



Bay Mills Indian Community

12140 West Lakeshore Dr.
Brimley, Michigan 49715
(906) 248-8100 Fax (906) 248-3283



REQUEST FOR PROPOSALS (RFP) Professional Environmental Services for Silver Dome Brownfield Cleanup

Submittal Due Date and Time:
December 6, 2024 by 12:00 pm EST

Question Submittal Deadline:
November 22, 2024 by 12:00 pm EST

E-mail and mail documents to:
Jennifer Satchell, Environmental Coordinator
Bay Mills Indian Community
12140 W. Lakeshore Drive
Brimley, MI 49715
jmsatchell@baymills.org
(906) 248-8655

Bay Mills Indian Community (BMIC) is soliciting proposals for professional environmental services from qualified environmental firms (Respondents) to coordinate cleanup activities on a 1.4 acre, BMIC-owned brownfield site in Brimley, Chippewa County, Michigan. BMIC plans to select a single Respondent that meets the requirements outlined in this RFP.

The RFP is open to all qualified environmental professionals (QEPs) capable and qualified to meet the objectives and requirements described in this document. Qualified Woman-owned businesses (WBE), Minority-owned businesses (MBE) and/or Veteran-owned businesses (VBE) are encouraged to respond.

Only proposals received no later than **12:00 pm on Friday, December 6, 2024** will be considered. All proposals will be reviewed for completeness in accordance with the selection criteria contained herein. Final recommendations will be made on the basis of most qualified contractor including cost, recent experience with this type of work, the personnel to be assigned to this work, the contractor's understanding of the project and the ability to meet the proposed timeframe for completion of the project. The contractor selected will be contracted to complete deconstruction and demolition of buildings, and clean up of soil and groundwater due to Tetrachlorethene/Tetrachloroethylene (PCE) contamination. If complete, BMIC will assess each Respondent's qualifications based upon the selection criteria. Once the selection committee has reviewed and ranked all Respondent proposals, at least three (3) Respondents

may be selected for an interview with the selection committee with specific date and time to be determined.

Respondents may visit the site **which will be arranged by appointment with the BMIC Environmental Coordinator.** Respondents that wish to enter the buildings on site must provide their own PPE and are responsible for their own safety.

Questions must be submitted via email to Jennifer Satchell, jmsatchell@baymills.org, by **12:00 pm EST Friday, November 22, 2024.** It is the Respondent's responsibility to provide a current email address.

Background Information:

The Bay Mills Indian Community (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 cares for over 3,000 acres of Trust and Fee land in Chippewa County, most of it near Waishkey Bay and Brimley, MI. Bay Mills Biological Services Department (BMBSD), the primary program manager for this project, is a natural resources management program.

The Silver Dome site is located at 12069 Lakeshore Drive Brimley, MI 49715, coordinates: 46.449132 N, -84.599991 W. This site is classified as Trust land; land held in trust by the federal government for the benefit of Bay Mills Indian Community.

Bay Mills Indian Community was awarded a federal **Brownfields 104k Cleanup Grant** from the US Environmental Protection Agency (EPA) to perform cleanup of PCE contamination, demolition/deconstruction of buildings and monitoring through September 30, 2028.

Proposed activities must meet federal requirements and costs will need to be allocated to the funding source, as appropriate. Coordination among Bay Mill Indian Community, Environmental Protection Agency (EPA), and others will be required. The approximate budget breakdown is as follows:

Cleanup Grant for Silver Dome: \$575,000

Expires 9/30/2028

~\$471,500 for cleanup activities

~\$103,500 for QEP services

Demolition, clean-up activities and monitoring are expected to begin in 2025 and be completed by the summer of 2028 to enable timely submission of final reports/documentation to EPA.

Site Description:

Historical photos show the Silver Dome was constructed sometime between 1993 and 1998 and sits on approximately 1.4 acres. It was constructed to serve as headquarters for BMIC's Public Works and Construction Department. A Quonset hut structure housed the shop area and a small building adjacent to the shop served as the office. The site is serviced by municipal water and sewer.

In 2019, a spill was discovered which resulted in brownfields actions (Source Area #1). Currently, the cleanup efforts associated with Source Area #1 have reduced the level of contaminants to beneath applicable state criteria. However, as part of sampling events related to Source Area #1, PCE was discovered in August 2022 when vapor pins were installed and sampled. In December 2022, additional vapor pins were installed and sampled. Soil and vapor samples were collected and monitoring wells were installed in July 2023. Groundwater samples were collected in August 2023. Results from these sampling events concluded the PCE is from another source (Source Area #2) and is not part of the first cleanup (Source Area #1). For Source Area #2, soil analytical results exceeded drinking water and soil vapor state criteria. PCE was identified in four soil vapor samples at concentrations that exceed Volatilization to Indoor Air Pathway Screening Levels (VIAP SLs) and Time-Sensitive Media-Specific Screening Levels (TS MSSLs). The PCE identified in the soil vapor is an acute health risk and requires appropriate PPE when assessing the building. Groundwater testing showed that presently there are no contaminants of concern above applicable criteria identified in the aquifer beneath the site.

