

Bear River Band of the Rohnerville Rancheria
Request for Proposals - Hazard Mitigation - Phase 1 - EHP and Design

The Bear River Band of the Rohnerville Rancheria is soliciting bids for three related projects under Hazard Mitigation Funding related to Direct Declaration 4692-DR. The three separate, but related projects are identified as follows.

- **Project 1- Environmental and Historic Preservation Compliance for HMGP Project 2-Slope Remediation and HMGP Project 3 - Seismic Evaluation of Resort.**
- **Project 2 - HMGP Geological Slope Remediation for Decommissioned WWTF site at 130 Bear River Drive**
- **Project 3 - HMGP Structural Seismic Vulnerability Assessment for BRB Resort and Casino.**

Project Funding: All funding is provided under DR4692 - FEMA Hazard Mitigation Grant Program. All applicable Codes, Regulations and Standards apply. **The final phase of this project is supported by FEMA Public Assistance (non-emergency) funds and remains subject to federal funding availability, including potential impacts from federal budget delays or government shutdowns.**

This document comprises the following sections:

- Section I: Entity Information and Project Details
- Section II Specifications
- Section III Selection Criteria
- Section IV Attachment A – Project 2 Geological – Slope Stabilization Alternative Framework

Section I: Entity Information and Project Details:

Entity Information

Entity Name: Bear River Band of the Rohnerville Rancheria, 266 Keisner Road, Loleta CA 95551-9707 (**site visit location**)

RFP Title: Bear River Band – Hazard Mitigation – Earthquake Phase 1

RFP date issued: 5/4/2026	Site Visit: 5/12/2026 @ 13:00	Response to Questions: 5/22/2026
Response deadline: 6/1/2026	Questions Due: 5/18/2026	Project Completion: 12/1/2026
Expected Contract Range	\$75,000-\$179,000	Contract type: Fixed Price or cost reimbursement

Entity Description: The Bear River Band of the Rohnerville Rancheria is a federally recognized tribal government located in Loleta, California.

Contact Information:

Project Lead Name:	Phone	email
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Project Description:

Project 1 – Environmental and Historic Preservation - Firm will ensure Project 2 and Project 3 meet minimum compliance with 44 CFR Part 9 and 10, the National Environmental Policy Act (NEPA), The National Historic Preservation Act (section 106), and all other applicable federal environmental and cultural resource laws, executive orders, and regulations required for FEMA funding eligibility. All work shall comply with FEMA Hazard Mitigation Grant Program (HMGP) requirements, the Public Assistance Program and Policy Guide (PAPPG v4), and applicable California Building Code (CBC) and ASCE 41 seismic-evaluation standards. Environmental clearance is needed in the case that boring or other ground disturbing work is needed in the assessment and design of Project 2 and 3—EHP is not yet needed for construction of Project 2 or 3.

Project 2: Slope Remediation Phase 1- Located at 130 Bear River Drive, Loleta, CA, firm will complete geotechnical assessment and design services to stabilize the slope below a decommissioned wastewater treatment facility, produce a construction-ready design package that integrates nature-based solutions and will be used to pursue future construction funding for Phase 2.

This project addresses an estimated 150 x 200 ft area of slope failure located within 4 ft of the treatment facility. Design plans will stabilize the slope, prevent collapse into the adjacent waterway, and provide FEMA HMGP (DR-4692)–compliant specifications for future construction funding.

Plans must integrate nature-based solutions, including planting native plant communities of Tribal significance, creating gathering areas for traditional use, and enhancing riparian functions such as erosion control, water quality, biodiversity, and habitat.

Project 3 Seismic Vulnerability Phase 1 - The Bear River Resort and Casino, located at 11 Bear Paws Way in Loleta, California, was constructed in multiple phases and includes a four-story hotel structure situated on a sloped site with an integrated parking structure below. These complex conditions, combined with phased construction and mixed structural systems, increase the facility’s potential for differential movement, soil-structure interaction, and “pounding” effects during seismic events.

This Seismic Vulnerability Assessment and Design Project, will evaluate the structural and geological conditions of the facility to identify vulnerabilities, develop conceptual retrofit strategies, and produce cost estimates for future mitigation construction (Phase 2) to reduce the potential for damage or operational interruption during an earthquake.

