



BIG SANDY RANCHERIA

Request for Proposal for Fiber Optic Cable Construction Last Mile Fiber to the Premise (FTTP)

Issued: Wednesday, September 3, 2025

Due: Monday, October 6, 2025, 4pm Pacific Time

All proposals must be submitted electronically

Introduction

The Big Sandy Rancheria Band of Western Mono Indians (“Rancheria” or “Tribe”) of the Big Sandy Rancheria (BSR) is a federally recognized tribe with approximately 500 members. Around 150 tribal members live on the Rancheria, nearly half of which are youth. The Rancheria is located roughly two miles east of the town of Auberry in Fresno County, and about 30 miles northeast of Fresno, California. The Rancheria is situated on a small valley floor in a rugged foothill portion of Sierra Nevada. The area is dominated by brush species on the steeper terrain and stands of oak trees on the gently sloping areas. Two seasonal washes pass through the Rancheria that feed the nearby San Joaquin River. The Rancheria is a mix of trust and fee simple lands that total over 300 acres. Within the Rancheria boundaries there are almost fifty home sites, a small casino, a multi-purpose facility with gymnasium, tribal administration office, Head Start facility, a distribution business, and TANF building.

The Big Sandy Rancheria intends to complete an approximate 4.2-mile last mile and fiber to the premises (FTTP) installation between its government facilities, business enterprises, and housing units located on the Rancheria. The construction of the BSR FTTP Construction Project is funded by the National Telecommunications and Information Administration (NTIA) Tribal Broadband Connectivity Program (TBCP). The FTTP construction is anticipated to be completed in approximately seven months. Baker Tilly, LC will be providing support to the Rancheria for this RFP as the Owners Representative for the NTIA TBCP project.

It is expected that the successful bidder will provide materials and installation for the last mile, fiber to the premise, and install the equipment in the data shelter. The development of the last mile and FTTP NTIA funded project will augment the BSR tribal network and provide connectivity for unserved residents, businesses, and government facilities on the Rancheria.

The Rancheria expects response to be concise and complete with enough information to allow for review and scoring, but without overwhelming the reviewers with extraneous documentation and information, such as marketing materials. 8(a) certified contractors are preferred.

All responses must be submitted electronically by **4pm Pacific Time, Monday, October 6, 2025**. Any responses received after the deadline will not be reviewed

Additional Documents to Accompany this RFP:

The following documents that are intended to accompany this RFP must be requested separately. Please contact [Miriam Gillow-Wiles](#), the email subject line must be: BSR FTTP RFP Document Request. In the body of the email, please identify which documents are requested.

- RFP Budget Template – Required Template
- Attestation - Required Template
- Engineering KMZ
- Engineering Plan Sets
- UG Fiber Construction Procs. + Standards Compliance 8-05-25 v2.0 BT
- 2020 Geotechnical Engineering Investigation

RFP Milestones

Responsible Party	RFP Milestones	Date/Time
Tribe	RFP Issued	Monday, September 3, 2025
Interested Parties	RFP Questions Deadline	Wednesday, September 10, 2025, 4pm Pacific Time
Tribe	Response to Questions	Friday, September 19, 2025, 4pm Pacific Time
Interested Parties	RFP Closes	Friday, October 6, 2025, 4pm Pacific Time
Tribe	Award Determination	Friday, October 17, 2025, 4pm Pacific Time

Questions and Inquiries

The Rancheria will not hold an open forum for questions. Rather, interested parties and potential respondents should send questions to the address listed below no later than **4pm Pacific, Wednesday, September 10, 2025**. The questions will be collated, addressed, and posted as an addendum to this RFP. Interested parties who submit questions will also receive a copy of the questions and responses.

- Email questions to: [Miriam Gillow-Wiles](#)
- Subject Line of: BSR FTTP RFP Questions

Responses to questions will be published on or before 4pm Pacific Time, Friday, September 19, 2025.

