

**KEWEENAW BAY INDIAN COMMUNITY
NATURAL RESOURCES DEPARTMENT**

REQUEST FOR PROPOSAL

For

**Architecture & Engineering Services
Fisheries Restoration Building**

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Due Date: February 20, 2026

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INTRODUCTION

Keweenaw Bay Indian Community (KBIC) is a federally recognized Tribe and is signatory to the Treaties with the Chippewa of 1842 and 1854. Established under the Treaty of 1854, the primary land base of the KBIC is the L'Anse Indian Reservation. The L'Anse Indian Reservation consists of approximately 59,000 acres and services members within the boundaries of the reservation in Baraga County, as well as members in Marquette, Ontonagon and Houghton counties. KBIC currently has over 3,500 enrolled members. The KBIC Natural Resources Department (NRD) administers programs for the KBIC with the intention of protecting, preserving, and enhancing natural resources on the L'Anse, Marquette, and Ontonagon reservations as well as the 1842 Ceded Territory. The NRD runs the KBIC Hatchery with a goal to rear native fish for stocking into Lake Superior and adjacent streams to provide a self-sustaining fishery on the reservation and 1842 Ceded Waters.

The KBIC NRD is a recipient of a grant from the Bureau of Indian Affairs (BIA) for a Tribal Climate Resilience (TCR) Sustainable Fishery Restoration Adaptation for Tribal Climate Resiliency Project. Under the grant, \$1,880,229.00 is the maximum available for construction of the new facility. The purpose of the BIA TCR grant program is to help Tribal communities prepare for the most severe climate-related environmental threats to Tribal lands.

KBIC is requesting proposals from qualified Engineering & Architecture design firms to finalize a Conceptual Site Plan Design and a Conceptual Fisheries Restoration Building Design. This energy efficient Fisheries Restoration Building will be approximately 7,000 square feet building. The facility will include space for fish rearing, a wet lab, interior boat storage, a disinfection room, a storage area, an area for office space, a restroom, a conference room, and break area. A Conceptual Site Plan Design (Attachment A) and a Conceptual Fisheries Restoration Building Design (Attachment B) are provided as attachments to this RFP. The chosen contractor will be responsible for providing all design services required for the project inclusive of, but not limited to architectural, civil, electrical, structural, mechanical, plumbing, and any other required specialty. The design of the septic system will NOT be required as a part of this RFP and is being completed by Indian Health Services. Coordination efforts will be required between the awardee of this RFP and Indian Health Services, specifically with regard to Site Plan design to accommodate the new septic system. This design must be a construction-ready document.

GENERAL REQUIREMENTS & INSTRUCTIONS

- 1. SUBMISSION OF OFFERS:** All offers should be submitted sealed (hand delivered or mailed) to Claire Christen, KBIC Sustainability Specialist at 14359 Pequaming Road, L'Anse, MI 49946, with a name "KBIC NRD Fisheries Restoration Building Architecture and Engineering Services – Bidder Name". Any submittal received in any other way will not be considered. No offer may be modified after acceptance. No offer may be withdrawn after opening for a period of sixty days unless otherwise specified. The proposal must include all costs.
- 2. EXECUTION OF OFFER:** Offer shall contain a manual signature in the space(s) provided by a representative authorized to legally bind the offeror of the provisions therein.
- 3. EXECUTION OF ACCEPTANCE:** KBIC legally recognizes acceptance of formal offer when a written contract is signed by both parties. Offeror is not to assume that a KBIC resolution approving a bid or proposal is a binding contract. Successful respondents will enter into a formal agreement with the KBIC, which will be like the Draft Services Agreement included as Attachment H.

