



Red Cliff Band of Lake Superior Chippewa

REQUEST FOR PROPOSALS

Architectural and Engineering Services

Cultural Center Project

The Red Cliff Band of Lake Superior Chippewa Indians are seeking bids from qualified agencies/individuals for architectural and engineering services for the development and construction of a new Multi-Purpose Cultural Center at the Gaa-Miskwaabikaang (Red Cliff) Cultural Grounds located at 36750 State Highway 13 North.

1. Project Location

- 1.1. The project is located on Red Cliff Tribal lands in Bayfield County, WI, east of State Highway 13 North, accessible by Nuzzo Road. The proposed construction site is positioned east of the current Red Cliff Pow Wow arena area. A map of the Cultural Grounds showing the approximate location of the proposed building is included in Appendix A.

2. Project Description

- 2.1. The Cultural Center will provide opportunities for the Red Cliff community to build resilience, wellness, and a way of life that revitalizes and aligns with traditional Ojibwe culture. The proposed building design is approximately 6,276 square feet and will feature a large, domed gathering room with a vented ceiling and centralized open area where ceremonies and the touching of the Earth can be performed. The facility will have several offices, restrooms with showers, a large kitchen, and a communal outdoor area for gathering during celebrations, wakes, funerals, and other events. Numerous traditional ceremonial considerations have been incorporated throughout the building design, including covered East/West entrances and exits.

3. Scope of Services

- 3.1. This Request for Proposals (RFP) is for Architectural and Engineering Services (A&E) for the proposed Red Cliff Cultural Center project.
- 3.2. Red Cliff will provide the successful proposer with preliminary schematic drawing files that shall be used as the architectural template for the facility. Considerable design planning for this facility has already been completed by tribal staff; therefore, the overall architectural design workload will be significantly reduced. The successful proposer will review, modify, and certify provided drawings and proposed systems as appropriate and mutually agreed upon, rather than initiating this process from the beginning. Representations of the preliminary schematic drawings are available upon request.

- 3.3. The proposer will also provide an optional cost to include services for a standardized construction bid package that can be used to solicit bids for construction.

4. Costs for Services

- 4.1. Proposers should clearly identify and define all proposed A&E services and costs necessary to complete this project, as provided in the Scope of Services section of this RFP. The proposer should include separate costs for 1) all principal A&E services, and 2) services for a standardized construction bid package document.
- 4.2. The Red Cliff Band reserves the right to negotiate with the awarded proposer all reasonable fees for any services unanticipated or not existing at the time of the contract award. The Red Cliff Band may, at its option, contract for these unanticipated services through an alternative process if deemed in the best interest of the Tribe.

5. Right to Reject Proposals

- 5.1. The Red Cliff Band reserves the right to select the proposal deemed to best meet the requirements of the Tribe, which may not necessarily be the lowest cost proposal. The Red Cliff Tribal Council reserves the right to reject any or all proposals at any time during the evaluation process.

6. Evaluation Criteria

- 6.1. All proposals shall be evaluated according to the following criteria:
 - a) The proposer's professional qualifications necessary for the satisfactory performance of required and accessory A&E services, including professional qualifications of all key assigned personnel.
 - b) Specialized experience and technical competence for A&E work specific to commercial, multi-family residential, and/or hospitality designs and construction.
 - c) Capacity to accomplish the work specified within required timelines as identified in this RFP.
 - d) Past performance working in contracts with Tribal Nations, governmental agencies, and private industries, in terms of cost control, workmanship, stewardship, and compliance with performance schedules.

7. Timelines

- 7.1. **Proposal Deadline:** The deadline to respond to this RFP is Friday, December 10th, 2021, by 4:30pm Central Standard Time.
- 7.2. **Evaluation Window:** Submitted proposals will be evaluated the week following the proposal submittal deadline. No decisions will be made during this evaluation phase, and the Red Cliff Band may reach out to proposers for additional information or clarity within this window.
- 7.3. **Selection Deadline:** The successful proposer will be notified the week of December 20th. Unselected proposers will be notified after successful proposer is notified.
- 7.4. **Negotiations:** Contract negotiations for A&E services will commence after, with work to begin in January 2022.

8. Special Instructions

- a) Submit a current Statement of Qualifications for your firm.
- b) List what specific services are provided by your firm. If particular services are subcontracted, list which consultants are typically utilized for these services.
- c) Provide three to five references we may contact. Please give the person's title, contact information, and relationship to either a particular project or how they are acquainted with your firm.
- d) Provide a principal contact person for your firm who can be contacted for additional information or correspondence as necessary during the evaluation process.
- e) A 5% Tribal Tax shall be assessed on all contracts for professional services from those that are not 51% or more native-owned.
- f) All proposers must submit their proposal in Adobe PDF format no later than **Wednesday, December 10th, 2021, by 4:30pm** Central Standard Time to Joe Defoe, Project Manager.

Questions concerning this RFP should be directed to:

Joe Defoe, Project Manager/Design Engineer
Red Cliff Band of Lake Superior Chippewa Indians
88455 Pike Rd. Bayfield, WI 54814
715.779.3700 or 715.292.4730
joe.defoe@redcliff-nsn.gov

Appendix A

