



GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS

GTB & GTED GT STIC ECONOMIC FEASIBILITY STUDY PROJECT

REQUEST FOR PROPOSALS

July 14, 2020

Contact:

**Sonya Zotigh, Tribal Manager
2605 N. West Bay Shore Drive
Peshawbestown, MI 49682-9275**

GRAND TRAVERSE BAND OF OTTAWA AND CHIPPEWA INDIANS

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Proposals must be received by July 24, 2020

GENERAL PROJECT DESCRIPTION

The Grand Traverse Band of Ottawa and Chippewa Indians, along with Grand Traverse Economic Development Corporation, is seeking a qualified consultant to prepare a feasibility study. The study area is the Grand Traverse STIC property at 7401 Walton Road in Kingsley Michigan.

The GTED GT STIC Development project is needed to determine if the Grand Traverse Band of Ottawa and Chippewa Indians LLC, Grand Traverse Economic Development's newest property, GT STIC has long-term economic viability. In addition, the feasibility study will provide legal and technical proof of the viability, sustainability and the costs associated with the C2 Command center. The C2 Center is anticipated to be a long-term commercially owned and run program that will bring dozens of IT related, good paying jobs to the Traverse City areas and the GT STIC property.

The Project will involve the Economic evaluation of GT STIC for the Feasibility study. The Feasibility study is for the Michigan Launch Facility Command and Control Center Concept Plan is a requirement of the Michigan State Land Bank, Fife Lake Township and the Michigan Aerospace Manufacturer's Association (MAMA) for the GT STIC property.

OBJECTIVES

Engaging the community through public meetings and conducting the necessary research the following objectives should be achieved. Existing reports and surveys should be reviewed as to limit duplication of work.

1. Identify and outline facility priorities based on current and future anticipated needs. Including, but not limited to a Command center.
2. Identify and outline potential public/private partnership structures, including roles and responsibilities of both GT STIC and ATLAS Space Operations (ATLAS). Identify how such partnerships impact the funding of construction and maintenance of facilities, and the benefits to both GT STIC and ATLAS.
3. Prepare a concept plan including estimated cost of construction for each facility at GT STIC Facilities should include scope, size, features and amenities.
4. Prepare an operating pro forma detailing the economic viability of the GT STIC area.
5. Prepare an operating pro forma detailing anticipated operational and maintenance issues and costs for several operations and maintenance options, considering viable partnership opportunities.
6. Evaluate potential site and provide recommendations and options regarding a suitable site for future Command Center.

Accounting, Procurement, Program Accounting, & Property Manuals Updates RFP

7. Include a 3-D Model of the C2 Center to include a 360-view and under table cabling views.
8. A final report to the Tribe and GTEC, including a formal presentation. The scope of services for this project is limited to determining facility priorities, estimating cost of construction, identifying programming and operations models, identifying recommended location for new facilities, and determining the viability of a public/private partnership. There is no request for architectural renderings or other information beyond a feasibility study as detailed herein.

RFP REQUEST:

We are requesting a:

A Feasibility study for the GT STIC Property.

Submit your offer on the attached RFP form. Offers submitted via facsimile will be accepted; however, the original offer shall be sent via U.S. Postal Service. First class mail and postmarked on or before the bid submission date.

Your offer is required to be submitted under a condition of irrevocability for a period of 60 days after submission.

The Owner, being considered the sole and only judge, reserves the right to waive any informality in, or to reject, any or all bids, should the Owner deem it to be in the owner's best interest to do so.

GENERAL CONDITIONS:

Required/Recommended Credentials. All Contractors must have the experience and ability to assess Facilities at Grand Traverse STIC for establishing commercial and government SCIFs and providing requirements for SCIFs to be built out as part of the MI SLFI Command and Control Center initiative. Contractor must have experience in physical security assessments to evaluate overall physical security environment of the STIC facilities to be compliant with DoD, NASA and government physical security requirements for a C2Center including SCIFs and data centers. Contractor must also have the ability to provide concept drawings and narrative capabilities descriptions for a Command and Control Center facility in support of the MI SLFI to be physically located at The STIC property, and to support an USAF Space Force Delta Unit for Electronic Warfare and Satellite Communications.

Proposal Format. Applicants must include the Required Documents listed below and should provide Requested Information with enough detail to facilitate the factors in the Evaluation Criteria. The failure to provide Required Documents will result in the proposal deemed non-responsive. The failure to include Requested Information may result in no points assessed. a.

Required Documents:

- i. Resume.
- ii. References.
- iii. Cost Proposal. *Must be placed into a clearly marked envelope separate from the other requested documents.* Including billable hours, travel, reimbursement, rates, and any other fees. The cost proposal must be clearly discernable

- The contractor will be awarded on the basis of the lowest responsible bid; however the owner reserves the right to accept any bid or to reject any and all bids, or to negotiate contract terms with the various bidders when such is deemed by the owner to be in their best interest.
- Contractor is responsible for coordination with all other trades or subcontractors working on the project.
- Contractor is responsible for visiting the site for field verifying all possible obstacles and verifying all pay item quantities prior to submitting a bid.
- Only such quantities less than or equal to the Ceiling Price of each respective pay item performed and accepted will be paid for. Quantities of work items greater than the Ceiling Price of each work item require the prior justification by the Contractor and approval of the Owner before being performed. An increase or decrease in quantity for any item shall not in any way be regarded as grounds for an increase or decrease in the bid prices.

