



# *Flandreau Santee Sioux Tribe*

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*P.O. Box 283 Flandreau, SD 57028*  
*www.fsst-nsn.gov*

*Ph. (605) 997-3891*  
*Fax (605) 997-3878*

## **Request for Proposals for Phase 1 Environmental Site Assessment Restorative Justice Center**

The Flandreau Santee Sioux Tribe (the “Tribe”) is currently soliciting proposals from qualified professionals to conduct a Phase I Environmental Assessment (“EA”) and related services for the proposed site set for construction of a Restorative Justice Center (the “Project”) in compliance with the National Environmental Policy Act (“NEPA”). The Project site will be on tribal trust land within the SE1/4 of Section 16, T107N, R48W in Moody County, South Dakota, physically located north of Flandreau, South Dakota on the west side of SD Highway 13.

Bids can be submitted **starting Monday, July 29, 2024 until close of business Friday, August 9, 2024**. Bids will **be opened on Monday, August 12, 2024 at 10:00 A.M.** at the FSST Tribal Office in Flandreau, South Dakota with an internal review to follow. The Tribe asks that all proposals be titled “RFP – EA for Restorative Justice Center” with the contents as described herein be sent to the following physical address or email address and received by the appropriate officer no later than the deadline described above:

ATTN: Seth Pearman, Attorney General  
Flandreau Santee Sioux Tribe  
603 W. Broad Avenue  
Flandreau, SD 57028

Any questions regarding this Project may be directed to Seth Pearman, Attorney General, at (605) 573-4206 or by email at [seth.pearman@fsst-nsn.gov](mailto:seth.pearman@fsst-nsn.gov).

Late bids will not be considered, and costs for preparation of proposals will be borne by the applicants. Please note this Request for Proposals (“RFP”) does not constitute an offer of employment or contract for services—the Tribe reserves the option to accept or reject any proposals. Any contract awarded pursuant to this RFP will incorporate the requirements and specifications contained in this RFP.

### **Project Background**

The Tribe recognizes an urgent need for a Restorative Justice Center that provides various services for its community and surrounding communities. The Project will consist of facilities that will combine all the tribal judicial, law enforcement, and restorative justice needs. The size of the building is anticipated to be between 85,000 – 122,000 Gross Square Feet, consisting of: (i) secure residential living pods; (ii) clinic/wellness suite; (iii) tribal courts and legal suites; (iv) tribal law enforcement suite; and (v) building support.

The construction cost of the building is roughly anticipated to be between \$38,000,000 - \$65,000,000 to be confirmed by the CM based upon the anticipated project schedule and affirmed design program.

### **Scope of Work**

The awarded Consultant will prepare an EA for the Project site as required for compliance with NEPA. Original fieldwork and travel to the site will be required. The awarded Consultant will be responsible for conducting necessary resource surveys to support the EA. The awarded consultant shall provide the following services to the Tribe:

1. Provide a list of data needed to develop the EA; and
2. Meet with Tribal Representatives at the Project site to conduct a site visit and discuss the Project; and
3. Outline any additional data needed for EA based on site visit and meeting with Tribal Representatives; and
4. Participate in conference calls with the Tribe and its consultants as needed to complete EA for the Project; and
5. Conduct additional site visits as needed; and
6. Prepare a final EA that includes, at minimum, the following components:
  - a. Purpose and Need for the Project
  - b. Description of Affected Environment
  - c. Mitigation Measures (if necessary)
  - d. Cultural Resources Survey and Biological Assessment
  - e. Compliance with Section 106 of National Historic Preservation Act
  - f. Environmental Consequences
  - g. Provide Public Notice of Availability for Public Review and Comment and respond to all public and agency comments
  - h. List of Agencies Contacted
  - i. References
  - j. List of Preparers and Relevant Credentials
  - k. Figures, Tables, and Appendices
7. Prior to final EA, Consultant will prepare draft EA for internal review purposes, prepare a draft EA for publication, respond to comments and modify EA accordingly for final approval, and prepare a draft Finding of No Significant Impact.