Project Goals:

*All projects will use nature-based solutions in alignment ecological stewardship.
No groundbreaking activities will commence prior to EHP clearance.*

Project 1 Goals: Environmental and Historic Preservation (EHP)

The goal of this project is to ensure that all activities conducted under Project 2, Slope Remediation Phase 1, and Project 3 Seismic Vulnerability Phase 1, are fully compliant with federal, state, and Tribal environmental and cultural resource protection requirements—as limited to the limited groundbreaking actions that may take place during assessment/design.

Objectives include:

Regulatory Compliance: complete environmental and historic preservation reviews in accordance with 44 CFR Parts 9 and 10, NEPA, NHPA Section 106, and all other applicable federal, state and Tribal environmental and cultural resource laws, executive orders, and regulations required for FEMA HMGP eligibility.

Documentation and Coordination: Prepare and submit all necessary EHP documentation to FEMA, including environmental review forms, biological and cultural resource assessments, agency correspondence, and consultation records—as necessary. Coordinate with the Tribal Historic Preservation Officer, and relevant resource agencies as required.

Compliance Deliverables: Produce a complete, FEMA – review ready EHP package that documents all consultations, determinations, and mitigation commitments, ensuring that Projects 2 and 3 can advance to construction.

Project 2 Goals: Geological - Slope Remediation for Decommissioned WWTF

Plans will be designed in order to:

- Stabilize the slope to eliminate landslide risks and prevent collapse into adjacent waterways
- Re-establish native plant communities that support traditional food, medicine, basketry, and ceremonial uses.
- Support local biodiversity and strengthen riparian ecosystem functions such as: erosion control, water quality, and habitat
- Enhance long-term durability of the site to environmental changes while creating a foundation for adaptive reuse.
- Where feasible, integrate designs that mimic natural landforms and hydrologic patterns.
- Identify and Develop Mitigation Strategies:
Design feasible structural and/or non-structural retrofit measures consistent with FEMA, ASCE 41, and California Building Code seismic design standards

- Estimate Construction and Mitigation Costs:
Prepare conceptual-level cost estimates for proposed retrofit alternatives, including potential geotechnical remediation or foundation strengthening options
- Conduct Benefit-Cost Analysis:
Evaluate the cost-effectiveness of each proposed alternative using FEMA's Benefit-Cost Analysis (BCA) methodology and Tribal design criteria to support future funding requests.
- Produce a Comprehensive Report:
Deliver a detailed Geological Assessment, if necessary, and Construction Ready Design Plans, suitable for submission to FEMA for programmatic reporting and for use in Phase 2 design, permitting, future EHP and construction activities.

Project 3 Goals: Structural Seismic Vulnerability Assessment

Phase 1 Seismic Vulnerability Assessment and engineering report consists of primarily desktop analysis and surface observations, with ground disturbance limited to boring or other limited ground disturbing activities for the purpose of geological surveying. No major ground disturbance, excavation, drilling, or construction activities are proposed under this scope.

- Evaluate Structural and Geological Vulnerability:
Assess the existing facility's structural and non-structural components, with emphasis on areas where multi-phase construction, hillside grading, and the subsurface parking structure may influence seismic performance
- Conduct Geotechnical and Geological review: Perform geotechnical and geological analysis sufficient to identify site-specific seismic hazards, soil conditions, and potential ground failure risks impacting the facility
- Identify Seismic Deficiencies: Identify and document structural deficiencies, weak points, and performance limitations that may lead to damage, displacement, or failure during seismic events
- Develop Professional Engineering Findings: Prepare engineering-based findings that characterize seismic risk, expected building performance, and probable damage mechanisms under design-level earthquake scenarios
- Quantify Risk of Future Damages Without Action: Provide clear analysis of potential future damages and life-safety risks if no seismic retrofitting or mitigation action are undertaken
- Produce a comprehensive Seismic Vulnerability Report: Deliver a formal Seismic Vulnerability Assessment Report suitable for future FEMA Mitigation Planning

Section II: Specifications

Product Service and Details:

Project 1 Specifications– Environmental and Historical Preservation

The selected firm will provide comprehensive Environmental and Historic Preservation services to ensure the Project 2 and Project 3 comply with all applicable environmental and cultural resource protection laws and FEMA requirements. EHP compliance is needed in the case that boring or other ground disturbing work is needed in Projects 2 and 3

Scope of Services:

EHP Review and Compliance

- Determine and conduct minimum required environmental and historic preservation review consistent with 44 CFR Parts 9 and 10 , NEPA, NHPA Section 106 and all other applicable federal environmental, cultural, and historic preservation laws, regulations and Executive Orders
- Ensure compliance with FEMA HMGP and Public Assistance Program and Policy Guide v4 requirements

Documentation and Submittals

- Prepare all required FEMA EHP documentation, including project descriptions, maps, photos, and environmental screening forms, as necessary
- Develop and submit Biological Assessments, Cultural Resource Assessments, Environmental Review Reports, and supporting materials necessary for FEMA review and approval
- Maintain organized documentation suitable for audit and long-term recordkeeping

Consultation and Coordination

- Coordinate with the Tribal Historic Preservation Officer, US Fish and Wildlife Services, National Marine Fisheries Services and other agencies as required
- Conduct or coordinate required Section 7 and Section 106 consultations and prepare documentation of concurrence or determination of effect
- Facilitate all agency correspondence, consultation letters, and public notices as required by NEPA

Technical Analysis and Recommendations:

- Identify potential impacts to environmental, cultural, and historic resources associated with the proposed slope stabilization and seismic assessment projects
- Recommend mitigation measures and best management practices to minimize or offset potential impacts.
- Integrate findings with the Project 2 and Project 3 design teams to ensure environmental and cultural stewardship objectives are reflected in final plans

Deliverables

- Complete EHP Review Package for Submission to FEMA, including all required forms, consultation, records, environmental analyses, and supporting documentation.
- Summary report outlining findings, mitigation measures, and compliance determinations
- Copies of all agency correspondence, concurrence letters, and supporting data files (digital and hard copy)

Project 2 Specifications – Geological

Site Assessment

- Conduct detailed topographic, geological, and geotechnical surveys of the site, as needed
- Complete all necessary field investigations and laboratory testing
- Identify site preparation requirements and establish a buffer zone to minimize disturbance to the decommissioned wastewater treatment facility and adjacent waterways, as needed.

Slope Stabilization & Retaining Structures

- Engineer slope stabilization measures suited to site-specific soil and hydrologic conditions.
- Incorporate drainage and erosion control features to prevent waterlogging and reduce long-term failure risk.
- Select materials consistent with sustainable Nature-Based design principles

Nature-Based Solutions

- Incorporate bioengineering techniques such as live staking, brush layering, and contouring.
- Enhance riparian ecosystem functions, including erosion control, water quality improvement, sediment management, and habitat for fish and wildlife.

- Where feasible, integrate designs that mimic natural landforms and hydrologic patterns. Collaborate with Tribal representatives to identify culturally significant plant species
- Re-establish native vegetation and riparian features that support biodiversity.
- Design gathering areas and habitat enhancements to reflect the Tribe's stewardship values.

Site Protection & Construction Readiness

- Develop sediment control and barrier measures to safeguard the site and downstream waterways during construction.
- Ensure designs are adaptable for future adaptive reuse of the decommissioned facility site.
- Provide all plans and specifications in construction-ready format.

Compliance, Documentation, and Timeline

- Provide documentation suitable for Benefit-Cost Analysis (BCA) and FEMA Hazard Mitigation reporting.
- Prepare an Alternative Analysis consistent with the attached Slope Stabilization Alternatives Framework (Attachment A).
- Submit a detailed project timeline and cost estimate, aligned with the following milestones:
 - Kickoff Meeting – within 2 weeks of award.
 - Field Testing & Data Collection – within 60–90 days of kickoff.
 - Draft Report & Alternatives Analysis – within 120 days of kickoff.
 - **Final Construction-Ready Design Package – within 150–180 days of kickoff**
- Provide monthly progress updates to ensure schedule adherence.

Project 3 Specifications - Structural Seismic Vulnerability Assessment

Document Review and Data Collection

- Review available as-built drawings, prior geotechnical or engineering reports, and any other relevant design or construction documentation.
- Identify information gaps requiring further investigation.

