

INVITATION FOR BIDS

The Bear River Band of the Rohnerville Rancheria (herein called the Owner) will receive bids for **“BRB-Earthquake Damage Repairs-DR4692”**. Bids are due October 15, 2026 delivered to the Tribes representative outlined in this Invitation for Bids.

The Scope of the project is to repair and restore multiple facilities to pre-disaster status. Please see all attachments and relative information related to the project attached within this document. This, and all relative bid documents are available on the Project site at:

<https://www.bearriverrancheria.org/emergency-services>

This solicitation requires a Firm Fixed Price Bid. Time and materials, not-to-exceed, cost plus, or hourly proposals will NOT be accepted. Please see Attachment B: Cost Sheet, in this document.

Bidders must submit a single, total, all-inclusive Firm Fixed Price Bid that covers all labor, materials, equipment, travel, overhead, and profit for completion of the Scope of Work

This award contract must comply with applicable 2 CFR Part 200 provisions. No change orders will be allowed.

Any contract resulting from this solicitation shall be Firm Fixed Price Bid contract in accordance with FEMA Procurement Guidance for Public Assistance.

Facilities vary in Type and use, with single and multi-story heights. All work will be performed based on provided report, prioritizing Tribes needs and coordination directly with the individual representative for the Tribe identified in the bid documents as the Point of contact. Bidder's proposals must account for performing work to the Code of Standards set forth in the original plans and specifications.

Bona fide bidders may obtain a project scope package with report in PDF from the Bear River Band Website, RFP available at <https://www.bearriverrancheria.org/emergency-services> commencing September 1, 2026.

Mandatory Pre-Bid Site Meeting will be held on September 15, 2026 at 1:30 pm at 266 Keisner Rd, Loleta CA. Bidders' questions shall be directed by email to procurement@brb-nsn.gov no later than September 30, 2026. Responses to all questions will be provided to all prospective bidders by October 5, 2026.

A bid guarantee in the form of a certified check or blank draft payable to the Owner, irrevocable letter of credit, U.S. Government bonds, or satisfactory bid bond executed by the bidder in an amount equal to five percent (5%) of the bid, is required to be submitted with each bid.

The contract will be awarded to the lowest responsive and responsible bidder who does not exceed the estimated funds by the owner. Only bids meeting the bid requirements included herein shall be considered for award. In the event that the lowest bidder is not awarded a contract, a dissenting contractor has 48 hours in which to file a written complaint.

Bids will open on 10/20/2026 at 15:00 PST. Bids may NOT be withdrawn for a period of 60 days following the opening of bids without the consent of the Owner.

Award of this contract is subject to a determination by Owner that the contractor is eligible to contract for federally funded activities. Selected Bidder's entity status will be checked in the Excluded Parties list of SAM.gov

Bid Posting	Site Visit	Questions	Responses	Submission Due	Opening Bids
9/7/26	9/15/26	9/30/26	10/5/26	10/15/26	10/20/26

Attachments:

Attachment A: Scope of Work
Attachment B: Cost Sheet
Attachment C: Instructions to Bidders
Attachment D – DR 4692 Schedule
Attachment E: Reports

Attachment A: Scope of Work

Project Description: Damages occurred due to large earthquakes in December 2022. Facilities need to be restored to Pre Disaster Conditions. The project is funded under FEMA Public Assistance.

Scope Of Work shall be performed strictly in accordance with the FEMA Public Assistance Project Worksheets (PWs) for each facility. Engineering recommendations are only applicable where they support the PW repair method (e.g. sistering) and shall not expand or modify the FEMA-approved scope

No upgrades, retrofits, or improvements beyond the PW scope shall be included in this contract. If concealed damages are discovered, the Contractor shall stop work and notify the Tribe for evaluation and approval before proceeding.

A Site Walk Through will be performed for each project between the contractor and project lead to verify work completed.

Firm Fixed Price. Bidders shall submit a firm fixed price for each item listed below. No hourly, unit, or time-and-materials rates will be accepted.

Each price shall be fully burdened, inclusive of all labor, materials, equipment, overhead, and profit for that item. Bidders shall not itemize overhead and profit separately.

Each item (1, 2a-2c, 3a-3c,4) is a separate firm fixed price and shall be invoiced individually upon completion and acceptance of that item. The Total Firm Fixed Price is the sum of all line items and represents the maximum amount payable under the contract.

Where the sum of the line items does not equal the stated Total Firm Fixed Price, the sum of the line items shall govern and the total will be corrected accordingly.