## **Anticipated Project Timeline**

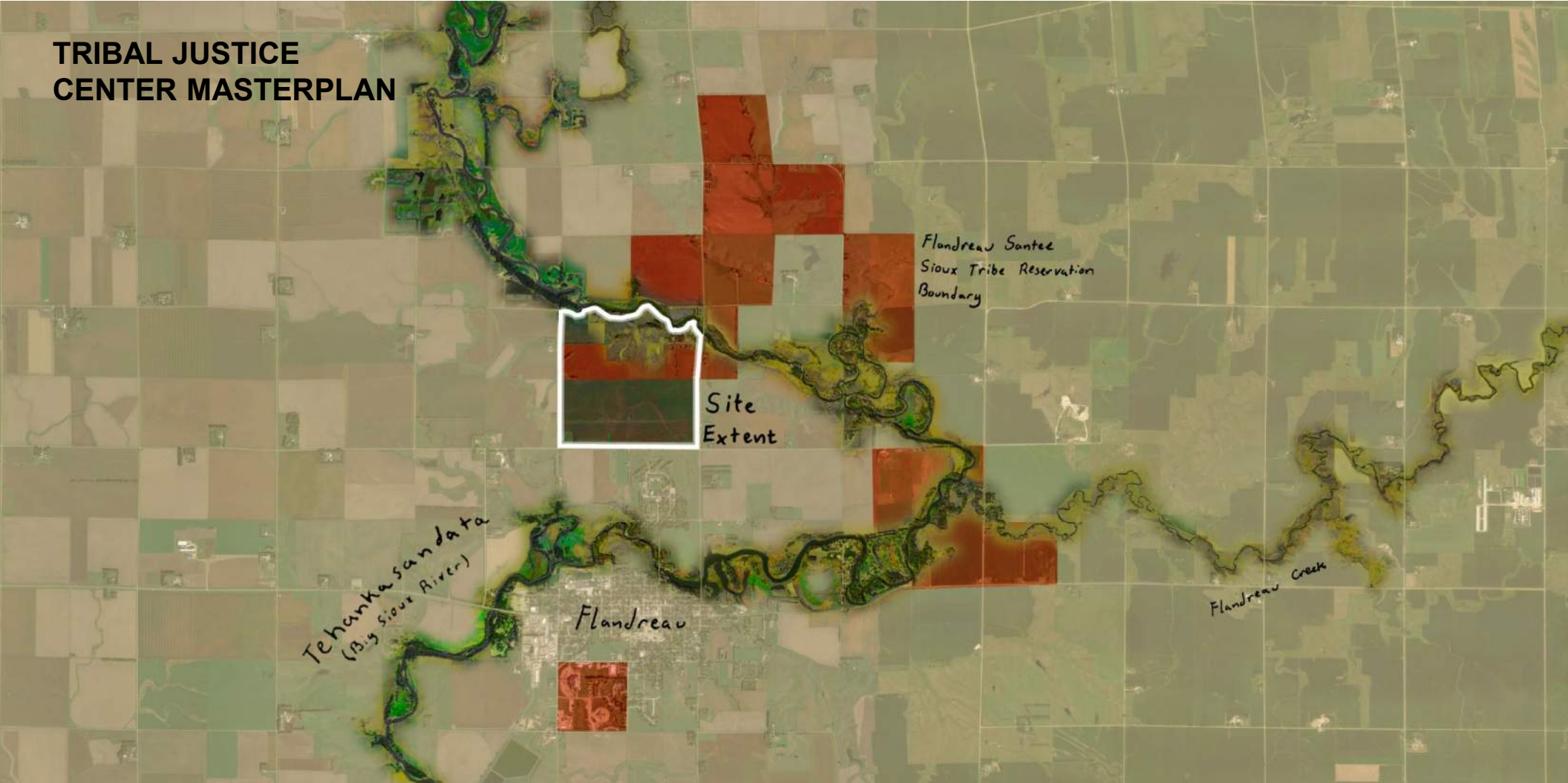
RFP Release Date:	July 26, 2024	
RFP Due Date:	August 9, 2024	<i>(14 Days)</i>
Award Date:	August 13 – August 16, 2024	<i>(2-5 Days of internal review)</i>
Completion:	August 30, 2024	<i>(14 Days, minimum)</i>

