



REQUEST FOR PROPOSAL:

**ENVIRONMENTAL AND CONSULTING SERVICES FOR THE
§128(A) BROWNFIELDS PROGRAM**

FOR

THE SOUTHERN UTE INDIAN TRIBE

Requested By:

**Environmental Programs
Department**

**Water Quality and Remediation
Division**

August 7, 2026

*******ALL INTERESTED PARTIES: *******

Proposals must be submitted by email no later than

5:00 P.M. MST, Friday, August 28, 2026

I. ADVERTISEMENT FOR ENVIRONMENTAL CONSULTING, PROJECT MANAGEMENT, CONSTRUCTIONS SERVICES, AND SUPPORT SERVICES FOR THE SOUTHERN UTE INDIAN TRIBE BROWNFIELDS PROGRAM

- A. The Southern-Ute Indian Tribe's (Tribe) Environmental Programs Department (EPD) requests a written response to the Request for Proposal (RFP) for consideration to enter into a Professional Services Agreement (PSA) to provide on demand environmental services to include assessments, cleanup and/or remediation for the Tribe's 128(a) Brownfields Program (Program). The Tribe operates the Program under grant funding by the US Environmental Protection Agency (USEPA).
- B. The selected Contractor will enter into a three (3) year contract, not to exceed a total of \$450,000 for time and materials with mutually established cost schedules, task orders, and reporting requirements.
- C. The Tribe will engage the Contractor, as needed, to perform services including, but not limited to site assessments, site cleanup activities, environmental remediation, structure demolition, technical document preparation, recycling, regulated and non-regulated waste disposal, and other technical assistance to fulfill the objectives of the Program.
- D. The selected Contractor will be responsible for ensuring all work performed is consistent with applicable Tribal, local, state and federal environmental regulations, and the Contractor has all the licenses, permits, certifications, and credentials to perform said work.
- E. The Tribe will select the Contractor based on the qualifications and proposals presented in response to this RFP. Principal criterion for selection is as follows:
- Examples of relevant and completed Brownfields projects and/or hazardous material abatement projects within the Four Corners region & Tribal Reservation(s) (25%).
 - Project approach including knowledge of assessment policies and processes, and EPA policies and procedures regarding the Brownfields Program (25%).
 - Competitive fee schedule and quote for task example listed in this RFP (25%)
 - Appropriate credentials, training, and certifications for project personnel that perform tasks of this nature (15%); and
 - Claims history (10%)
- F. As part of the evaluation process, the Tribe reserves the right to ask additional clarifying questions concerning any proposal in response to this RFP.

- G. This RFP does not commit the Tribe to award a contract nor pay any cost incurred in the preparation of proposals.
- H. The Tribe reserves the right to reject any and all proposals because of non-conformance and to re-advertise the RFP when it is in the best interest of the Tribe.
- I. Contractor must agree to the Tribe's standard contracting terms. A standard Professional Services Agreement (PSA) is available upon request.
- J. Contractors submitting proposals for this RFP are explicitly forbidden from giving unsolicited gifts to any Southern Ute Indian Tribe Department or staff member that may be involved in the award of a contract. Any illegal or unethical behavior should be reported via the Whistleblower Hotline at 1-844-598-1869.

II. SCOPE OF WORK: The Tribe's Environmental Programs Department (EPD) is issuing this RFP to request on-demand, environmental consulting services to assist the Tribe's Brownfields Program. Environmental consulting work to be performed includes, but is not limited to:

- A. Performing environmental site assessments, hazardous materials cleanup and/or remediation of regulated wastes or hazardous materials, structure demolition, recycling, non-regulated waste disposal and regulated waste disposal;
- B. Preparing Project Plans, Sampling and Analysis Plans, Quality Assurance Project Plans, Health and Safety Plans, and Final Reports for each environmental service task. All project related plans and reports must have final approval from the Tribe and the USEPA;
- C. Conducting Phase I and Phase II Environmental Site Assessments as described in ASTM E1527: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and ASTM International (ASTM) E1903-11 Standard Practice for Environmental Site Assessments, and other site assessments/reports as deemed necessary;
- D. Using accepted/approved regulatory methods and certified analytical laboratories, sample for the following:
 - 1. Asbestos – airborne fibers, dust, bulk building materials, soils and sediments;
 - 2. lead – in paints, soils or drinking water;
 - 3. mercury;
 - 4. methamphetamines and compounds required to manufacture methamphetamines;
 - 5. mold;
 - 6. organic solvents;
 - 7. pesticides/herbicides;
 - 8. petroleum hydrocarbons;
 - 9. polychlorinated biphenyls;
 - 10. Radon;
 - 11. Toxic contaminants as outlined in 40 CFR §261.24, Table 1;
 - 12. Any other liquid or solid media with hazardous waste characteristics including ignitability, corrosivity, reactivity, or toxicity.
- E. Package and deliver samples for laboratory analysis using accepted/approved sample preservation techniques, sample Chain of Custody documentation, and in compliance with all applicable state and federal transportation regulations.
- F. Conduct data analysis comparing sample results to applicable Federal standards for environmental contamination. Prepare reports making recommendations to the Tribe for the disposition/remediation action necessary to address a contaminated site.

- G. Manage all sub-contractors, including ensuring all sub-contractors possess the required licenses, certifications, and credentials needed to perform the assigned work, including any permits or qualifications deemed appropriate by the Tribe.
- H. Conduct inventory and remove and dispose of mixed household hazardous waste from Tribal homes and Tribal government facilities.
- I. Prepare waste profiles and waste manifests, in compliance with all applicable state and federal regulations, as required to support waste disposal.

III. PROGRAM/PROJECT INFORMATION

- A. The Tribe operates an EPA funded Brownfields redevelopment grant under section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act.
- B. The goal of this RFP is to utilize a Contractor to perform services including, but not limited to, site assessments, site cleanup activities, environmental remediation, structure demolition, technical document preparation, recycling, regulated waste disposal, and other technical assistance to fulfill the objectives of the Program.
- C. The Tribe has completed several Brownfields reclamation projects on the Reservation including:
 - 1. Asbestos and lead based paint abatement for residential homes;
 - 2. Asbestos and lead based paint remediation for large (10,000+ square feet) government buildings;
 - 3. Cleanup of non-regulated dump sites containing mixed hazardous materials
 - 4. Remediation of hazardous waste contaminated soils from a light industrial area.
 - 5. Remediation and surface restoration of an abandoned oil and gas well pad.
- D. Project Location: The Tribe operates the Brownfields program on the Southern Ute Indian Reservation. All work requested by the Tribe under this RFP will occur within the external boundaries of the Reservation and is subject to [Tribal Employee Rights Office \(TERO\) requirements](#).
- E. Tribe's Project Team:
 - 1. Mitchell Dorsk – Water Quality and Remediation Division Head
 - 2. Lucas Kline – Remediation Program Manager
 - 3. William Farmer– Remediation Scientist I - Brownfields Coordinator

IV. PROGRAM/PROJECT TEAM GOALS

It is important for the bidder and the subsequent selected Contractor, to understand the Project Teams' goals. The goals are listed below.

- A. Ensure compliance with EPA and other Federal regulations regarding the sampling, handling and disposal of hazardous waste;
- B. Communication between the Contractor and the Tribe regarding the objectives of each project is clear and well documented;
- C. The Contractor is experienced, professional, understands the Tribe's needs, and takes direction;
- D. Projects are completed on time, within budget, and to the Tribe's and EPA's standards of quality.