Project Goals:

- ❖ Provide Detailed Project Timeline
- ❖ Provide Budget Details per Project
- ❖ Repair of Damages to Restore Facilities to Pre-Disaster Conditions

In order to restore facilities to Pre-Disaster State, Contractor will Repair, as applicable to Project Scope area details:

- ❖ Cracks in Walls: Drywall/Gypsum, Concrete Masonry Unit (CMU), Concrete Wall
- ❖ Damaged Drop Ceilings and Hardware
- ❖ Rafters/ceiling beams
- ❖ Suspended light fixtures and hardware
- ❖ Foundation Grade Beam
- ❖ Paint to Match All Areas

Attachment B – Cost Sheet

Task	Description	Firm Fixed Price
Task 1	Project Kick Off Meeting	\$
Task 2	Site Work	\$
Task 3	Site Walk Through (SWT), Verification of Work	
Task 4	Project Management	\$
Total		\$ (Lump Sum)
Task2 Breakdown	Facility	Firm Fixed Price
T-2a	Water Treatment Facility – Site work	\$_____
T-2b	Tish Non Admin– Site work	\$_____
T-2c	Gaming Facility– Site work	\$_____
Task 3 Breakdown	Facility	Firm Fixed Price
T-3a	Water Treatment Facility – SWT-Verification	\$_____
T-3b	Tish Non Admin - SWT-Verification	\$_____
T-3c	Gaming Facility - SWT-Verification	\$_____

Contractor is responsible for verifying the quantities included in the Scope of Work. The Contractor assumes responsibility for reviewing the site conditions.

Attachment C: Instructions to Bidders:

Submission of Bids:

- ❖ Sealed Bids must be hand-delivered, by the due date, in a sealed envelope clearly marked with the project title “BRB-Earthquake Damage Repairs -DR4692” to Aaron McKinney at 266 Keisner Road, Loleta, CA.
- ❖ The bid must be received by the deadline date posed in this IFB
- ❖ Late submissions will not be considered

Bid Content:

- ❖ Complete and sign the IFB in black or blue ink or bonafied electronic signature
- ❖ Include all required documents as specified in the IFB
- ❖ Ensure all prices are typewritten or in ink: bids in pencil will be rejected

Questions:

- ❖ Any questions regarding the IFB should be directed to procurement@brb-nsn.gov
- ❖ Questions must be submitted in writing and will be answered publicly

Bid Opening:

- ❖ Bids will be opened at (15:00) on October 20, 2026 at 266 Keisner Rd, Loleta CA 95551
- ❖ Bidders or their representative are welcome to attend the bid opening

Bid Evaluations:

- ❖ Bids will be evaluated based on price, compliance with specifications and bidder qualifications
- ❖ The lowest responsive and responsible bidder will be awarded the contract

Bidders Representations:

- ❖ By submitting a bid, bidders represent that they have read and understand the terms and conditions of the IFB
- ❖ Bidders acknowledge that their bid is a firm and final

Non-Discrimination:

- ❖ The contractor must comply with all applicable Federal non-discrimination laws

Additional Requirements:

- ❖ Bidders must provide proof of insurance, bonding and any other requirements specified in the IFB

Attachment D – DR 4692 Schedule

No work shall begin without a formal, written Notice to Proceed (NTP) from the Tribe. Award and execution for any project is at the sole discretion of the Tribe.

Performance Periods

- ❖ **Total Contract Period:** Shall not exceed **90 calendar days** from the date of the first NTP issued under this contract. In no case shall it extend beyond March 1, 2027, regardless of NTP date
- ❖ **Project Completion Timeline:** Each awarded project must be substantially completed within **30 calendar days** of its specific NTP. The Tribe will not issue a NTP for any project that cannot be substantially completed on or before January 30, 2027
- ❖ **Final Completion and Closeout:** All punch list work, final inspection, and final invoicing shall be complete no later than March 1, 2027. Work performed or costs incurred after that date are not payable under this contract
- ❖ The Tribe may authorize simultaneous or phased execution at its discretion. Contractors are responsible for managing personnel to meet project deadlines accordingly
- ❖ The Firm Fixed Price will be modified only by written, bilateral change order executed by both parties prior to performance of the changed work. A change order will be considered only where the change is directed by the Tribe and constitutes a material change to the scope of work described in the contract documents. Work performed by the Contractor without a prior written change order is performed at the Contractor's own risk and expense and will not be compensated.

Pricing Lock Duration & Escalation

- ❖ Bidders must maintain firm pricing for 180 calendar days from the date of bid award.
- ❖ If a NTP is not issued for a project within that period, the contractor may submit an updated price proposal based on documented cost escalation (e.g., CPI-U or materials index), subject to Tribe approval.
- ❖ Optional escalation clauses may be submitted for review but are not required.