RFP Submission Requirements

All proposals must be submitted no later than **4pm Pacific Time, on Friday, October 6, 2025**. Documents should either be in PDF or Excel formats, including the attached budget and attestation templates, must be labeled in the following format. “Company” and “Document Name” should be updated:

- BSR FTTP RFP Company Document Name

Note: any template provided should use the template name for the document name, ex: Budget or Attestation.

How to respond:

- Email proposal packages to [Miriam Gillow-Wiles](#)
- Subject Line: BSR FTTP RFP Response Company Name
- All documents should be in PDF format.
 - Except for the Budget Template, which should remain as MS Excel format.

- The Attestation must be signed and dated by an individual of the company with authority to sign.

Any proposal received after the date and time of submission will be rejected and not reviewed or scored. Responses that do not follow the other proposal submission instructions may also be rejected. The Tribe reserves the right to reject any or all bids.

Submitted proposals will be acknowledged within 24 hours of receipt. Proposals will not be reviewed until after the RFP has closed.

*It is expected that the Tribe will select a vendor on or before **Friday, October 17, 2025.***

Project Information

The Rancheria will construct an approximate 4.2-mile last mile extension of the Tribal network as a fiber to the premise (FTTP) deployment. This last mile deployment will include the following activities (please see the KMZ for more information):

- Underground fiber construction includes fiber splicing and other common fiber optic installation work.
- Acceptance testing.
- Fiber panel installation for the Data Shelter.
- Installation of the interconnection boxes (NIDs).

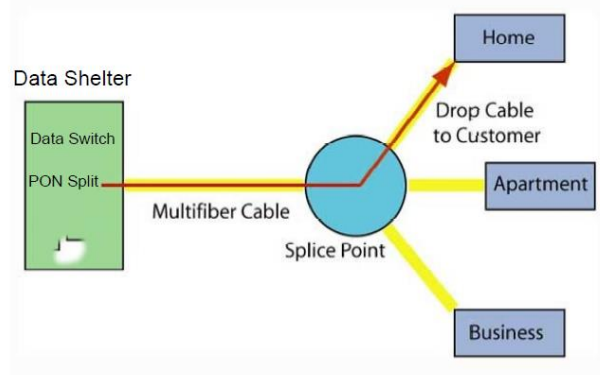
Last Mile BSR Network and FTTP for Existing Homes

This phase consists of approximately 4.2 miles of fiber that will create a hub-spoke circuit of single-mode fiber throughout the Rancheria. This configuration will connect 6 government facilities and 46 homes. Fiber switching equipment will be used for directly connecting Tribal facilities from the data shelter. Data Switching equipment, plus the use of a shelter based PON splitter, will be used to connect the homes as depicted by the yellow lines in the picture below. This will be done in order to keep separate networks for cyber security purposes.

144 and 48-count single mode fiber will be used wherever there is new construction. Deployment will utilize 100% underground construction with (2) 1.25" and (1) 1" conduit throughout the Rancheria to provide for expansion.

Network Operations Center

The fiber will terminate in and FTTP services will be distributed from a data equipment shelter. The shelter will serve as the primary fiber distribution location and termination point for carrier provided IA services. The provision and installation of (2) 72" relay racks to support future installation of required fiber termination panels and to future electronics equipment installed by others is required as part of



project fulfillment within this RFP. The shelter has been installed at the NW corner of the Tribal Administration Building at 37387 Auberry Mission Rd. Cable management will be provided on existing ladder racks inside the shelter. The shelter will be backed up with a transfer switched diesel generator set.

Acceptance Testing and Commissioning

Acceptance testing will take place at the completion of the splicing of all fiber placed on the project. Commissioning will follow completed project acceptance testing.