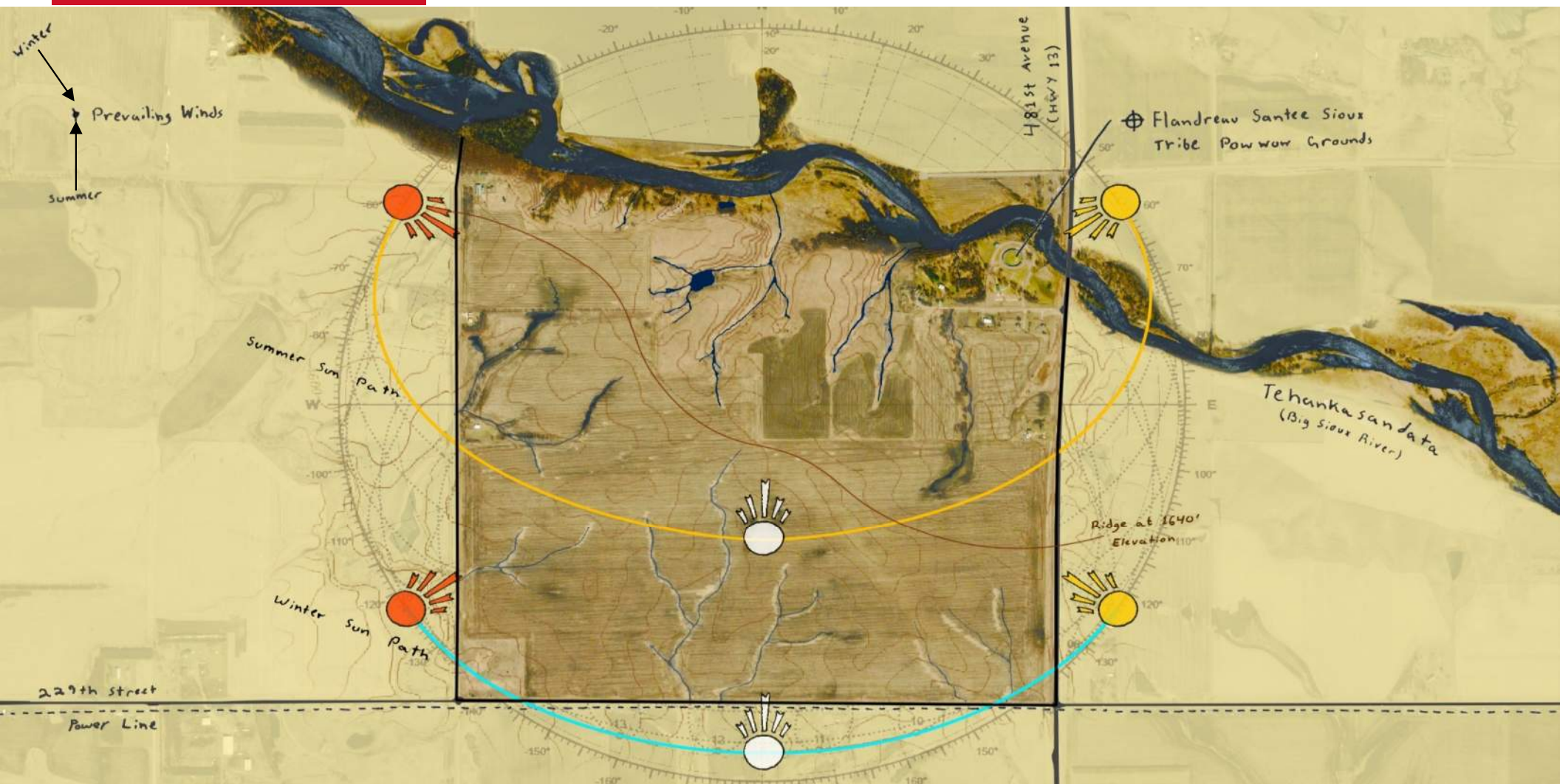
## **Submittal Requirements**

The contents of each Proposal must contain the following:

- (1) **Cover Letter and Point of Contact** – summarizing key points of the Proposal, and the name, address, telephone number, and email address of the person authorized to represent the firm with respect to all notices, discussions, and other communications.
- (2) **Statement of Project Understanding & Firm Experience** – clear and concise narrative of the firm’s understanding of the Project, and familiarity with the Project type and Project area, familiarity with federally funded projects, and past experience with Tribal Nations and BIA for this type of Project.
- (3) **Scope of Work** – proposed approach to the Project, including detailed steps to be taken, understanding of products and deliverables for each task, how communication be handled for the duration of the Project; how the Tribe’s listed design preferences would be incorporated to the Project; and firm’s approach to resolving any issues that may arise during the Project.
- (4) **Firm Qualifications.**
- (5) **Qualifications of Staff Assigned to the Project.**
- (6) **Cost Proposal for Scope of Work.**
- (7) **Detailed Project Schedule.**
- (8) **Any Additional Information Not Covered in RFP that is Relevant to the Project, Scope of Work, or Firm’s Qualifications**