Structural and Geotechnical Assessment

- Perform on-site visual inspections of the building's structural and non-structural components.
- Conduct desktop geotechnical and geological review utilizing existing data sources prior to boring, if available
- Characterize conditions that may influence seismic response, including hillside geometry, foundation type, and construction-phase interfaces.
- No ground disturbance, drilling, or subsurface testing is authorized under this scope without separate written approval and FEMA EHP clearance

Seismic Vulnerability Analysis

- Evaluate structural and geotechnical findings to identify:
 - Structural deficiencies
 - Load path discontinuities
 - Potential failure mechanisms
 - Expected building performance in a design-level earthquake
- Assess life-safety risk, operational disruption potential, and probable damage mechanisms

Risk of Future Damages (No-Action Scenario)

- Provide narrative-based analysis of:
 - Expected damage severity if no mitigation is implemented
 - Economic disruption and downtime risks
 - Life -safety implications

Engineering Findings and Technical Report Deliverables

- Prepare a formal Seismic Vulnerability Assessment Report including:
 - Existing conditions documentation
 - Seismic risk characterization
 - Summary of deficiencies

- Risk of future damages under a no-retrofit scenario
- High-level discussion of mitigation need (not cost, design, or alternatives)
- Submit a detailed project timeline and cost estimate, aligned with the following milestones:
 - Kickoff Meeting – within 2 weeks of award.
 - Field Testing & Data Collection – within 60–90 days of kickoff.
 - Draft Report & Alternatives Analysis – within 120 days of kickoff.
 - Project Completion Date: within 180 of kickoff

Technical Requirements –

Project 1 – Environmental and Historic Preservation

All work shall conform to the following standards and guidance documents:

Deliverables must be suitable for FEMA review FEMA Hazard Mitigation Grant Program (HMGP) requirements.

- FEMA Hazard Mitigation Assistance (HMA) Guidance and Addendums
- Public Assistance Program and Policy Guide (PAPPG v4)
- National Environmental Policy Act (NEPA)
- National Historic Preservation Act (NHPA), Section 106
- California Building Code (CBC) and ASCE 41 (as referenced in related project designs)

These standards ensure that all environmental and cultural resource compliance activities under Projects 2 and 3 meet FEMA eligibility and align with applicable state and Tribal requirements.

Project 2 – Geological

The project must align with:

- The selected firm must be a licensed professional Geotechnical Engineering firm in the State of California, with demonstrated experience in geological evaluation and retrofit design for slopes and/or hillside stabilization
- Key personnel shall include, at minimum, Geotechnical Engineer (GE) with relevant project experience.
- Subconsultants, if used, shall hold all appropriate professional registrations and maintain insurance in accordance with Tribal contracting requirements.
- Environmental and Historic Preservation (EHP) compliance standards.
- California Building Code (current edition).
- Quality Assurance and Control (QA/QC) The selected firm shall implement an internal Quality Assurance/Quality Control plan ensuring that all reports, calculations, and design deliverables are independently reviewed and signed by a qualified professional prior to submission. The Tribe reserves the right to review draft deliverables and verify compliance with FEMA and Tribal standards.
- Deliverables must be suitable for FEMA review and compliant with FEMA Hazard Mitigation Grant Program (HMGP) requirements.
- All field personnel must adhere to site-specific safety and security requirements established by the Bear River Band.
- Fieldwork will be coordinated with Tribal OES and Casino management to avoid interference with operations. All personnel must sign in with the designated project lead prior to entering the site for each visit or workday.
- No ground-disturbing or intrusive activities shall occur without prior written authorization and EHP clearance.

Project 3 – Structural

- The selected firm shall be a licensed professional engineering firm in the State of California with demonstrated experience in seismic vulnerability assessment of existing buildings, including multi-story and/or hillside structures.
- Key personnel shall include, at a minimum:
 - A California-licensed Structural Engineer (SE) with experience in seismic evaluation of existing structures

- A California-licensed Geotechnical Engineer (GE) with experience in site hazard characterization and seismic ground response evaluation
- All work shall comply with applicable provisions of:
 - Current California Building Code (CBC)
 - ASCE 41 - Seismic Evaluation of Existing Buildings (evaluation provisions only)
 - Applicable FEMA seismic guidance for vulnerability assessment and risk characterization
- Geotechnical and geological evaluation shall be conducted using:
 - Desktop review of available data
 - Surface observations
 - Publicly available hazard datasets
- Seismic assessment methods shall be limited to:
 - Screening level evaluation techniques
 - Engineering judgment-based vulnerability characterization
 - Expected performance discussion without nonlinear modeling or retrofit design
- The firm shall demonstrate familiarity with:
 - FEMA Environmental and Historic Preservation (EHP) compliance requirements
 - HMGP eligibility documentation standards
 - 2CFR part 200 procurement, documentation, and audit requirements
- Subconsultants, if utilized, shall hold all required professional registrations, maintain insurance meeting Tribal contract standards, and be subject to the same compliance requirements as the prime consultant

