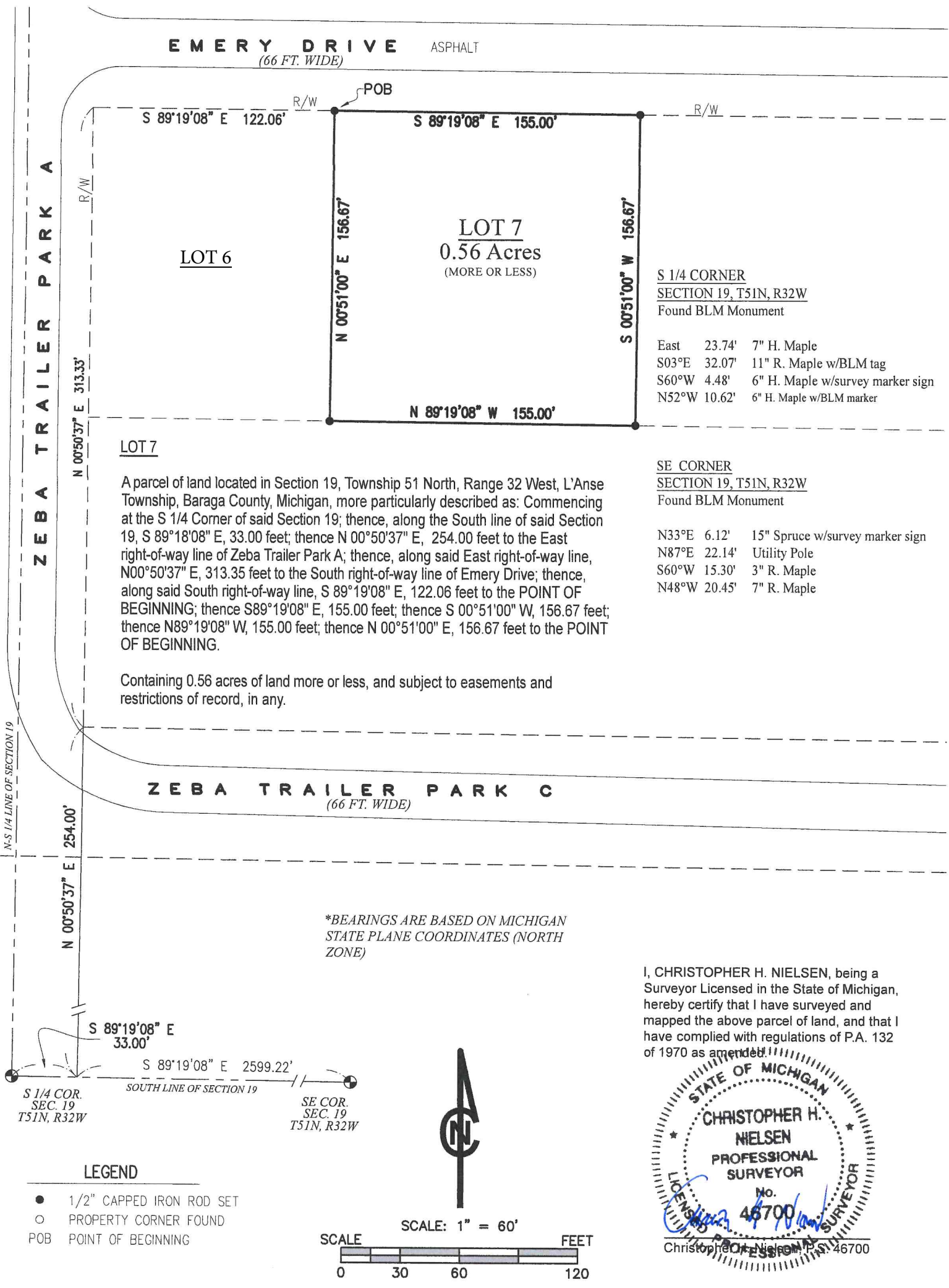
BID ACCEPTANCE

The Community reserves the right to accept and or reject any and all bids; and to waive any and all informalities and or irregularities in the bids submitted; to award the contract to a contractor who is not the lowest bidder; and to negotiate the terms of the contract with more than one contractor. This right of the Community may be exercised in the sole discretion of the Community.

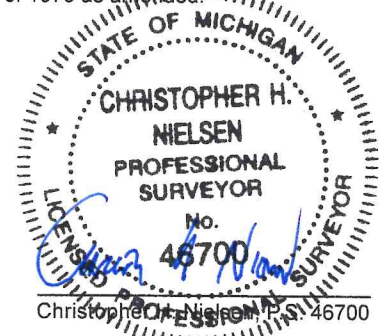


CERTIFICATE OF SURVEY

KBIC Niimigimiwang (Dancing in the Rain) Transitional House Program & Services #2/Zeba
(Zeba Transitional Home) Project Site



I, CHRISTOPHER H. NIELSEN, being a Surveyor Licensed in the State of Michigan, hereby certify that I have surveyed and mapped the above parcel of land, and that I have complied with regulations of P.A. 132 of 1970 as amended.



PROJECT #: 20-140 DATE: AUGUST 28, 2020 REVISION:	CLIENT: KBIC - ZEB A TRAILER PARK PART OF THE SW 1/4 OF THE SE 1/4, SECTION 19, T51N, R32W, L'ANSE TOWNSHIP, BARAGA COUNTY, MICHIGAN	CHN SURVEYING 19582 McKinley St. Hancock, MI 49930 (906) 281-3468 CHNSURVEYING@GMAIL.COM
SHEET 1 of 1		