



# *WHITE EARTH RESERVATION HOUSING AUTHORITY*

3303 US Hwy 59, Waubun, MN 56589  
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## **Request for Proposals**

### **Request for Proposals for Environmental Consulting Services**

**Project Name:** Riverland Rehab

**Proposal Due Date:** April 10th, 2026

The White Earth Reservation Housing Authority (“WEHA”) is requesting proposals from qualified individuals and firms for the development and coordination of a Phase I Environmental Site Assessment (and Phase II as applicable), radon testing, and asbestos testing for the Riverland Rehab (“Project”) which is an existing apartment building with 48 units located on tribal Trust land on the White Earth Reservation. The address is 2235 College Rd, Mahnomen, MN 56557.

Since the source of funding is coming from Minnesota Housing Finance Agency (“MHFA”), all testing and reporting must be completed in compliance with its requirements and regulations.

#### **Scope of Work:**

The proposer will oversee and coordinate all activities required to successfully complete a Environmental Site Assessment. Services should include but are not limited to:

1. Phase I ESA
  - a. Conducting all necessary components of a full Phase I ESA for the project site.
  - b. Completing a thorough Phase I ESA Report of the project site.
  - c. If a Recognized Environmental Concern is reported, a Phase II ESA will be conducted.
2. Radon Testing
  - a. Conducting all necessary radon testing and reporting for the project site. Review MHFA’s radon mitigation policy for applicability to your project.
  - b. If high levels of radon are reported, a radon mitigation plan must be formed.
3. Asbestos Testing
  - a. Conducting an Asbestos Inspection/Assessment report completed in accordance with Minnesota Department of Health regulations. The most restrictive state and federal regulations shall apply. See MHFA’s environmental standards for additional information.
  - b. If asbestos is detected, prepare a Asbestos Hazard Remediation Plan. Any asbestos containing material (ACM) that is either friable, likely to become friable

or will be disturbed must be abated. Any known ACM or presumed ACM that can remain must have an asbestos management plan if required by any applicable regulation. See MHFA's environmental standards for additional information.

***Proposals to assist with these services must be submitted to the White Earth Reservation Housing Authority by 4:30 pm (CDT) on April 10, 2026.***

Please email proposals in PDF format to Jaime Londo at [Jaimelondo@whiteearthhousing.com](mailto:Jaimelondo@whiteearthhousing.com) . Proposals received after the deadline will not be accepted. Please contact Jaime Londo or Michael Heisler with any questions you may have regarding this Request for Proposals or any of the requirements outlined in the scope of work to be completed.

All proposals should be addressed and directed to: White Earth Housing Authority, 3303 U.S. Highway 59, Waubun, MN 56589 In care of: Jaime Londo

### **Proposal Requirements**

1. Firm background information and number of years in business.
2. Cost for services identified in Scope of Work.
3. Additional hourly costs for other services that may be required based on experience with other environmental assessments that the firm anticipates may be necessary.
4. Description of the firm's relevant experience in providing Environmental Assessments, such as Phase Is, radon, and asbestos testing, especially for residential projects developed by an Indian Tribe and/or Indian Housing Authority or any of its subdivisions.
5. **References:** Please include a minimum of five references.
6. **Indian Preference:** This project is subject to Indian Preference as determined in Section 7(b) of the Indian Self-Determination and Education Assistance Act {25 USC 450e(b)}; however, all bidders including Non-Indian contractors are encouraged to submit a proposal. Indian enterprises must submit proof of 51% or more Indian ownership and control with the proposal submission.

### **Project Award**

Evaluation Criteria: Responsive Proposals shall be evaluated based on the following point systems in which up to 100 points are possible. Points to be awarded will be at the sole discretion of White Earth Reservation Housing Authority taking all proposals into consideration as a whole.

- a. 0 – 30:** Qualifications (demonstration of professional capacity, technical knowledge and expertise in providing a full range of environmental services)
- b. 0 – 20:** Experience in providing relevant environmental consulting services for residential projects developed by Indian Housing Authorities or Indian Tribes
- c. 0 – 10:** Indian Preference
- d. 0 – 25:** Price for core services under Scope of Work
- e. 0 – 15:** Hourly fee for additional services that may be needed above the core services identified in Scope of Work

**Compensation**

The proposal should provide a cost for all work associated with the provision of these services. The final cost of services may be negotiated, prior to award of the contract.

Please contact Jaime Londo or Michael Heisler at (218) 473-4663 with any questions. The proposal may be submitted electronically to [Jaimelondo@whiteearthhousing.com](mailto:Jaimelondo@whiteearthhousing.com) .

The White Earth Reservation Housing Authority has the right to reject any and all proposals.