4. **OPENING & RECORDING:** Opening shall be public at the KBIC office at 14359 Pequaming Road, L'Anse, Michigan 49946.
5. **INTEGRITY:** KBIC does not discriminate based on race, color, national origin, sex, religion, age or disability in employment or the provision of services.
6. **TABULATION:** Notification of bid results will be relayed to each bidder by phone.
7. **COUNCIL AWARDS:** As the best interest of the KBIC may require, KBIC reserves the right to make award(s) by an individual item, group of items, all or none, or a combination thereof; on a geographical basis and/or on a countrywide basis with one or more supplier(s) or provider(s); to reject any and all offers or waive any irregularity or technicality in offers received. Indian preference will be used in accordance with Tribal Law: Tribal Employment Rights Ordinance (Attachment F) in selecting the contractor. Depending on the number and quality of the proposals received, KBIC reserves the right to either select a vendor or shortlist two to three companies. Shortlisted companies may be asked to meet with KBIC to present their proposal to the decision team and answer any outstanding questions. Offerors are cautioned to make no assumptions. Any or all awards made because of this invitation shall conform to applicable ordinances and policies of KBIC.
8. **PRICING:** Unless otherwise specified prices offered shall remain firm for a period of at least sixty (60) days.
9. **PAYMENT TERMS:** KBIC will remit full payment on all undisputed invoices within thirty (30) days from receipt by the appropriate person(s) of the invoice of receipt of all products and services ordered.
10. **INCURRED EXPENSE:** This invitation does not commit KBIC to make an award nor shall KBIC be responsible for any cost or expense which may be incurred by a respondent in preparing and submitting a reply, or any cost or expense incurred by any respondent prior to the execution of a purchase order or contract agreement.
11. **QUESTIONS/ADDENDA:** Any questions concerning the conditions or specifications shall be directed at the designated contact person. Addenda items will be sent to selected list of bidders. It is the bidders' responsibility to check and verify that addenda have been issued. Failure to acknowledge addenda may result in the offer not being considered.
12. **CLARIFICATIONS/CORRECTION OF ENTRY:** KBIC reserves the right to allow for the clarification of questionable entries and the correction of obvious mistakes.
13. **GRANT FUNDING:** The awarded respondent must follow and adhere to all general terms, provisions and conditions of standards outlined under 25 CFR Part 200, 25 CFR Part 900 Subpart J, 25 CFR Part 900, Sec. 900.130, and Contract No. A25AV00440, between Keweenaw Bay Indian Community and The United State of America Department of the Interior Bureau of Indian Affairs for Tribal Community Resilience (TCR) Sustainable Fishery Restoration Adaptation for Tribal Climate Resiliency Project, Attachment D. The awarded respondent must also follow and adhere to all terms outlined in KBIC's Purchase and Procurement Policy, Attachment E.
14. **INSURANCE:** Bidders should refer to Article 5.1 of the example Tier 3 Services Agreement in Attachment H and Section A, Article 33, Insurance, in Attachment D. The successful bidder is required to furnish evidence of the referenced insurance requirements. Work may not commence until the insurance requirements have been met.

- a. **Additional Insured:** Bidders should refer to Article 5.2 of the example Tier 3 Services Agreement in Attachment H. Additional Insureds shall also include the United States of America as required under the Department of Interior Acquisition Regulation Part 1452.225-70.

SCHEDULE

1. **PRE-PROPOSAL MEETING:** An optional pre-proposal meeting and site walkthrough is scheduled for February 4th, 2026 at 10:00 AM EST. All interested firms are welcome to attend this site visit. Participants will meet at the KBIC NRD Pequaming Hatchery and Offices location at 14359 Pequaming Road, L'Anse Michigan, 49946 at the time stated above. Please indicate attendance of the site walk by emailing cchristen@kbic-nsn.gov by 4:00 PM EST on January 28th, 2026.
2. **PRE-PROPOSAL INFORMATION AND QUESTIONS:** If a respondent finds a discrepancy, error, omission or has questions about this RFP, they may notify the RFP contact noted on the cover of this RFP. All questions and clarifications are due by 4:00 PM EST on February 11th, 2026. KBIC will respond with written clarification in the form of an addendum by 4:00 PM EST February 13th, 2026.
3. **PROPOSAL SUBMISSION:** All offers should be submitted sealed (hand delivered or mailed) to Claire Christen, 14359 Pequaming Road, L'Anse, MI 49946, cchristen@kbic-nsn.gov with a subject line "KBIC NRD Fisheries Restoration Building Architecture and Engineering Services – Bidder Name" by 4:00 PM EST on February 20th, 2026.
4. **PROJECT KICKOFF MEETING:** Within one month after receipt of the contract award. A kickoff meeting will be hosted by KBIC team members and the contractor's personnel. At a minimum, the firm's project manager, primary designer, and a representative of any subcontractor performing over 25% of the work must attend. The meeting will be held at the project location. A walk-through of the site will occur at the end of the meeting.
5. **SUBSTANTIAL COMPLETION OF PROJECT:** A finalized site plan of 14359 Pequaming Road and a complete construction-ready engineering design for the Fisheries Restoration Building are due by June 30th, 2026.

PROPOSAL REQUIREMENTS

1. **GENERAL INFORMATION ABOUT THE COMPANY:** Provide a general overview of the company, including the company's name, narrative of your firm, firm history, and office location(s).
2. **APPROACH TO THE PROJECT:** Please explain your company's approach to completing the project scope. If the Bidder's proposal relies on the work of one or more subcontractors, the subcontractor(s) shall be identified in the proposal. Identify resources available to complete the project. Include a proposed work schedule.
3. **QUALIFICATIONS:** Describe your firm's abilities and qualifications related to the project scope. Describe your company's working knowledge of the KBIC or other Tribal Communities. Please include Certification of Indian Ownership, Minority Business Enterprise, and/or Women's Business Enterprise, if applicable.

4. **EXPERIENCE:** Describe your firm's experience by showing examples of knowledge, expertise, projects and/or experiences with other related or similar projects, natural resources or fishery facilities including references. Describe your firm's experience in designing energy efficient buildings by showing examples of knowledge, expertise, projects, and/or experiences with projects including but not limited to energy efficiency measures, indoor air quality, and green construction design certifications.
5. **PERSONNEL:** Please provide an organizational chart of the project team, resumes of all applicable personnel, relevant certifications and licenses, and descriptions of experience with similar work.
6. **PROPOSED FEE AMOUNT:** Clearly provide all related expenses for the scope items noted in this RFP.