V. CONTRACT REQUIREMENTS

- A. All Contractor services will be performed in accordance with the Tribe's Professional Services Agreement (PSA). The PSA will include provisions designating that the contract is governed by the laws of the Southern Ute Indian Tribe. A copy of the Tribe's template PSA is available upon request.
- B. The PSA contract extends from the date of contract execution, for three years, and the total consulting services provided during that period may not exceed \$450,000.
- C. All work performed by the contractor must be authorized by a signed Task Order (See Appendix A for example) with an accompanying Authorization to Proceed notification from the Tribe.
- D. All subcontractor agreements (scope of work and rates) employed by the Contractor must be approved by the Tribe before any work begins.
- E. The selected Contractor will be responsible for procurement and payment for any subcontracted services, reports, materials, surveys, documents, copies, public notices, public meetings, travel, expenses, and any other item(s) or services required to complete the scope of work.
- F. The proposal shall present the Contractor's credentials, trainings, and/or certifications and demonstrate appropriate insurance certification amount to perform work of this nature.
- G. The Contractor shall warranty their work for a minimum of one year from the date of completion.
- H. The tentative schedule set up for the solicitation and expected award for this project is as follows:

Activity	Timeline*
RFP Advertised Date	August 10, 2026
Proposal Due Date	September 18, 2026
Proposal Evaluation Period	September 21- September 25, 2026
Vendor Selection and Notification	October 5, 2026
Contract Completion and Signing	October 9, 2026
Project End Date	October 31, 2029
*Dates are tentative and may change. All changes will be communicated by the Tribe to RFP applicants.	

VI. SUBMITTAL REQUIREMENTS

A. Interested consultants are required to submit the following information:

1. Letter of Interest
2. Fee Schedule
3. Project Experience and Credentials
4. Firm Organization and Key Staff assigned to the project
5. Claims History and Professional Integrity
6. Copy of Certificate of Insurance
7. Quote for sample project

B. Specific information about the Required Submittals is shown below:

1. Letter of Interest
 - a. Provide name and address of your firm, point of contact, title, telephone number, e-mail address and mailing address.
 - b. Provide a brief letter that expresses the firm's interest in the project and describes the firm's capabilities for providing the required services. Include an overview of your anticipated scope of work.
2. Fee Information
 - a. Provide detailed cost schedules for all staff and equipment that may be required to fulfill the scope of work. The fees should incorporate all costs required to perform the requested services including overhead and TERO fees.

- b. Cost schedule adjustments may be considered annually based on the consumer price index.

3. Project Experience

- a. This section focuses on the Contractor's experience in assessing and quoting remediation, redevelopment and/or demolition options. Please provide relevant examples of experience and expertise necessary for this project.
- b. Provide at least three (3) example projects your company has completed with a similar size, scope, and cost as those identified in section III B.
- c. Include a list of client references.

4. Firm Organization and Key Personnel Assigned to the Project

- a. Identify, by name and title, the key staff members who will be assigned to projects under the PSA or who will otherwise play a major role in the PSA. Provide resumes and appropriate credentials, training, or certifications of the key staff.
- b. Provide an organizational chart indicating the relationship between the firm's staff members proposed to have responsibilities related to the PSA.

5. Claims History and Professional Integrity

- a. Provide an accurate summary of any claims initiated against your firm and subcontractor(s) in the past five (5) years and any currently pending claims.
- b. Provide a certified statement that the firm or any staff member associated with the project is not debarred, suspended or otherwise prohibited from professional practice by any federal or state agency.

6. Certificate of Insurance

- a. Submit a valid copy of a Certificate of Insurance indicating present General Liability coverage. The Contractor and any subcontractor(s) must have at least three (3) million-dollar liability coverage before work commences and must submit a current Certificate of Insurance to the Tribe. Contractor must include the Tribe as an Additional Insured under its General Liability and Auto coverage.

- b. Submit proof of workers' compensation coverage and auto insurance coverage (\$300,000 minimum) will be required if the contractor has employees working on site and/or conducting any type of transport.
- c. Provide a signed statement indicating your company is willing to enter into a legal binding contract with a tribal government that has sovereign immunity and that is governed by its own Tribal Court/Tribal Law.