Change Management

- ❖ All adjustments to contract scope, schedule, or deliverables will be governed through a formal written Change Order process. Procedures and documents will be defined in the final contract agreement.

Attachment E – Reports

Project No. 714343 – Water Treatment Facility

General Facility Information:	Facility Type: Building	Facility: Water Treatment Plant
Building Type: Water/Wastewater Treatment Plant	Approx. Year Built: 2008	Location Description: 565 Singley Hill RD., Loleta, CA 95551
Date Damaged: 12/20/2022	Number of Stories: 1	GPS Latitude/Longitude: 40.62944, -124.20691
Cause of Damage: Earthquake	Facility Description: 54' x 24' x 12' High Load bearing Concrete Masonry - Split faced block- 16' x 8' x 8' smooth side on the inside - painted.	

General Damage Information:

Building Damage:

1) Water Treatment Plant:

- a) **Building Exterior:** 8 each of hairline cracks that run from the floor to ceiling along a CMU Wall. Each crack is 12 FT long. The building footprint measures 54 FT long x 27FT wide. The CMU walls are 12FT high. The Concrete Masonry Unit blocks are 16IN wide x 8 IN high x 8 IN deep. Cracks occurred throughout the CMU walls and are visible on the interior and exterior of the building, also causing damage to the interior paint.
- b) **Building Interior:** 8 each of hairline cracks that run from the floor to ceiling along CMU wall will be painted to match existing interior paint. Painting will be along each crack at 12FT long. The interior paint was damaged due to cracks that occurred during the earthquake
- c) Cracking in roof trusses/chords member.

Work To Be Completed:

- 1) Repair 8 each of hairline cracks of CMU Wall, 12 FT long each crack
- 2) Paint to match all areas.
- 3) Sistering of Joints with detail approved by a licensed engineer.



Photo Water Treatment Facility - Broken Chord Member

Project 714429 - Tish Non Admin

General Facility Information:	Facility Type: Building	Facility: Tish Non Community Center
Building Type: Community Center/ Administration	Approx. Year Built: 2012	Location Description: 266 Keisner RD., Loleta, CA 95551
Date Damaged: 12/20/2022	Number of Stories: 2	GPS Latitude/Longitude: 40.62598, -124.21273
Cause of Damage: Earthquake	Facility Description: Administrative and activity center for Bear River Band	

General Damage Information:

Building Damage:

1) 2nd FLR Hallway across from Waiting Area:

- a) Building Interior, 2 each of drywall cracks. These were hairline cracks that were 5 FT long and are located throughout the hallways between doors and ceilings.

2) 2nd FLR Hallway close to Balcony #3 : (RM 209/210)

- a) Building Interior, 10 each of Ceiling tiles 2 FT long x 2 FT wide moved out of place within the ceiling grid and need to be moved and reset

3) 2nd FLR Hallway North Council Chambers: (RM 204, Skylight areas)

- a) Building Interior, 4 each of drywall cracks. These were hairline cracks that were 2 FT long and are located throughout the hallways between doors and ceilings.

4) Council Chambers: (RM 221)

- a) 10% of ceiling tiles and grid displaced

5) 2nd FLR Hallway outside Employee Lounge: (RM 209)

- a) Building Interior, 2 each of drywall cracks. These were hairline cracks that were 3 FT long and are located throughout the hallways between doors and ceilings..
- b) Building Interior, 1 each of drywall crack located at the skylight. This was a hairline crack that is 5 FT long.

6) 2nd FLR Hallway and Waiting area, adjacent to Elevator: (RM 230)

- a) Building Interior, 4 each of drywall cracks. These were hairline cracks that were 2 FT long and are located throughout the hallways between doors and ceilings.
- b) Approximately 10% of ceiling tiles and grid displaced.

7) 2nd FLR Hallway South of Council Chambers:

- a) Building Interior, 1 each of drywall cracks. These were hairline cracks that were 4 FT long and are located along the corner of the hallway. Ceiling Crack located passing through the doorway in the hallway from RM 217 to RM 221.

8) 2nd FLR Lobby at end of open Stair landing:

- a) A. Repair 1 each of Crack in drywall, 7 FT long.

9) Hallway Area - RM's 227,228(a), 225, 226, 224

- a) Ceiling Tiles and Grid Displacement - approximately 25% displaced.

10) 2nd FLR Stairwell Walls:

- a) 8 each of Cracks below windows, 7 FT long. This would be the back sides of RM 207 and RM204.

11) 1st FLR - Child Support - Wellness Court (RM115)

- a) 1 each of the Crack in building poured in place concrete wall, 8 FT long.

