

**Pyramid Lake Paiute Tribe  
Tribal Response Program  
Natural Resources Department**  
P.O. Box 256  
Nixon, NV 89424  
775-574-0101, Ext. 10

# Request for Proposals

Provide Asbestos Abatement for the Rock Building Property



## **DESCRIPTION OF PROJECT**

### **Introduction**

The Pyramid Lake Paiute Tribe is seeking written proposals from a qualified ACM/LBP contractor to conduct abatement activities in the Rock Building for removal of vermiculite insulation from the attic, removal of all ducting from crawl space, and removal of all TSI debris from the soil in crawl space. Under Section 128(a) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Tribe receives funding from the United States Environmental Protection Agency (EPA) to conduct ESAs, which are used to determine the type and extent of contamination within designated brownfield sites, and subsequently, the type of remediation required prior to their redevelopment or demolition. Proposed work must therefore meet federal requirements for projects funded by the EPA.

### **Background**

The abatement activities will be conducted at the residential property located at 206 Capitol Hill, Nixon, NV 89424 (see Attachments for maps and pictures). The site comprises an area of approximately 0.23-acre lot on a single parcel of land.

Completion information: Remove 500sq. ft. floor tile and mastic throughout, 70 in. ft. TSI in basement, and 50 sq. ft. exterior transite.

## **SCOPE OF WORK**

### **PROPOSAL REQUIREMENTS**

The work to be completed for the abatement activities should only be considered when writing the initial proposal, which must contain the following components:

1. A cover letter referencing this RFP.
2. A section describing the qualifications of the contractor, including Indian preference (if applicable—see Attachment H for qualifications).
3. A section explaining any similar work, as well as the contact information of the person(s) who requested such services (for reference purposes).
4. A section discussing the contractor's organization, including contact information, the qualifications (i.e. certifications, experience, etc.) of each member who would be involved in the assessment, and the hiring of subcontractors (if applicable).
5. A section summarizing the intended scope of work and completion dates.
6. A section listing the itemized costs for the services that would be provided.

### **DELIVERABLES**

The environmental consultant must submit a draft and final version of the following documents to the Environmental Specialist in both electronic and hard-copy form (one of each):

- A work plan for the final negotiated scope of work.
- Schedule and estimated costs.

## **SELECTION CRITERIA**

The PLPT will select a contractor based on:

- Its experience with similar projects (25 points).
- Its qualifications (20 points).
- Its approach towards the project and scheduled timeline (30 points).
- The cost of services it will provide (25 points). Note: The cost must be firm and fixed.
- Indian preference (5 bonus points—see Attachment H for qualifications).

The PLPT reserves the right to reject any and all bids and reserves the right to select an entity that will serve the best interest of the Tribe.

## **TERMS AND CONDITIONS**

1. For questions, please contact Cindy Robles, Environmental Specialist, by phone at 775-574-0101, extension 10 or by email at [crobles@plpt.nsn.us](mailto:crobles@plpt.nsn.us).
2. This RFP will be issued on **February 13<sup>th</sup>, 2023**.
3. A pre-bid meeting will be held onsite on **February 21<sup>st</sup>, 2023 at 10:00 a.m.** to allow prospective bidders to look at the scope of work, ask any questions, and tour the property. Tribal representatives will be available for questions. If alternative arrangements are necessary, please contact the Environmental Specialist; efforts will be made to accommodate all prospective bidders.
4. Proposals must be received by **4:30 p.m. on March 3<sup>rd</sup>, 2023**.
5. Proposals may be mailed (4 copies) to **Pyramid Lake Paiute Tribe, Attention: Tribal Response Program, P.O. Box 256, Nixon, NV 89424** or emailed (as an attachment in PDF format) to [crobles@plpt.nsn.us](mailto:crobles@plpt.nsn.us). Note: All copies that are submitted must be signed and dated.
6. The contractor will be selected on **March 8<sup>th</sup>, 2023**.
7. The final scope of work will be negotiated on **March 10<sup>th</sup>, 2023**.
8. The abatement activities must be completed by **4:30 p.m. on April 7<sup>th</sup>, 2023**; the final abatement activity report must be received at this time and date if no further assessments are necessary.
9. The above deadlines are tentative and subject to change.
10. Proposals from debarred contractors will not be considered.
11. The selected contractor must be licensed to conduct business in the State of Nevada.

