

# BAD RIVER BAND OF LAKE SUPERIOR TRIBE OF CHIPPEWA INDIANS

CHIEF BLACKBIRD CENTER

P.O. Box 39 Odanah, Wisconsin 54861

## REQUEST FOR PROPOSALS

FOR

**ALTA / ACSM LAND SURVEY YOUTH CENTER, Odanah, Wisconsin**

### **FOR A YOUTH CENTER CONSTRUCTION PROJECT FUNDED BY ONE OR MORE OF THE FOLLOWING:**

US Department of Treasury and US Department of Agriculture Rural Development Community Facilities

Bad River Band of Lake Superior Tribe of Chippewa Indians is seeking proposals through solicitation for preparation of an ALTA / ACSM Land Survey for its Youth Center Construction Project. The work includes a boundary survey; assisting the Band with preparing title commitment for the land; and completing the ALTA / ACSM Survey Map for the land in accordance with the minimum standard detail requirements for ALTA / ACSM Land Surveys dated February 23, 2021. A GIS Checklist of needs is included as Attachment A.

The Project site is in the SW 1/4 of the NE 1/4 in Section 32 of T48N, R2W, Bad River Reservation, Wisconsin.

Proposals are required to contain the following information: technical qualifications of the firm or office; technical experience with similar projects, demonstrated by providing contacts (name and phone number) & dates of similar projects completed in small rural communities in the last 5 years; ability to complete the Survey in a timely manner, demonstrated by providing a listing of key staff who will complete this project, along with brief resumes or evidence of their experience in working with similar projects; evidence of the firm's or office's ability to provide a complete and thorough work product that complies with the minimum standard detail requirements for ALTA / ACSM Land Surveys dated February 23, 2021; and a Total Cost.

The Bad River Band of Lake Superior Tribe of Chippewa Indians is a federally recognized Indian Tribe organized under Section 16 of the Indian Reorganization Act of 1934, U.S.C. Section 5123. This entitles the Tribe to government pricing and exempts the Tribe from state sales and use taxes and from federal excise taxes. Therefore, price quotations should not include such taxes.

This Request for Proposals is open to all qualified, responsive bidders. Indian Preference will apply in the selection process in accordance with the Tribal Employment Rights Ordinance (TERO) or the Indian Preference Act of 1934 (Title 25, USC, Section 47), based on funding source requirements. Questions regarding TERO, and if the TERO fee applies to the RFP, may be directed to the Bad River Band's Human Resource office at 715-682-7111.

Firms or persons applying for Indian preference must provide evidence in its proposal of 51% or more Indian ownership. In addition, the firm or person must provide evidence of structure, management and financing affecting the Indian character of the firm. Documentation of and compliance with Indian Preference must accompany the proposal.

Proposals should consist of one digital copy on a flash drive and 3 hard copies and may be submitted in person, by delivery service or regular mail, or via Email to the Executive Secretary at the following address labeled 'ALTA / ACSM LAND SURVEY YOUTH CENTER, Odanah, Wisconsin and by January 20, 2026 at 2:00 pm to:

Bad River Tribe  
Chief Blackbird Center  
Attn: Executive Secretary  
72682 Maple St/PO Box 39  
Odanah, WI 54861-0039  
p.dax@badriver-nsn.gov

Questions regarding this project can be directed to Matt Eitrem, GIS Coordinator, (715) 682-7111 and [brgis@badriver-nsn.gov](mailto:brgis@badriver-nsn.gov).

Bid opening will be scheduled at the Chief Blackbird Center, 72682 Maple St, Odanah, WI 54861 on January 21, 2026 at 9:00 am (Bad River will notify successful and unsuccessful bidders within 10 calendar days if bid is \$25,000 or greater)

Any or all bids may be rejected when in the best interest of the Bad River Tribe.