Customer Premises Equipment

Deployment will consist of 144 and 48-count fiber backbone that will be spliced from backbone to laterals and from both backbone and laterals to 6-count fiber drops to every home and businesses. (2) 1.25" and (1) 1" HDPE Schedule 13.5 conduit will be installed using trenching, directional boring or plowing. Handholes will be placed, as identified on the provided construction drawings, or as necessary to best accommodate the UG fiber build-out, but, at minimum of every 1000 feet to store cable and required splicing enclosure locations, plus 50' to 100' of slack (as identified on the provided documents) to support current/future splicing operations and potential future fiber repairs.

Location Information

The service area for this project encompasses the entire Big Sandy Rancheria. The Big Sandy Rancheria is a tribal reservation near the town of Auberry in Fresno County, approximately 40 miles northeast of Fresno, California. The map below shows the service area and associated geography. The total number of Native households, businesses and government anchor institutions that will be served by fiber-to-the-premise is 52. Please see the attached KMZ for complete details.



Basic Information

Fiber placement will be on either side of established roads and dependent upon engineered plan sets. Please refer to the provided engineered plan sets. Distance: ~4.2 miles or roughly 22,176 linear feet.

Per the engineered plan sets construction will entail trenching or directional bore work in Fresno County and BIA (Bureau of Indian Affairs) rights of way. Further excavation work will be required from the curbside to each premise and tribal business or admin location as per the planned sets provided.

- Fresno County manages the ROW for all county roads on the Rancheria. Please refer to the engineered plan sets. Trench depth is expected to be 36" or deeper in public/County rights of way and 18" or deeper on private property
- Construction and staging will be required in both the County ROW and along roads maintained by the BIA

Environmental Information

The NTIA National Environmental Policy Act (NEPA) determination for this project is still pending final approval.

Historic and Tribal Preservation

It is expected the winning bidder will work with Big Sandy Rancheria's THPO Officer regarding any Tribal preservation requirements including requirements from the NTIA may have under 36 CFR Part 800 in the event of an inadvertent discovery, or a change to the scale or scope of the proposed action. Previously, The State of California Office of Historic Preservation determined that the development of a wastewater system would have no adverse effect on historic properties.

Soil Types

Upper soils are predominantly comprised of silty sands and clayey sands (colluvial soils) underlain by granite rock. Only one of fifteen borings drilled in the pipeline areas (B-11) did not encounter the granitic rock, to the maximum depth explored of 16 ½ feet BSG. The colluvial soils ranged from 3 ½ to 10 feet in depths with granitic rock encountered below at most of the boring locations.¹ Seven (7) of the fifteen (15) borings encountered granitic rock at a depth of about 5 feet or less.

The granitic rock encountered directly below the soil was typically intensely weathered and soft to very soft. The rock typically degraded to moderately weathered and moderately soft within a few inches to a few feet below the soil interface.

The soils encountered in the proposed drain field area (northeast portion of the Comstock parcel) comprised silty sands with fines contents (passing the #200 sieve) ranging from 23 to 35 percent. The silty sand extended to the bottom of the four of the five test holes, depths of 18 to 50 inches BSG. In boring P-2, silty sand was encountered

¹ LSA Big Sandy Rancheria Wastewater System Improvements Project, Initial Study/Mitigated Negative Declaration, September 2021

to a depth of 48 inches, which was underlain by completely weathered granitic rock extending to depth of 54 inches, the bottom of the boring.

The Geotechnical Engineering Investigation completed in 2020 containing additional information on the soil types will be available upon request.

Wetlands

No wetlands are impacted by this project.²

Floodplains

No flood plains are found within the Rancheria.

Endangered Species

There are no species within the location of the project area and given the work associated with the fiber project is occurring on previously impacted land (existing roads) there is no foreseen impact to any endangered or threatened species.