12) 1st FLR - Lobby:

- a) 6 each of Twisted wood beams, 25 FT long x 8 IN wide x 14 IN high.
- b) 12 each of Splits in Wood beams at the ends -two per (6) beams., 10 IN long.

13) 1st FLR - Tribal Hall:

- a) 4 each of Cracks in the Sheet Rock ceiling, 10 FT long.

- b) 16 each of Wood beams hanging hardware has split the wood beams at the ends.- two per (8) beams , 25 FT long x 8 IN wide x 14 IN high.
- c) 8 each of twisted wood beams. Each twisted wood beam is 25 FT long x 8IN wide x 14 IN.

Work to be completed:

- 1) **2nd FLR Hallway across from Waiting Area:**
 - a) Repair 2 each of Cracks in the drywall, 5 FT long
- 2) **2nd FLR Hallway close to Balcony #3: (RM 209/210)**
 - a) Remove and replace 10 each of Ceiling Tiles 2' x 2' (40 SF).
- 3) **2nd FLR Hallway North Council Chambers: (RM 204 and skylight areas)**
 - a) Repair 4 each of Cracks in drywall board above doors and at skylight above, 2 foot long.
- 4) **Council Chambers: (RM 221)**
 - a) 10% of ceiling tiles and grid displaced
- 5) **2nd FLR Hallway outside Employee Lounge: (RM209)**
 - a) Repair 2 each of Cracks in drywall at 5' Above Finished Floor, 3 FT long.
 - b) Repair 1 each of Crack in drywall at skylight above, 5 FT long.
- 6) **2nd FLR Hallway Hallway and Waiting area, adjacent to Elevator: (RM 230)**
 - a) Repair 4 each of Cracks in drywall above the door, 2 FT long.
 - b) Repair or replace ceiling tiles and grid as needed to bring flush and uniform
- 7) **2nd FLR Hallway South of Council Chambers:**
 - a) Repair 1 each of Damaged outside corner bead cracks, 4 FT long.
- 8) **2nd FLR Lobby at end of open Stair landing:**
 - a) Repair 1 each of Crack in drywall, 7 FT long.
- 9) **Hallway Area - RM's 227, 228(a), 225, 226, 224**
 - a) Repair or replace ceiling tiles and grid as needed to bring ceiling flush and uniform
- 10) **2nd FLR Stairwell Walls:**
 - a) Repair 8 each of Cracks below windows, 7 FT long. This would be the back sides of RM 207 and RM204.
- 11) **1st FLR - Child Support - Wellness Court (RM115)**
 - a) Repair 1 each of the Cracks in the building poured in place concrete wall, 8 FT long.
- 12) **1st FLR - Lobby:**
 - a) Repair 6 each of Twisted wood beams, 25 FT long x 8 IN wide x 14 IN high.
 - b) Repair 12 each of Splits in Wood beams at the ends -two per (6) beams., 10 IN long.
- 13) **1st FLR - Tribal Hall:**
 - a) Repair 4 each of Cracks in the Sheet Rock ceiling, 10 FT long.
 - b) Repair 16 each of Wood beams hanging hardware has split the wood beams at the ends.- two per (8) beams , 25 FT long x 8 IN wide x 14 IN high.
 - c) Repair 8 each of twisted wood beams. Each twisted wood beam is 25 FT long x 8IN wide x 14 IN.
- 14) **Paint to match all all areas repaired throughout the facility**

Project 714421 Gaming Office

General Facility Information:	Facility Type: Building	Facility: Gaming Office
Building Type: Offices	Approx. Year Built: 2021	Location Description: 30 Bear Paws Drive, Loleta, CA 95551
Date Damaged: 12/20/2022	Number of Stories: 1	GPS Latitude/Longitude: 40.62500, -124.20800
Cause of Damage: Earthquake	Facility Description: Pier and beam foundation with perimeter concrete grade beam - old building slab on grade- building wood	

frame exterior wood siding and asphalt shingle roof. 30'x 60' area -ceilings 9' high typically with a 12' to 14' vaulted ceiling at the Entry Waiting area and Hall. with a 20'x 40' area slab on grade- ceilings 8 foot high throughout the attached part of the building. Drywall throughout walls and ceilings.

Building Damage:

Perimeter Grade Beam :

- Building Exterior, 1 each of a 180 LF Perimeter Concrete beam has cracks throughout it. The concrete beam runs along the perimeter of the front of the building. The perimeter of the building is 30 FT wide x 60 FT long.
- **Work to be completed:** Repair 180 LF Perimeter Concrete beam