

# **BAD RIVER BAND OF THE LAKE SUPERIOR TRIBE OF CHIPPEWA INDIANS**

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Chief Blackbird Center

P.O. Box 39 Odanah, Wisconsin 54861

## **REQUEST FOR PROPOSALS**

For

**The Design, Modular Build, Delivery and Placement of a facility to serve as a  
Bad River Child Care Center for a project funded by the U.S. Department of Health and Human  
Services  
Proposal# 33026-03**

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### **Project Overview**

The Bad River Band of Lake Superior Tribe of Chippewa Indians is seeking proposals through solicitation for: Manufacturers of Modular or Manufactured Buildings. The project includes preliminary design of buildings, excavation and pouring of concrete foundation, placement of the new building, utility hook up, and construction of a deck and ramp. New building will be located on a clear site with city utility hook-ups for water/sewer, electric, natural gas and communications in the New Odanah community on the Bad River Reservation, Wisconsin.

The proposed building design is for use as a 30'X 56' Child Care Center, and will submit a floor plan including, but not limited to,

- Large classroom style, multi-purpose space with child-appropriate sink
- separate smaller quiet resting/nap room
- mud room with child lockers near entrance
- commercial-grade kitchenette (stove/refrigerator/dishwasher, pantry)
- 2 bathrooms (one for staff, one for children including changing station)
- high-functioning storage
- washer-dryer space
- office for 2 staff (approx. 15'X15')
- All windows facing south 6' wide – indicate which windows will open – double hung throughout
- ADA-compliant ramp and extended deck landing with width no less than 10' and 4' wide stairs with handrails on both sides to playground. Porch or awning over deck.
- All walls 2 X 6 with insulation in wall to R-25 or better
- Attic insulation R-30 or better
- Attic rafters with ridge vent on top of roof
- Shingle roof
- Hardwired smoke-alarm and CO detectors and lighted egress signage. Door hardware fire-safety compliant
- 5' deep insulated concrete basement/foundation to span entire building – will contain floor-joist-mounted furnace/water heater/IT board/central air unit. Basement sloped for 3-4" center drain - with inside and outside drain tile and one discharge for sump pump on southwest end of building
- Mark access to basement

These features are meant to aid in cost estimate and may change before building is finalized. Design must indicate building size, floor plans with dimensions, intended materials, models and makes of HVAC, electrical,

plumbing, insulation, included fire protection or suppressant and egress systems, and compliance with codes listed below. Design costs may not exceed 1% of total project cost.

All construction shall comply with federal and tribal government codes and laws. The building shall meet Uniform Dwelling Code – Modular or Manufactured and current Electrical, Mechanical and Plumbing Codes specific to Child Care Centers with occupancy load no greater than 18; entirety of building and features shall be ADA-compliant.

**Scope of Work**

Contractor responsible for:

Modular design documents including all outlined above

Erosion Control BMPs as mandated by environmental permits (Environmental permits for site previously obtained by Tribe)

Concrete Foundation as described

Modular Construction with ADA compliance and full electric/plumbing/HVAC specs

Insulation

Fire/Theft Protection Systems

Utility hook-up (water, sewer, electric fiber-optic broadband)

Site preparation

Transportation logistics

Site installation processes

Certificate of Completion obtainment

The modular or manufactured building shall be ready for internet / network connection and water, sewer, electric utility hookup

*Walkthrough of site, 53751 Pine Street, (immediately to the north of the playground), can be scheduled by calling Mariah Hipsher at 715-292-0907 or emailing at [grants@badriver-nsn.gov](mailto:grants@badriver-nsn.gov).*

**Proposals** are required to contain the following information:

1. Floorplan including dimensions & enumerated desired features.
2. Site plan showing building placement.
3. Timeline from design through final inspection. Include milestones such as design approval, manufacturing start/finish, site prep completion, delivery, and final occupancy date
4. Cost Proposal. A detailed schedule of values (e.g., line-item costs for foundation, unit, setup) and specify if it is a lump sum or guaranteed maximum price (GMP)
5. Contractor Qualifications. Include company history, similar project experience, references, and safety records (EMR rating)
6. Photographs of similar structures from previous projects.
7. References with contact information from earlier clients with similar projects.
8. Insurance. Indicate At all times during its performance hereunder, Proposer shall obtain and keep in force worker's compensation insurance for all of its employees within statutory limits and commercial general liability insurance, including coverage for product liability and completed operations, contractual liability and automobile liability for all owned, non-owned and hired vehicles used in carrying out the Contract with limits of not less than \$1,000,000 per occurrence. The Band reserves the right to require additional coverage or higher limits where warranted. Proposer shall provide the Band with certificate of insurance evidence of the Proposer's compliance with the foregoing insurance provisions upon request.
9. Workmanship Guarantee. Proposer shall guarantee that work for the modular or manufactured building, connection to the foundation and access will be done in accordance with requirements of this RFP and remain free of defects in workmanship and materials for a period of two year from the date of acceptance by the Band, unless a longer period of guarantee is specifically identified

10. Evidence of Ability to obtain Construction Bond.

11. Ability to provide contract documents in EJCDC format is preferable but not mandatory.

Proposals will be evaluated as (40% cost, 30% floor plan, 20% experience, 5% timeline, 5% aggregate of other proposal inclusions.)

**Proposals must include 3 complete hard copies and one external drive with complete proposal materials. No need for plastic covers or bindings.**

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 476. 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.

Sealed bids must be labeled "**Child Care Center**" and submitted by Friday, April 17th, 2026, at 4:30 p.m. to:

**Bad River Tribe  
Chief Blackbird Center  
Attn: Executive Secretary  
72682 Maple Street  
P.O. Box 39  
Odanah, WI 54861**

Questions regarding this project can be directed to Mariah Hipsher at 715-292-0907 or [grants@badriver-nsn.gov](mailto:grants@badriver-nsn.gov)

Bid opening is open to the public. It will be scheduled in Conference Room C, Chief Blackbird Center 72682 Maple Street, Odanah, WI 54861 at 11 a.m. on Monday April 20th, 2026.

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

Program: Mett  
Accounting: JSR  
Posted: \_\_\_\_\_  
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