The following list of Special-Status Species was observed in the wastewater project Biological Service Area. Recommendations on measures to avoid or minimize the impacts on these species are provided on the LSA Biological Resources Evaluation for the Big Sandy Rancheria Wastewater System Improvements Project, Fresno County, California.³

- **Mammals**
 - Fisher *Pekania pennanti* - *Endangered*
 - Fresno Kangaroo Rat *Dipodomys nitratoide exilis* - *Endangered*
- **Amphibians**
 - California Red-legged Frog *Rana draytonii* - *Threatened*
- **Fishes**
 - Delta Smelt *Hypomesus transpacificus* - *Threatened*
- **Insects**
 - Monarch Butterfly *Danaus Plexippus* - *Candidate*
- **Flowering Plants**
 - Mariposa Pussypaws *Calyptridium pulchellum* - *Threatened*
- **Critical Habitats**
 - There are no critical habitats within the project area under

Land Use and Zoning

This project encompasses the entire Big Sandy Rancheria and is in Fresno County right-of-way and land owned by the Rancheria.

Waste Management

Excavation spoils will primarily consist of soil and rock from boring trenching and will be reused during backfill.

² Emergency and Imminent Community Water Assistance Grants Program Environmental Report, Big Sandy Rancheria 2015

³ LSA Biological Resources Evaluation for the Big Sandy Rancheria Wastewater System Improvements Project, Fresno County, California, December 8, 2021

Recycling of any construction and demolition materials is preferred if material cannot be recycled; the contractors are required to manage waste disposal and remove or relocate as directed.

Water Resources

Backbone Creek flows north and south throughout and adjacent to the project area and is classified as a R4SBA (Riverine, Intermittent, Streambed, Temporary Flooded) riverine habitat by the National Wetlands Inventory. Trenching activities associated with the installation of wastewater pipelines have the potential to impact this potentially jurisdictional drainage feature.⁴

Air Quality

There is an expected increase in construction-related emissions. Mitigation is expected to include detailed planning for construction to ensure the shortest construction time possible.

Permitting

A permit to construct along Fresno County Rights of Way within the Rancheria will be required.

No work will be performed in this space until a Fresno County Permit is issued in the name of the preferred vendor as the construction contractor of record.

Response Requirements

FTTP Construction Components

This project will connect anchor locations, residences, and additional sites in the area as required during the process of future growth on the Rancheria. The Rancheria will award to the successful construction firm that can demonstrate value, local knowledge, planning expertise, permitting experience, suggestive and proactive approaches to the project as relates to cost-effective decision making and “value propositioned” construction of the project. The successful construction firm will be expected to provide availability to interact with various entities, including Big Sandy Rancheria, Baker Tilly serving as the Owner’s Representative, school district staff, business leads and other construction vendors. The successful bidder will do so with timeliness and professionalism.

- The vendor will supply any licenses required by local municipalities, DOT, County jurisdictions etc. that enable work in public rights-of-way.
- The vendor will supply all materials including conduit, fiber optic cable, hand-holes, splice enclosures, termination panels, other common materials, equipment, and labor to complete the installation.
- The vendor will be expected to obtain and provide needed traffic control.

⁴ LSA Biological Resources Evaluation for the Big Sandy Rancheria Wastewater System Improvements Project, Fresno County, California, December 8, 2021