12. A contract entered into as a result of this RFP may be modified at the discretion of the PLPT to include additional assessment activities at additional brownfield sites.
13. The PLPT shall own all reports, studies, plans, designs, conclusions and summaries prepared by the selected contractor.
14. The selected contractor shall comply with all tribal, federal, state, and local laws, statutes, and ordinances associated with the implementation of the scope of work.
15. All individuals shall be obligated to comply with all tribal ordinances adopted by the PLPT, including but not limited to the Tribal Tax Ordinances and TERO (see Attachment H for more information).
16. Operators will follow all established laws and regulations of the PLPT to protect the environment. Operations shall not knowingly remove, disturb, alter, injure, or destroy any scientifically important paleontological remains; or any historical or archaeological sites, structure, building or object, or cave-related site. When the operator discovers any previously unidentified cultural, paleontological, or cave-related resource that might have been missed by the archaeological survey, and may be altered or destroyed by the operations, the discovery shall be left intact and reported to the appropriate PLPT representative, which shall evaluate the discoveries, and take immediate action to protect, remove or preserve the resource. Debris containment and fire prevention equipment must be provided by the contractor. All spills and leaks of petroleum will be cleaned up according to federal guidelines. It is unlawful to remove any plant, rock, soil, or artifact from the Pyramid Lake Paiute Reservation (PLPR).

**ATTACHMENT A**



**ATTACHMENT B*****Pyramid Lake Tax Commission******Contractor Clause******Language for Contracts and Bid Awards****Pyramid Lake Tax Department (775) 574-1000, ext. 121, 123, 124*

The Pyramid Lake Paiute Tribe adopted the Tribal Code – Title 2 Taxation December 7, 1990, which includes Sales/Use Taxes. The State of Nevada recognizes the taxing jurisdiction of reservations and colonies in Nevada with Codes or Ordinances in place and copies on file with the State, NRS 372.805.

Contractors who purchase tangible personal property in order to fulfill construction contracts for improvement to real property located on the Reservation must collect Tribal Sales/Use Tax and remit it to the applicable tribal government. The contractor must have all materials delivered to the reservation. Failure to comply; material will be subject to both Tribal sales/use tax and Nevada sales/use tax. For audit purposes, contractors who pay Tribal sales/use tax in lieu of State tax must maintain adequate proof tax was paid to the Pyramid Lake Paiute Tribe. The Contractor shall ensure that all subcontractors and material suppliers it employs are subject to the same obligations to collect and pay the Tribal sales/use tax. The contractor must register with the Pyramid Lake Tax Department when awarded a contract on all projects within the exterior boundaries of the reservation. The rate of the Tribal sales/use tax is the same as Washoe County tax, 7.725%. The awarded party agrees to comply with the taxes imposed under the Pyramid Lake Paiute Tribe - Tribal Code – Title 2 Taxation.

Indian Preference Certification letters is not recognized as a tax-exempt status by either the Pyramid Lake Paiute Tribe or the State of Nevada, it is a business status.

***Tax Language - Leases – R-O-W's***

The Pyramid Lake Paiute Tribe - Tribal Code – Title 2 Taxation; authorizes the Tribe the taxing jurisdiction of all leases, right-of-ways, etc. granted on the reservation. The listed party is subject to any applicable taxes under this agreement. The yearly Possessory Interest Tax (3%) is applied on all leases, right-of-ways, etc. unless a waiver is allowed in the Code; the Use Tax is applied to all construction projects and will apply during the construction phase of all Leases/ROWS. The listed party agrees to comply with the taxes imposed under the Pyramid Lake Paiute Tribe - Tribal Code – Title 2 Taxation.

***TERO***

Notice is hereby given that all contractors and subcontractors shall be obligated to comply with all Tribal Ordinances as adopted by the Pyramid Lake Paiute Tribe involved with this project. The Pyramid Lake Paiute Tribe has adopted a Tribal Employment Rights Ordinance (TERO) to enforce the Indian Preference Law regarding hiring. The TERO fee is 2.5% (2% TERO fee plus .5% TERO training fee) for projects over \$50,000. TERO mandates the hiring of Tribal Members in all construction projects, the number hired for each project will be negotiated by the contractor and Della John, Tribal Administrator, the designated acting TERO Director for the Pyramid Lake Paiute Tribe. To request copies or other information contact Della John, Tribal Administrator at (775) 574-1000, ext. 125.