7. Quote for Sample Project

- a. Provide a quote or bid for a sample project outlined below including labor costs for necessary personnel, equipment, materials, laboratory analysis, documentation, and any other considered costs broken down by line item.
- b. **SAMPLE PROJECT:** The subject property is 5 acres with a home structure on site. It is believed that the structure was built around the 1970s and was occupied until the early 2010s. Due to the lack of maintenance and exposure to the elements, this home site has fallen into disrepair and is not fit for living. There are concerns that squatters have been occupying the structure. The homeowner is interested in getting the site assessed to see what options there might be moving forward.

The Tribe requests a quote for the following based on the sample project outlined above. Please list costs for each task:

- Phase II ESA
- Technical document preparation
 - QAPP
 - Crosswalk
 - Cleanup Plan
- Option 1: Total structure demolition, including transport and disposal at a permitted facility.
- Option 2: Abate and remediate for the identified contaminants of concern.

C. It is not the intent of this RFP to solicit an overly long response, but it is important for the firm's experience/expertise to be adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable and relevant

to this project than to include an exhaustive list of all projects completed by the firm. The Southern Ute Indian Tribe's Environmental Programs Department, Purchasing Department, and the Executive Office will review the submitted proposals and may select firms to meet with in an interview format, to discuss the project and contractor qualifications, in greater detail.

- D. Submit proposals via email to the address below or via a shared drive. In the subject line, please include: "(Company Name): Proposal for Brownfields Assessment and Remediation Services." Email proposal submittals and questions to Lucas Kline, Remediation Program Manager, at wqs@southernute-nsn.gov or call 970-563-2256.

VII. TERO REQUIREMENTS & NATIVE AMERICAN PREFERENCE

- A. The Southern Ute Indian Tribe has adopted a Tribal Employment Rights Ordinance (TERO) Code, which is to be observed by all businesses operating on the Southern Ute Indian Reservation. All labor that is performed within the exterior boundaries of the Southern Ute Indian Reservation under the Master Services Agreement is subject to a 4% fee and work compliance requirements of TERO. TERO fees shall be paid to the Tribe following the completion of each Task identified in Section II. TERO fees are only applied to labor, materials and equipment are exempt.
- B. This RFP is an unrestricted solicitation; however, Indian preference will be given to qualified Indian Owned economic enterprises and Indian Organizations. Firms desiring Native American preference for selection must be certified through the Southern Ute Indian Tribe's TERO Office as an Indian-Owned Business. For those firms seeking Native American preference, this is a mandatory requirement, regardless of any other registration or certification that may exist with other tribal TERO offices, agencies, or affiliations.
- C. The TERO policy must be applied to your selection of consultants and/or sub-contractors when putting together your bid proposal.
- D. The firm awarded the contract to provide services will be responsible for paying a 4% TERO fee during the duration of this MSA. This should be included in your fee proposal. TERO fees shall be paid to the Tribe following the completion of each task. TERO fees are only applied to labor, materials and equipment are exempt.
- E. The firm awarded the contract, and all subcontractors will be responsible for obtaining and paying for crossing permits for the duration of the project, which should be included in your fee proposal. For more information about crossing permits please contact the Southern Ute Lands Division at (970) 563-0126
- F. For more information about TERO contact Laura Sanches at:

Southern Ute Indian Tribe TERO Office
P.O. Box 737
Ignacio, CO 81137
(970) 563-2294

Appendix A – Task Order Form



Water Quality & Remediation Division - Task Order Form

Contractor Name:	
Reference CBPO #:	
FY & Task #:	
Proposed Start Date:	
Proposed End Date:	
Project Location:	
Scope of Work:	
Not to Exceed Cost:	
Date & Authorizing Signature of Project Coordinator:	
Date & Authorizing Signature of Program Manager:	
Date & Authorizing Signature of Contractor:	