Revitalization plans are not firm but a community recreation center is a strong contender.

Site status reports have been completed for the site. A draft Analysis of Brownfield Cleanup Alternatives (ABCA) for Silver Dome was prepared as part of the Cleanup Grant application. These documents are attached. Additional documents may be obtained by contacting Jennifer Satchell, BMIC Environmental Coordinator.

A pre-demolition asbestos survey will be completed, and if asbestos containing materials are found, these will be abated prior to demolition/deconstruction. These activities are not part of the scope of services for this RFP.

Scope of Services:

Please note, the Silver Dome is located on land held in trust by the federal government for the benefit of Bay Mills Indian Community. This means that BMIC must adhere to federal and tribal policies, laws and ordinances. While BMIC may, and has, consulted with Michigan Department of Energy, Great Lakes and Environment (EGLE) for technical assistance regarding the Silver Dome project, EGLE has no regulatory authority at this site. BMIC has adopted the State of Michigan Clean Up Criteria.

The objective of this project is to initiate and complete cleanup activities at the Silver Dome, including:

1. Project management and administration;
2. Mobilization/demobilization;
3. Install **temporary** site security in the form of metal fencing around worksite **during excavation and demolition/deconstruction activities**;
4. Demolition of one **1400** square-foot building with **8"** concrete slab, Building contains mold in **drywall and flooring**;
5. Deconstruction of a **7,800** square-foot Quonset hut, **framed with steel**, with approximately **2,400** square-foot **8"** concrete floor, remaining floor is dirt. All recyclable metal must be taken to a metal scrapping facility/recycler (it is expected that any profit from metal scrapping would offset other project-related costs);
6. Excavation of up to 300 cubic yards of soil;
7. Dewatering of up 80,000 gallons of water, treated water can be discharged into the municipal system. **A lift station is located approximately 425 ft away from site**;
8. Backfilling and compact up to 300 cubic yards of clean fill (**certified by a letter from borrow pit stating it is native soil or certified clean**);
9. Place 6" topsoil cap, seed and mulch site;
10. Quarterly monitoring for up to two years, if necessary;
11. Placing restrictive covenants, if necessary;
12. Complete No Further Action report for BMIC.

The selected Respondent will also be responsible for:

- Participating in planning meetings with Tribe and EPA staff;
- Developing all required project plans, sequencing strategy and specifications for cleanup activities, including validation of debris, and recycling of metal materials.
- Follow the Tribe-approved work plans and notify the Tribe staff of any changes to approved work plans;
- Develop U.S. Environmental Protection Agency-approved Quality Assurance Protection Plan (QAPP) for any sampling activities;
- Develop Sampling Plan for sampling activities;
- Obtain all necessary permits for project implementation;
- Provide periodic construction observation to the Tribe's staff at intervals necessary for the Tribe's staff to verify the project was implemented per the approved work plan;
- Properly manage the removal of waste from project to qualified landfill;
- Manage all deconstruction activities to ensure all permit and health and safety requirements are followed;
- Timely reporting of project implementation to the Tribe's staff as determined by Tribe's project manager (at least once per month, and weekly during site specific work);
- Review and process all pay applications and change orders for the successful completion of the project;
- Maintain site security controls during onsite work;

- If hiring subcontractors, provide oversight of subcontractor(s), including Davis-Bacon compliance;
- Assist with community engagement activities as requested;
- Coordinate with EGLE, EPA and other agencies and partners;
- Adhere to the Terms and Conditions listed in the BMIC Cooperative Agreement with EPA including Build America, Buy America requirements.

All plans and documentation will be reviewed by BMIC staff and the EPA Project Manager. It is anticipated that there would be one bid package for cleanup activities, unless the Respondent thinks a different approach is warranted. The scope of services under this RFP is preliminary; the final scope of services will be negotiated with the selected Respondent.

Insurance

The Contractor will be required to adhere to the insurance requirements and indemnification language as stated in the contract.

Rejection of Qualifications and Fee Proposal

Bay Mills Indian Community reserves the right to reject any and all of the responses received as a result of this RFP. BMIC does not intend to pay for the information solicited or obtained in the qualifications. In addition, BMIC reserves the right to reject any and all Qualifications and Fee Proposal Packages on the basis of potential conflict of interest.

Incurred Cost

BMIC will not be liable for any cost incurred by the Contractor for any work performed through and including the execution of a contract for professional services.

Addenda to the RFP

In the event it becomes necessary to revise any part of this RFP, a copy of all addenda will be mailed to the contractors.

Minimum Deliverables:

The proposed scope of services includes the following minimum deliverables:

- Clean UP Plan
- Final Sequencing Strategy
- Site Specific Quality Assurance Project Plan,
- Health and Safety Plan,
- Sampling Analysis Plan for post cleanup/confirmation sampling and Standard Operating Procedures
- Bid documents for sub- contractor selection if applicable
- Minimum monthly progress reports and/or pay requests to facilitate updates to EPA
- Information and data for EPA required progress reports and Final Report, including validated lab data, maps, waste manifests, photos, etc.
- Participation in monthly update meetings and public meetings when requested.