Program:	<i>gmk</i>	<i>JA</i>
Accounting:	<i>gmk</i>	
Posted:	12/18/25	
	12:00 PM	am/pm

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## **TABLE A**



### **OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS**

**NOTE: The items of Table A must be negotiated between the surveyor and client. It may be necessary for the surveyor to qualify or expand upon the description of these items (e.g., in reference to Item 6(b), there may be a need for an interpretation of a restriction). The surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Notwithstanding Table A Items 5 and 11(b), if an engineering design survey is desired as part of an ALTA/ACSM Land Title Survey, such services should be negotiated under Table A, item 22.**

**If checked, the following optional items are to be included in the ALTA/ACSM LAND TITLE SURVEY, except as otherwise qualified (see note above):**



1. ☒ **Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.**  
**Address(es) if disclosed in Record Documents, or observed while conducting the survey.**
2. ☐ **Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.**
3. ☐ **Gross land area (and other areas if specified by the client).**  
**Vertical relief with the source of information (e.g. ground survey or aerial map), contour interval, datum, and originating benchmark identified.**
4. ☒ **(a) Current zoning classification, as provided by the insurer.**  
**(b) Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, as provided by the insurer. If none, so state.**
5. ☒ **(a) Exterior dimensions of all buildings at ground level.**  
**(b) Square footage of:**
  6. ☐ **(1) exterior footprint of all buildings at ground level.**
  7. ☐ **(2) other areas as specified by the client.**
7. ☐ **(c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.**



8. \_\_\_\_\_ **Substantial features observed in the process of conducting the survey (in addition to the improvements and features required under Section 5 above) such as parking lots, billboards, signs, swimming pools, landscaped areas, etc.**
9. \_\_\_\_\_ **Striping, number and type (e.g. handicapped, motorcycle, regular, etc.) of parking spaces**
10. \_\_\_\_\_ **in parking areas, lots and structures.**
- \_\_\_\_\_ **(a) Determination of the relationship and location of certain division or party walls designated by the client with respect to adjoining properties (client to obtain necessary permissions).**
- \_\_\_\_\_ **(b) Determination of whether certain walls designated by the client are plumb (client to obtain necessary permissions).**
11. \_\_\_\_\_ **Location of utilities (representative examples of which are listed below) existing on or serving the surveyed property as determined by:**
- \_\_\_\_\_  **(a) Observed evidence.**
- \_\_\_\_\_ **(b) Observed evidence together with evidence from plans obtained from utility companies, railroad tracks, spurs and sidings; or provided by client and markings by utility companies and other appropriate sources (with reference as to the source of information).**
- \_\_\_\_\_ **Manholes, catch basins, valve vaults and other surface indications of subterranean uses;**
- \_\_\_\_\_ **Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property.**
- \_\_\_\_\_ **Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility poles cross members or overhangs; and**
- \_\_\_\_\_ **utility company installations on the surveyed property.**
- Note—With regard to Table A, item 11(b), source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.**
12. \_\_\_\_\_ **Governmental Agency survey-related requirements as specified by the client, such as for HUD surveys, and surveys for leases on Bureau of Land Management managed lands.**
13. \_\_\_\_\_ **Names of adjoining owners of platted lands according to current public records.**
14. \_\_\_\_\_ **Distance to the nearest intersecting street as specified by the client.**
15.  \_\_\_\_\_ **Rectified orthophotography, photogrammetric mapping, laser scanning and other similar products, tools or the basis for the showing the location of**
- \_\_\_\_\_ **airborne/mobile technologies as**



*certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor shall (a) discuss the ramifications of such methodologies (e.g. the potential precision and completeness of the data gathered thereby) with the insurer, lender and client prior to the performance of the survey and, (b) place a note on the face of the survey explaining the source, date, precision and other relevant qualifications of any such data.*

16. \_\_\_\_\_ *Observed evidence of current earth moving work, building construction or building additions.*
17. \_\_\_\_\_ *Proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs.*
18. \_\_\_\_\_ *Observed evidence of site use as a solid waste dump, sump or sanitary landfill.*
19.  \_\_\_\_\_ *Location of wetland areas as delineated by appropriate authorities.*
20. \_\_\_\_\_ *(a) Locate improvements within any offsite easements or servitudes benefitting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey (client to obtain necessary permissions).*
-  \_\_\_\_\_ *(b) Monuments placed (or a reference monument or witness to the corner) at all major corners of any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor (client to obtain necessary permissions).*
21. \_\_\_\_\_ *Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$ \_\_\_\_\_ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.*
22. \_\_\_\_\_ \_\_\_\_\_

**Adopted by the Board of Governors, American Land Title Association, on October 13, 2010.  
American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036.  
Adopted by the Board of Directors, National Society of Professional Surveyors, on November 15, 2010.  
National Society of Professional Surveyors, Inc., a member organization of the American Congress on Surveying and Mapping, 6 Montgomery Village Avenue, Suite 403, Gaithersburg, MD 20879**

