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## WATER RESOURCES DIVISION

P.O. BOX 365 - LAPWAI, IDAHO - (208) 843-7368 - FAX (208) 843-7371

## REQUEST FOR QUALIFICATIONS (RFQ)

### **Nez Perce Tribe Water Resources Division Planning and Visioning for the Blue North Mill Property**

**Date Issued:** June 2025

**Submission Deadline:** August 15, 2025, at 5:00 PM

### **Background and Overview**

The Nez Perce Tribe Water Resource Division (WRD) is seeking statements of qualifications from qualified firms or teams to provide planning, design, and visioning services for the redevelopment of the Tribe-owned Blue North Mill Property in Kamiah, Idaho.

This 114-acre parcel, purchased by the Tribe in 2014, formerly hosted a lumber mill and contains fire-damaged buildings and legacy industrial materials. Environmental site assessments identified limited soil contamination from petroleum products and extensive hazardous building materials, primarily asbestos in the roofing materials covering the large storage buildings. Plans have been made to abate the hazardous materials.

This project seeks to transform the site into a multi-purpose, culturally rooted, and environmentally resilient hub. Planning will emphasize economic revitalization, renewable energy, and habitat restoration.

### **Project Objectives**

The overarching goal of this RFQ is to select a team with expertise in multi-disciplinary site planning, tribal engagement, and environmental redevelopment. Key objectives include:

- Conduct integrated visioning and planning for site reuse
- Identify and evaluate reuse options that serve community and environmental goals
- Incorporate Tribal cultural values, ecological knowledge, and stakeholder input
- Develop conceptual site plans and feasibility assessments
- Coordinate across environmental, cultural, architectural, and infrastructure domains.

### **Anticipated Scope of Services**

This work may include, but is not limited to, the following components:

1. Site Remediation Planning and Environmental Consulting

- a. Review and integrate findings from prior Phase I and Phase II Environmental Site Assessments
  - b. Coordinate with abatement contractors and regulators to align planning with anticipated cleanup requirements
2. Cultural Resources Survey
  - a. Coordinate with the Tribal Historic Preservation Office to consolidate existing information and conduct additional site surveys, if necessary.
3. Architectural and Engineering/ Planning Services
  - a. Develop site layout concepts, infrastructure assessments, and planning-level designs.
4. Community Visioning and Stakeholder Engagement
  - a. Facilitate engagement sessions with Tribal leadership and departments
  - b. Document goals, feedback, and priorities
5. Habitat Restoration Plan
  - a. Develop restoration scenarios for river-adjacent and degraded areas of the site
6. Renewable Energy Feasibility Study
  - a. Evaluate the potential for onsite renewable energy generation, with a focus on solar photovoltaic systems
7. Riparian Buffer and Flood Mitigation Planning
  - a. Propose buffer designs and mitigation strategies that align with site reuse goals and ecological best practices

### **Deliverables**

- Summary of environmental site and remediation planning
- Stakeholder engagement report
- Conceptual master plan and reuse alternatives
- Renewable energy feasibility study
- Habitat and flood resilience planning documents
- Draft and final planning and visioning report
- Presentation materials and participation in at least one Tribal Council briefing

### **Submission Requirements**

Firms must submit a qualifications package not to exceed 20 pages and include the following:

1. Firm Information:
  - Name, Business Address, Telephone/Fax Numbers, Email Address
  - Type of Organization: Sole Proprietorship, Corporation, Other.
  - Name of Principal(s) and Key Personnel
  - Professional Affiliations
  - Firm's Organizational Structure and Chart
2. Relevant Experience:

- Provide a summary of recent (last 1-3 years) completed projects of similar complexity. Include cost estimates and final costs for each. Include reference information for each project.
  - Detail experience working with Tribal communities or culturally significant sites
  - Detail the overall design philosophy and how it will incorporate the unique art, essence, and traditions of the Nez Perce Tribe.
  - Detail experience in brownfield redevelopment, environmental planning, or climate resilience
3. Approach and Understanding
- Narrative describing your approach to:
    - Community engagement
    - Integration of Tribal values
    - Design and planning methodology
  - Statement of your understanding of the project scope and goals
  - Availability and ability to meet the required timeline
4. Key Personnel
- Names, roles, resumes, and percentage of time each will dedicate to the project
5. Hourly Rates
- Hourly billing rates for key staff (for potential additional services)

Notes:

- This project is large in scale and will require many interlocking pieces to complete the whole. Each piece will be evaluated separately for cost, feasibility, and functionality within the larger master plan.
- All questions can be directed to the telephone number or e-mail address listed below.

**Submittal Instructions**

The submittal package will be limited to no more than a total of twenty (double or single-sided) pages.

Please submit seven hard copies to:

**Trent Bodily**  
 Water Resources Department  
 Nez Perce Tribe  
 Post Office Box 365  
 Lapwai, Idaho 83540  
 (208) 843-7368 ext. #3888  
 tbodily@nezperce.org

- Or deliver to: 114 Veterans Dr., Water Resources Division Building, Lapwai, Idaho.
- Deadline for Submission: August 15, 2025, at 5:00 PM.

## Selection and Evaluation Process

After the time designated as the submittal deadline, the selection committee will individually review all submittals using the following criteria:

Evaluation Criteria	Points
Relevant project experience	35
Approach to planning and cultural integration	25
Qualifications of key personnel	20
Understanding of scope and timeline	15
Responsiveness and clarity of submission	5

Top-ranked firms may be invited to an in-person interview in Lapwai, Idaho. The Tribe will then negotiate a detailed scope of work and fee schedule with the top firm. If agreement is not reached, the Tribe reserves the right to negotiate with the next highest-ranked firm. Those not chosen to interview will be notified by e-mail.

## Anticipated Timeline

Milestone	Date
RFQ Due	August 15, 2025
Shortlist Notification	August 25, 2025
Interviews	August 28-29, 2025
Final Selection and Negotiation	Early September 2025

## Contract Terms

The Tribe intends to award a contract not to exceed \$200,000 for planning services. The successful firm will enter into a Subcontract for Professional Services with the Nez Perce Tribe. All work must comply with applicable tribal procurement laws and TERO requirements.