- The vendor will supply miscellaneous incidental materials, including tape, wire-pulling lube, crushed rock, rope, etc.
- The vendor will be responsible for all restoration material, removal and disposal of all spoils as required.
- The vendor will provide weekly updates and timely invoices.
- The vendor is liable for any loss, theft, damage to materials or equipment while in the Contractor's possession.
- All potholing will be performed at the discretion and cost of the vendor.
- The contractor will be required to provide the Rancheria with red-lined, as-built plan sets. The Rancheria will have a representative construction manager inspect the construction work and validate the data collected.
- The vendor is responsible for documenting as-built information and red-lines, including GPS location (decimal degree format: 40.446° N 79.982° W) information for any conduit(s) placed and cable sheath footage markings for cables placed.
 - Cable sheath footage markings shall be recorded at cable ends, at the in and out of all hand holes (the start and end of all slack coils) and buildings.
 - Cable sheath footage markings and cardinal/intercardinal directions shall be recorded for each sheath in splice cases.
 - This as-built information will be recorded on a clean set of Construction plan sets (for further reference, please refer to the provided "UG Fiber Constructions Procedure & Required Standards") included with the proposal.
- The tribe may coordinate with the vendor to obtain GPS coordinate data of all underground data transport facilities including, but not limited to manholes, hand holes, conduit, inner duct, fiber cable and surface markers. The Contractor shall not backfill or bury any underground facility until County planning staff have taken GPS coordinate readings.
- The vendor is responsible for ensuring that all construction standards are followed allowing for all new Tribal assets to be accurately located for protection and the vendor is responsible for protecting the newly installed plant until the final as built and fiber test result documents are delivered and accepted.
- Final payment will be dependent upon receipt of as-builts and proof of operations.

Please reference UG Fiber Construction Process + Standards Compliance 8-05-25 v2.0 BT for more information.

Material Procurement

The vendor will procure the materials described in the budget template.

Big Sandy Rancheria is a Federally recognized tribe and is a tax-exempt entity in the State of California and will not pay taxes on any materials. Any taxes charged on any materials will be at the expense of the entity selected for this project.

Non-Construction Components

While construction is the significant component of any response, the non-construction requirements are just as important and should not be overlooked or minimized in the bid submission. Proposals must include:

- Applicant Name, Address (mailing and physical), phone, and email
- Identification of key personnel, including names, titles, and resumes identifying similar projects or work experience.
- A short description of the approach the applicant will take to construct the FTTP and interaction with the Tribe and other consultants, including coordinating weekly project meetings as the Construction Manager.
- An estimated time frame for completion of the construction.
- A Gantt Chart or similar timeline identifying when construction milestones are expected to be achieved along with completion date(s).
- Detailed Budget submitted using the MS Excel template provided; the budget should include any travel expenses and rates of identified staff or similar qualified staff members.
- Please provide the expected cost for materials in the template provided.
- A minimum of three references with similar projects, location, and/or Tribal engagement.
- Signed attestation template by a member of the organization with the authority to sign such a document.

Budget

The total budget for the project is \$694,900.

The budget for construction includes the costs of materials, labor, and equipment required as listed in this RFP for construction. Please include the material costs in the budget template.

Applications that exceed \$694,900 may or may not be considered but will only be reviewed after applications that stay within the budget have been scored and, if all applications within the budget are found to be incomplete. Pricing is required to be held for 6 months from the date the RFP closes.

Additional Response Requirements

Except for the budget template provided, all responses must be submitted in PDF format. The budget template should be maintained in the MS Excel format provided.

No hard copies will be accepted. Further, do not mail or deliver hard copies to the Big Sandy Rancheria or any Baker Tilly office.

Except for required attachments or provided templates, responses should not be ten (10) pages in length. It is expected that information about how the project will be completed is included in the response, including:

Attachments are limited to:

- Resumes of key personnel expected to work on the project, limited to 1-page each.
- Any planned subcontractor-related work clearly identified Information about costs related to subcontractor related work must be submitted in the proposal.
- References – a minimum of three, including previous project information and contact information for a verifying individual at the organization of reference. Limit to 1 page each.
- Completed Budget Template
 - All cost and pricing data from the subcontractor must be included
- Signed Attestation Template
- Proof of 8(a) certification, if applicable

Promotional materials will not be accepted as part of the bidder's proposal.

Additional staff, materials, equipment, labor, and/or any other direct costs in the subcontracted work must be unique to that subcontractor and not repeated in the primary offeror's cost proposal as additional or other related current or future costs

Qualifications and Expectations

All respondents are expected to demonstrate a strong working knowledge of telecommunications, telecommunications construction standards and best practices, as well as working with underground fiber optic development and construction projects. The applicants should also demonstrate experience in following permitting documentation across a variety of organizations including Tribal, Federal Agencies, and/or Counties.