Data and Documentation

- The consultant shall provide all deliverables in final, signed, and stamped PDF format, suitable for FEMA review and audit
- Seismic Vulnerability Assessment Report shall clearly document:
 - Evaluation methodology
 - Key assumptions
 - Study limitations
 - Principal findings and conclusions
- Support figures, sketches, and photographic documentation shall be included within the PDF report as needed to support findings

Quality Assurance and Control (QA/QC)

- The firm shall implement an internal QA/QC plan ensuring all reports and deliverables are independently reviewed and signed by a qualified professional prior to submission.
- The Tribe reserves the right to request interim reviews of draft deliverables and verify compliance with FEMA and Tribal standards.

Health, Safety, and Site Access

- All field personnel must adhere to site-specific safety and security requirements established by the Bear River Band.
- Fieldwork will be coordinated with Tribal OES and Casino management to avoid interference with operations. All personnel must sign in with the designated project lead prior to entering the site for each visit or workday.
- No ground-disturbing or intrusive activities shall occur without prior written authorization and EHP clearance.

Project-Specific Billing and Firm Fixed Price Requirement:

Separate Project Billing: Each project shall be billed separately under its own Project ID. Invoices must be fully itemized by project and may not combine costs across multiple projects. Blended or shared billing will be accepted only if each project is line itemed on invoice. This requirement is mandatory.

Firm Fixed Price: Each project shall be awarded and billed on a Fixed price or a Cost Reimbursement basis with a Not-to-Exceed ceiling. Time-and-Materials, Cost-Plus, or Open-Ended Hourly billing will not be accepted. Payment shall be based on completion of defined project deliverables. The Environmental Compliance portion of the work will be performed under a cost-reimbursement contract structure with a defined Not-to-Exceed (NTE) ceiling. Reimbursement will be limited to actual, allowable, reasonable, and properly documented costs incurred in performing EHP-related tasks.

Delivery: Please submit your proposal by June 1, 2026 by 13:00 (PST) in PDF format to procurement@brb-nsn.gov, cc oes@brb-nsn.gov, grants@brb-nsn.gov. Late submissions will not be accepted.

Section III: Selection Criteria

All offerors should understand the factors that will enter into the evaluation of proposals, and their relative importance. Factors for evaluation in this case will fall into five priorities:

- a. Technical qualifications of the firm and the proposed technical staff, as indicated by their past experience with emphasis on current experience. The qualification section of the proposal should reflect demonstrated ability and the offering of professional services as covered by the scope of work, including demonstration of availability. (20 points)
- b. A record of integrity, judgment, performance, and timeliness in the execution of previous contracts. (20 points)
- c. Cost considerations such as the rates charged for each category of employee under the contract. Overhead rates if applicable, cost of reimbursable expenses and total fee/rates proposed. (30 points)
 - Please break down cost proposal into a fixed price or cost reimbursement contract with estimated totals itemized per project. The Environmental portion must be segmented into a Cost Reimbursement project estimate with a do-not-exceed threshold proposed.
- d. Project Approach- Demonstrated understanding of the Scope of Work and suggested approach to Project. (30 points)

Attachment A –Project 2- Slope Stabilization Alternatives Framework

1. No Action

- **Description:** No mitigation actions. High risk of slope failure, potential collapse of wastewater facility into adjacent waterway, and downstream contamination to the Eel River and Pacific Ocean.
- **Estimated Costs:** Very High
- **Benefits:** None. Increased hazard risk and liability.

2. Conventional Structural

- **Description:** Full engineered stabilization such as retaining wall or other hard structures. Provides strong immediate protection but limited ecological or cultural benefits.
- **Estimated Costs:** High
- **Benefits:** Protects facility and infrastructure; highest immediate risk reduction.

3. Nature-Based

- **Description:** Slope stabilization using ecological restoration techniques (bioengineering, re-vegetation with native plants, contouring/terracing). Emphasizes cultural and ecological co-benefits.
- **Estimated Costs:** Moderate
- **Benefits:** Restores native species, cultural gathering areas, enhances biodiversity and ecosystem services.

4. Hybrid

- **Description:** Combination of structural measures with bioengineering and ecological restoration. Balances immediate protection with long-term resilience and cultural priorities.
- **Estimated Costs:** Moderate-High
- **Benefits:** Strong protection, integrates cultural and ecological values, long-term sustainability.