**TRIBAL JUSTICE  
CENTER MASTERPLAN**





**SOUTHEAST: 6**

- PROS:**  
CLOSER TO POWER LINE  
CLOSE TO HWAY 13  
PLENTY OF ROOM FOR FUTURE EXPANSION  
NEAR IDEAL LAND UTILIZATION  
FARTHER FROM RESIDENTS' HOUSES  
FARTHER FROM WATER RESOURCES  
ENOUGH ROOM FOR WATER TREATMENT  
BEST FOR LAW ENFORCEMENT ACCESS

229th street  
Power Line

481st Avenue  
(HWY 13)

⊕ Flandreau Santee Sioux  
Tribe Powwow Grounds

Tehankasandata  
(Big Sioux River)

6

# TRIBAL JUSTICE CENTER MASTERPLAN

SOUTHEAST: 6

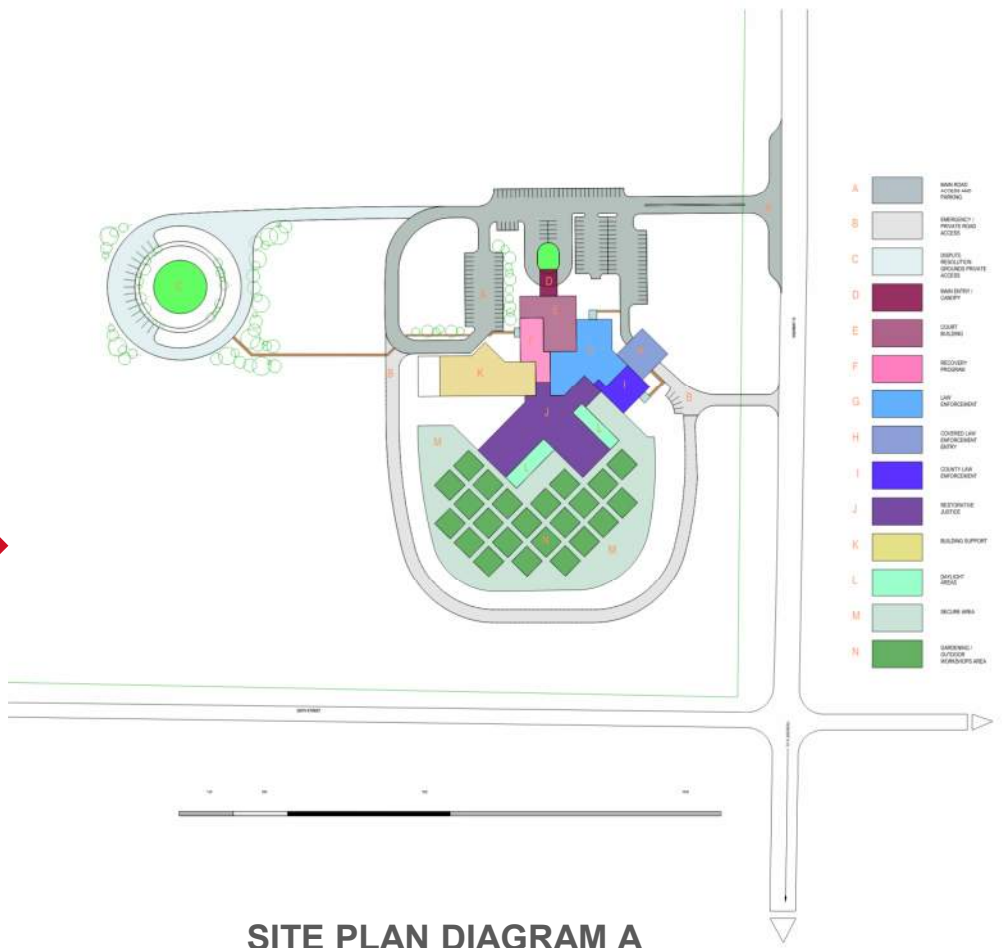
- PROS:**
- CLOSER TO POWER LINE
  - CLOSE TO HWAY 13
  - PLENTY OF ROOM FOR FUTURE EXPANSION
  - NEAR IDEAL LAND UTILIZATION
  - FARTHER FROM RESIDENTS' HOUSES
  - FARTHER FROM WATER RESOURCES
  - ENOUGH ROOM FOR WATER TREATMENT
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# TRIBAL JUSTICE CENTER MASTERPLAN