EVALUATION OF PROPOSALS AND VENDOR SELECTION

The contract will be awarded to the qualified vendor providing the best values and levels of service to KBIC. Proposals for professional services are evaluated on experience and qualifications and not necessarily the lowest cost. To be qualified a vendor must be both responsible and responsive. A vendor is responsible if they have demonstrated the ability to perform successfully under the terms of the proposed contract and if they have met all the requirements of the solicitation.

KBIC will evaluate all submitted proposals based on the following criteria:

1. Responsiveness of the work approach proposed.
2. Size and capacity of the vendor to complete the work.
3. Experience of the firm and its professionals in providing architectural and engineering services listed above, including quality of the project examples and references provided.
4. Experience of the firm and its professionals in completing energy efficient building designs.
5. Professional credentials and vendor's employees and subcontractors.
6. Proposed cost, including rates for any third-party consultants.

After receiving proposals, a KBIC committee will review the proposal and determine which firms can provide responsive and responsible planning services. It is anticipated that once preferred consultant firms are identified, a professional services agreement will be negotiated.

KBIC reserves the right to select the firm that is determined in its sole judgement to best meet the needs of KBIC, or to reject any/all proposals.

SCOPE OF SERVICES

Part 1: Site Plan Design for 14359 Pequaming Road

Design a layout for the KBIC Pequaming Hatchery and Offices site (14359 Pequaming Road, L'Anse MI 49946) to include a new Fisheries Restoration Building. See [Attachment A](#) for the Conceptual Site Plan Design. Criteria and constraints for each component of the site plan will be provided to the chosen contractor. The site plan design will be subject to this list of criteria and constraints, as well as any other KBIC input.

Components that must be considered in the site plan are listed below:

1. The siting of the Fisheries Restoration Building (to be designed in Part 2)
2. The siting of a permanent road (to be designed in Part 2)
3. The siting of a parking lot (to be designed in Part 2)
4. The siting of a 190 kW of combination roof and ground mounted solar installation to serve the Main Hatchery Building
5. The siting of a battery energy storage system tied to solar installation
6. The siting of a new septic system to be tied to the Fisheries Restoration Building (no septic system design in this RFP)
7. The siting of a new septic system to be tied to existing buildings (no septic system design in this RFP)
8. Other components that must be considered are wells, water lines, electric lines, existing utilities, and stormwater concerns.

Part 2: Architecture and Design of the Fisheries Restoration Building

Produce construction-ready engineering designs for the Fisheries Restoration Building based off the Conceptual Fisheries Restoration Building Design. See [Attachment B](#) for the Conceptual Fisheries Restoration Building Design. The design is required to include architectural, electrical, structural, mechanical, and plumbing components, as well as any other necessary components. These drawings must be accompanied with cost estimates for construction. Designs must be optimized energy efficiency, indoor air quality, and sustainability within budgetary limitations. Designs will be submitted to KBIC for review, changes may be made by KBIC, and revisions will be made based on these changes.

The following components of the Fisheries Restoration Building must be included in the design:

1. Building envelope
2. Garage: Interior boat storage area and disinfection/storage area
3. Wild gamete holding area, wet lab, office space, restroom, changing area, offices, conference room, and break room
4. Framed outside porch with roof and concrete pad
5. Surrounding landscape
6. Asphalt Road
7. Asphalt parking lot
8. Coordination with septic system which will be designed separately.

Requirements

1. All construction designs must be official engineering designs subject to all requirements outlined in the Scope of Services, the KBIC Building Code, and KBIC input. See [Attachment G](#) for the KBIC Building Code as well as its link here: [Title 94 - BUILDING AND CONSTRUCTION | Code of Ordinances | Keweenaw Bay Indian Community, Tribes and Tribal Nations | Municode Library](#)
2. All products included in the construction design (including but not limited to appliances, HVAC systems, lighting, windows, doors, and insulation) must be ENERGY STAR certified products.
3. KBIC expects to review design plan sets at 30%, 60%, and 90% completion.

4. Each final construction drawing shall be signed by, bear the seal of, and show the State of Michigan certificate number of the architect and/or engineer who prepared the document and/or is responsible for its preparation.
5. Designs must be optimized energy efficiency, indoor air quality, and sustainability within budgetary limitations.
6. Aspects of the Conceptual Fishery and Restoration Building Design can be changed with KBIC approval.

LIST OF ATTACHMENTS

Attachment A: Conceptual Site Plan Design

Attachment B: Conceptual Fisheries Restoration Building Design

Attachment C: 2025 Infrastructure Map

Attachment D: Bureau of Indian Affairs (BIA) Contract #A25AV00440 for Tribal Climate Resilience Grant

Attachment E: KBIC Purchase and Procurement Policy

Attachment F: TERO Ordinance

Attachment G: KBIC Building Code

Attachment H: Draft Services Agreement