RFP Submission Requirements:

Responses not received by the deadline will not be considered. To be considered, five (5) copies of the Qualifications and Fee Proposal must be submitted to Bay Mills Indian Community **no later than December 6, 2024 by 12:00 pm EST**, at the following address:

Jennifer Satchell, Environmental Coordinator
Bay Mills Indian Community
12140 W. Lakeshore Drive
Brimley, MI 49715

Contractor's mailing of the Qualifications should allow normal mail delivery time to ensure timely receipt.

Please place Qualifications and Fee Proposals in separate sealed envelopes. Each envelope shall be clearly marked "Qualification Proposal: Silver Dome" and "Fee Proposal: Silver Dome" respectively.

Respondents must also **submit one (1) electronic copy in PDF format of qualifications proposal** to Jennifer Satchell (jmsatchell@baymills.org).

RFP Format

The Qualifications and Fee Proposals shall be presented in an 8-1/2" x 11" format. The text shall be concise, with emphasis placed on completeness and clarity. Five (5) copies of the Proposal are required for submittal. There is a (15) fifteen page maximum limitation.

The Contractor's Qualification Proposal shall be presented in a clearly marked, separate envelope from the Fee Proposal for consideration following a qualification-based selection process.

Contractors will be evaluated on the following information:

- **Background (General Experience):** Provide a history of your firm, related experience, and specific capabilities.
- **Related Project Experience:** Provide descriptions of the current and the last four completed projects your staff has performed that are similar to this project and example of the costs associated. References should also be provided.
- **Familiarity with Applicable Standards and Requirements:** Demonstrate your firm's familiarity with applicable standards and requirements relating to projects performed in Michigan. Describe your firm's experience in working with associated regulatory and review agencies.
- **Local Knowledge:** Provide information regarding previous experience your firm has with the community where the project is located. Describe your firm's involvement with other projects that may influence the proposed project.
- **Staffing:** Profile your firm, listing the professional(s) proposed for this project with their previous related experience. Indicate what percentage of your total staff (including sub-contractors) will be assigned to this project at peak workload. Indicate what percentage

of the work, if any, will be performed by sub-contractors. Identify all major sub-contractors. A fee schedule needs to be included. Please include experience with Davis-Bacon compliance and Buy America, Build America (BABA) compliance. More information about BABA can be found here: <https://www.epa.gov/cwsrf/build-america-buy-america-baba-resources>

- **QA/QC Procedures:** Describe your firm's procedure for quality assurance and quality control. This summary shall briefly address the Contractor's project management methods and systems proposed for the project. Demonstrate your firm's ability to meet schedules and control costs. Discuss your capabilities to staff this project to ensure completion on schedule.

Additional Considerations

- The Qualifications shall designate a single representative or prime contact for the Contractor, through whom the Review Committee may communicate with the Contractor.
- The Contractor shall provide the Review Committee with client references for similar projects. Provide the name and telephone number of a contact person for each project listed. Include a brief statement of your involvement with the project if it is not outlined under Related Project Experience.
- The Qualifications shall provide a straightforward, concise description of the Contractor's ability to meet the requirements of the proposed contract. Emphasis should be placed upon completeness and clarity of content.
- The Contractor shall prepare and submit a statement that no conflict of interest issues exist at the submission of this Qualifications and Fee Proposal package.

Note that cover letter, resumes, and cost proposal are not included in the 15-page limitation.

Acceptance of Qualification and Fee Proposal Content

The Review Committee will evaluate the contents of the Qualifications. An interview between the Contractor and the Review Committee **may be** requested.

After receipt of Qualifications a final decision will be made based upon the Review Committee's review of the Qualifications received in response to this office's Request for Qualifications. The qualifications will be scored on the basis of items, such as but not limited to the following: cost, local knowledge, recent experience with this type of work, the personnel to be assigned to this work, the Contractor's understanding of the project and the proposed time frame for completion of the project.

Written Proposal Criteria	Rating Score (1-5)	Weight	Comments
Identification of key personnel and experience/capability		3	
Respondent's approach to successfully complete each scope of services task		4	
Resources and key personnel available to perform work in reasonable time frame		3	
Experience in effectively engaging with community members and federal and state agencies		2	
Proposed Sequencing Strategy		2	
Reasonable overall costs/hours/rate schedule		5	
Native American Preference		1	
Ratings:			
Clearly Outstanding in this item	5		
Well qualified in this item	4		
Average in this item	3		
Weak in this item	2		
Unsatisfactory in this item	1		
Insufficient Response	0		

Timeline:

November 4, 2024	RFP materials e-mailed to potential Respondents from BMIC list and posted on the BMIC website.
November 22, 2024	RFP questions received no later than 12:00pm EST
December 6, 2024	Proposals received by BMIC no later than 12:00pm EST
December 20, 2024	Intent to Award sent to final selection

Attachments:

Site Status Reports

Draft ABCA

EPA Clean Up Grant Cooperative Agreement Terms and Conditions

Davis-Bacon Act and Brownfields

Attachments can be found here: <https://drive.google.com/drive/folders/14YgPJvG0vGJ2aR-XTkb-0FTzNX3WEFmy?usp=sharing>