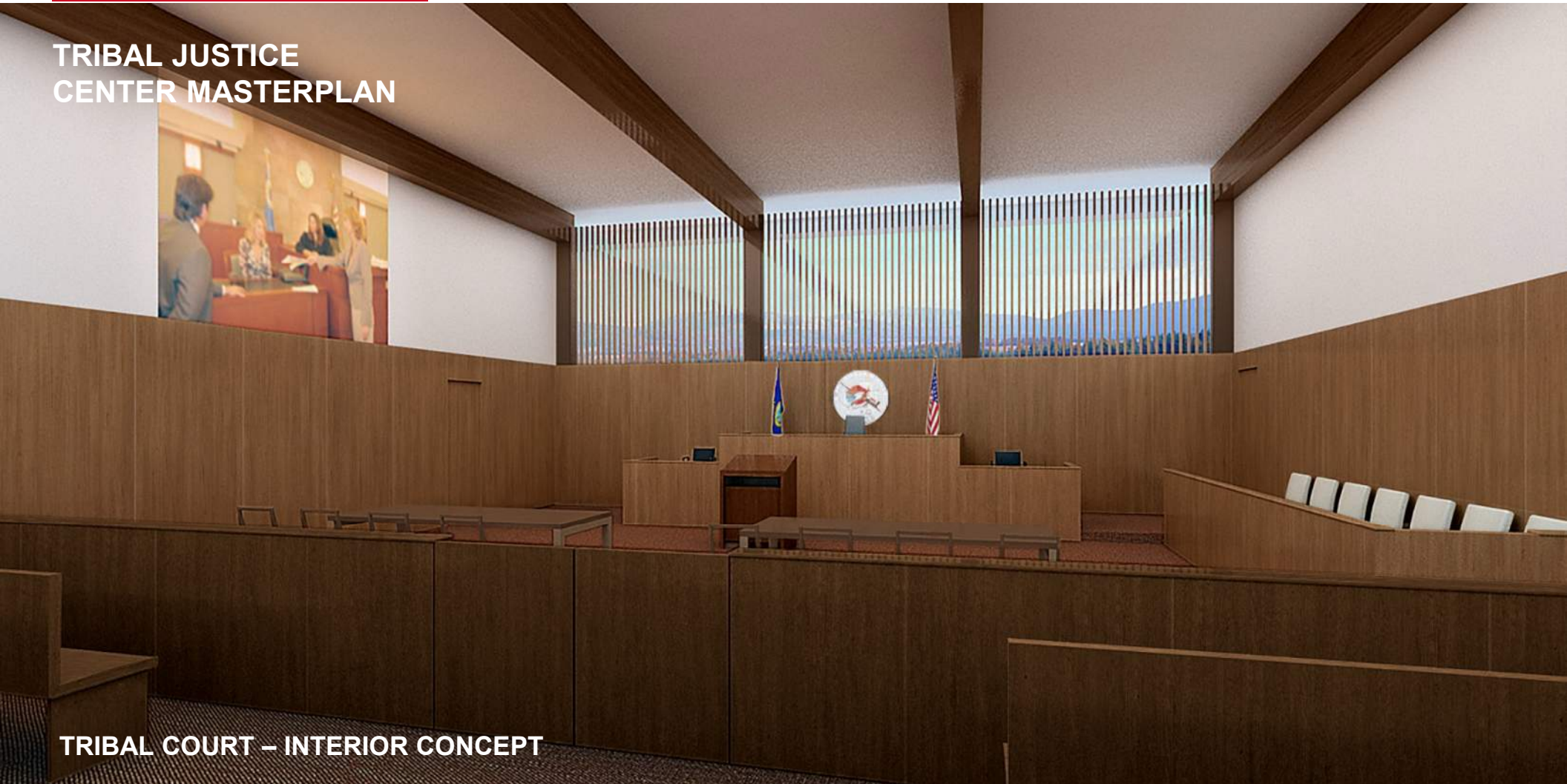
MASTER PLAN DIAGRAM



SITE PLAN DIAGRAM A



**TRIBAL JUSTICE  
CENTER MASTERPLAN**



**TRIBAL COURT – INTERIOR CONCEPT**

# TRIBAL JUSTICE CENTER MASTERPLAN



MAIN COURT – POLICE STATION ENTRY CONCEPT