In addition, the following is expected:

- The Respondent is responsible for submitting the design for any approved traffic control plans to the appropriate agencies.
- The construction firm or entity will be responsible for following the final approved engineering plans, with any/all red lines updated and provided at a minimal interval of one workweek. Adherence to the National Telecommunications and Information Administration Tribal Broadband Connectivity Program grant requirements will be enforced through project oversight.

The following are preferred qualifications:

- An organization or entity with knowledge of working with Native American Tribes.

- Organizations or entities with an 8(a) certification. Bidders must include proof of such status with their bid.

Insurance Requirements

Prior to commencing work, the selected Bidder will be required to provide initially, and on an annual basis provide a certificate of Insurance. The selected bidder is also expected to maintain for the duration of the Agreement and any extensions, insurance. Such a certificate of insurance shall be written by an insurance company (or companies) acceptable to Requesting Firm and naming Requesting Firm as an additional named insured, and evidence of the following insurance coverage:

TYPE OF INSURANCE	LIMIT OF LIABILITY
<u>Commercial General Liability</u>	
General Aggregate	\$ 5,000,000.00
Each Occurrence	\$ 1,000,000.00
Products & Completed Operations	\$ 5,000,000.00
Damage to Rented Premises – each occurrence	\$ 500,000.00
Medical Expense (any one person)	\$ 5,000,000.00
Personal and Adv. Injury	\$ 5,000,000.00
<u>Automobile Liability</u>	
Combined Single Limit (ea. accident)	\$ 1,000,000.00
<u>Excess/Umbrella Liability</u>	
Each occurrence	\$ 1,000,000.00
Aggregate	\$ 1,000,000.00
<u>Workers Compensation</u>	
Statutory	
E.L. Each Accident	\$ 1,000,000.00
E.L. Disease – Ea. Employee	\$ 1,000,000.00
E.L. Disease – Policy Limit	\$ 5,000,000.00

It is not recommended that the bidders purchase insurance prior to the award announcement.

Please do not provide Certificates of Insurance with the RFP.

Review and Evaluation

Responses will be reviewed after the RFP has closed on **October 6, 2025**. No responses will be reviewed prior to the closing date. After the proposals have been received, they will be reviewed and evaluated on completeness, applicant qualifications, responsiveness, and budget. The Rancheria expects to award the lowest cost, qualified bidder. This may or may not be the lowest cost response.

The responses will be scored in the following manner:

Scored Component	Total Points Possible	Percentage of Overall Score
Qualifications	14	25.45%
Pricing	13	23.64%
Time Frame/Plan to Complete	11	20.00%
Completeness of Proposal	5	9.09%
References	5	9.09%
MBE/DBE/WBE	2	3.64%
8(a) Certification	5	9.09%
Total Points	55	100.00%

Reviewers may request clarification or a meeting with any or all of the applicants on an as-needed basis. Any engagement or communications after the RFP closes does not imply any award and should not be construed as such.

Right to Reject Proposals

The Rancheria reserves the right to reject any or all proposals based on its sole discretion, or to waive any minor defects or minor irregularities in any proposal or in the proposal process, or to solicit new proposals for the same project a modified project which may include portions of the original proposed project as in the best interest of the Rancheria.

Awards and Agreements

Upon review and evaluation of the submitted proposals, all applicants will be notified no later than **Friday, October 17, 2025**, of the status of the response. Failure to respond in a timely fashion may lead to rejection of the proposal and selection of a different consultant. It is expected the consultant will negotiate in good faith. Pricing must be held for 6 months from the closing date of the RFP submission. The proposals are non-binding; the negotiated and signed agreement will dictate the terms of the work. The selected applicant should be aware that contracting will be solely with the Big Sandy Rancheria.