

BLUE LAKE RANCHERIA

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www.bluelakerancheria-nsn.gov

March 14, 2025

Land Acquisition for Restoration for the Blue Lake Rancheria

PROJECT INFORMATION

- A. Notice to Bidders:** Qualified bidders are invited to submit bids for the Project as described in this Document.
- a. Project Identification **Land Acquisition and Restoration for the Blue Lake Rancheria**
 - b. Project Location: Blue Lake Rancheria, Blue Lake, CA 95525
- B. Owner:** Blue Lake Rancheria, 1 Aiyekwee Loop, Blue Lake, CA 95525
- a. Owner's Representative: Alexandra Toyofuku (707) 668-5101;
tepa@bluelakerancheria-nsn.gov
- C. Project Description:** The Blue Lake Rancheria (BLR) invites qualified firms or individuals to submit proposals for providing real estate consulting services. This consultant will support the implementation of the Climate Pollution Reduction Grant (CPRG) by assisting with land acquisition, due diligence, and strategic land planning.
- Blue Lake Rancheria was awarded a CPRG Implementation grant to acquire and restore land for carbon sequestration and climate resilience. This initiative focuses on purchasing and managing wetland and forestland within the Tribe's ancestral territory to enhance environmental sustainability and Tribal sovereignty.
- D. Bid Documents** include Exhibits/Work Scopes
- a. For review prior to submission, bid docs can be requested via email from Alexandra Toyofuku at above address or by appointment at the Blue Lake Rancheria
 - i. Funding Sources and Grant Compliance Requirements
- E. Construction Contract Scope:** Bids will be received for the following Work:
- a. **Land Identification & Feasibility Analysis**
 - i. Identify potential land parcels for acquisition based on BLR's criteria.
 - ii. Assess legal, environmental, and financial viability.
 - iii. Conduct due diligence, including reviewing land title, zoning, and potential liabilities, and Phase I Site Assessments for up to 5 properties.
 - b. **Transaction Support**
 - i. Assist in negotiations with landowners and stakeholders.
 - ii. Support contract development and legal coordination.
 - iii. Identify funding mechanisms and incentives.
 - c. **Regulatory & Compliance Guidance**
 - i. Ensure alignment with federal, state, and tribal regulatory requirements.
 - ii. Support permitting and compliance documentation.

d. Strategic Land Management Planning

- i. Develop strategies for integrating acquired land into BLR's long-term environmental and economic goals.
- ii. Provide recommendations for conservation easements, habitat restoration, and carbon sequestration initiatives.

F. BID SUBMITTAL AND OPENING

1. Proposals may be submitted electronically to tepa@bluelakerancheria-nsn.gov or hard copy format at the Blue Lake Rancheria Office until the bid time and date.
2. The Statement of Qualifications should include the following information:
 - a. Cover/Introductory Letter
 - i. Explain why your firm is the most qualified to provide the requested services;
 - ii. Include brief firm overview;
 - iii. Include lead firm name, contact person, address, and phone number.
 - b. Evaluation Factors
 - i. Brief synopsis of experience with similar projects;
 - ii. Proposed personnel and role in the project;
 - iii. Unique qualifications of key team members;
 - c. Supportive Information
 - i. Resumes of key personnel
3. Tribe will consider bids prepared in compliance with the Instructions to Bidders issued by Owner and delivered as follows:
 1. Bid Due Date: Tuesday April 15, 2025 by 3:00 p.m. local time.
 2. Location: Blue Lake Rancheria, 1 Aiyekwee Loop, Blue Lake, CA 95525
 3. Bids will be opened by the BLR Tribal Committee, on Thursday, April 17th, 2025 at 10:00 AM.

G. TIME OF COMPLETION

1. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time; see dates below.

H. BIDDERS QUALIFICATIONS

1. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance required for the Work. Insurance coverage in a form acceptable to Tribe will be required of the successful bidder.

I. CONTRACT DOCUMENTS

1. Contract documents to be provided by Blue Lake Rancheria upon award to the successful bidder.

J. PRELIMINARY PROJECT SCHEDULE:

| Action | Deadline |
|------------------------|--|
| RFP Posted | March 14, 2025 |
| Pre-Bid Meeting | As scheduled with bidders upon request |
| Last Day for Questions | April 14, 2025 |
| Proposals Due | April 15, 2025 |

| | |
|------------------|-------------------|
| Award Contract | April 30, 2025 |
| Begin Work | May 13, 2025 |
| Complete Project | December 30, 2026 |

This RFP is issued in compliance with the funding requirements of the **U.S. Environmental Protection Agency Climate Pollution Reduction Grant (Award #5E-97T25301-0)** and the **Blue Lake Rancheria CPRG Implementation Workplan**. Qualified firms and individuals are encouraged to apply and contribute to the land acquisition and restoration efforts of BLR.