Alaska Native / Native American-Owned Preference

➤ **Indian Self-Determination and Education Assistance Act.**

The work to be performed under this contract is subject to Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e). Section 7(b) requires to the greatest extent feasible; (1) preference and opportunities for training and employment shall be given to Native Americans or Alaska Natives, and (2) preference in award of contracts and subcontracts shall be given to Native America or Alaska Native organizations and / or economic enterprises.

➤ **Indian Ownership Certifications**

A qualified bidder shall to submit Indian Ownership Certifications or other evidence of Native American / Alaskan Native ownership, in accordance with Grand Traverse Band's preference policies, and all applicable regulations and policies pertaining to this solicitation.

During the RFP phase, Native American- or Alaska Native-owned firms will be awarded a 5% preference in the cost criterion. Minority Business Enterprises will be afforded full opportunity to submit offers in response to this invitation and will not be discriminated against on the grounds of race, color, sex, religion, or national origin in consideration for an award.

Describe if your firm is Native American- or Alaska Native-owned or any of your major subcontractors or suppliers are Native American- or Alaska Native-owned. Provide contact information including a name and current telephone numbers for such listed firms.

The Grand Traverse Band hereby notifies all bidders that it will affirmatively ensure that any organizations under contract with it are both a Native Preference organization and an Equal Opportunity Employer, and that it does not discriminate against any person, firm, partnership, or organization on the basis of race, color, religion, sex, age, national origin, marital status, sexual orientation, medical condition, physical handicap or disability. Any person, firm, partnership, or organization contracting with or doing business with Grand Traverse Band will be in conformity with the Band's policy on non-discrimination.

- **Native American or Alaska Native Ownership / Participation**

The following points figure into the point grading scheme below:

- 5 points - Prime contractor or 2 or more major subcontractors or suppliers have majority Native American or Alaska Native ownership.
- 2 points - One major subcontractor has majority Native American or Alaska Native ownership.
- 1 point - Only minor subcontractors or suppliers have majority Native American or Alaska Native ownership.
- 0 points - No firms on the proposed team have Native American or Alaska Native ownership.

- **Insurance Requirements**

Contractor and any subcontractors shall provide and maintain Worker's Compensation and Employer's Liability Insurance for the protection of **Contractor and any subcontractors** employees, as required by law of any employer. **Contractor and any subcontractors** shall also provide and maintain in full force and effect during the time of this Agreement, insurance (including but not limited to insurance covering the operation of automobiles, trucks and other vehicles) protecting (business name), the OWNER and PRIME against any person or persons other than employees of (business name) and liability or damages to property, arising from or growing out of (business name)'s operations in connection with the performance of this Agreement.

Such insurance covering personal and bodily injuries or death shall be in the sum of not less than One Million Dollars (\$1,000,000) single limit. Insurance covering damage to property shall be in the sum of not less than One Million Dollars (\$1,000,000) single limit.

Contractor and any subcontractors shall also provide and maintain Professional Liability Insurance coverage in the amount of Five Hundred Thousand Dollars (\$500,000) per claim and in the aggregate to protect (business name) from liability arising out of the performance of professional services by (business name) under this Agreement.

Upon request, a signed Certificate or Certificates of Insurance showing compliance with the requirements of this section shall be furnished to PRIME. Such Certificate or Certificates of Insurance shall provide for thirty (30) days written notice to PRIME prior to the cancellation of any insurance referred to therein.

- **Project Schedule**

- Bids due: July 24, 2020
- Recommendation to Tribal Council: July 29, 2020
- Anticipated Preconstruction Meeting: July 29, 2020
- Anticipated Notice to Proceed: July 30, 2020
- Anticipated Project Completion: August 30, 2020

RFP FORM

RFP For: Attached bid for the Economic Feasibility study, area is the Grand Traverse STIC property at 7401 Walton Road in Kingsley Michigan. The GTED GT STIC Development project is needed to determine if the Grand Traverse Band of Ottawa and Chippewa Indians LLC, Grand Traverse Economic Development’s newest property, GT STIC has long-term economic viability. In addition, the feasibility study will provide legal and technical proof of the viability, sustainability and the costs associated with the C2 Command center.

Date Due: Return proposal to Sonya Zotigh at the GTB Tribal managers office as soon as possible but:

No later than 12:00pm., July 24, 2020.

Contractor _____

Project: GT STIC

Prepared by: GTED Grants

Client: Grand Traverse Band of Ottawa and Chippewa Indians

Mail Bid To: Sonya Zotigh, Tribal Manager
2605 N. West Bay Shore Dr.
Peshawbestown, MI. 49682
Phone:
Office: 231-534-7136

Project Location: GT STIC
7401 Walton Road
Kingsley, MI 49649