

**ENVIRONMENTAL REMEDIATION FOR  
A STANDING ROCK SIOUX TRIBE PROPERTY  
REFERRED TO AS:  
“Old Sitting Bull College” Fort Yates, ND**

**February 2025**

**REQUEST FOR PROPOSAL**

**1.0 Introduction**

The Standing Rock Sioux Tribe (SRST), Department of Environmental Regulations/Environmental Protection Agency (DER/EPA) is soliciting bids for conducting remedial action for a tribal property that was previously abated for asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), and mold. The PCB and mold contaminants were removed, and a majority of ACMs were removed. However, certain ACMs were left behind, specifically the sample found in the joint compound of the mechanical room. It was believed that this would not cause issues, due to the vacant status of the building. However, in the fall of 2024, the building caught fire, and a majority of the structure was destroyed. There is concern that the ACM's found in the mechanical room and other locations that were not tested will expose tribal members to the adverse health effects of asbestos. The property is located within the community of Fort Yates, ND on the Standing Rock Reservation. The remedial actions and disposal of materials must be conducted in accordance with the SRST Solid Waste Codes and applicable State and United States Environmental Protection Agency (U.S. EPA) regulations. Funds provided by these grants will be utilized to fund demolition/cleanup activities at the Brownfields site. Brownfields are defined under the January 11, 2002, Small Business Liability Relief and Brownfields Revitalization Act as "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." The proposed work must meet federal requirements for work funded by an U.S. EPA Grant.

The detailed Request for Proposal (RFP) provides the specifications and requirements for prospective applicants to complete a proposal with cost estimates for services. The proposal should include an anticipated schedule and cost estimates for the activities listed below to be completed. Proposals will be accepted until 23:59pm on March 30, 2025, so the remediation and disposal can be completed by 10/1/2025. A visit of the site may be provided by calling Jacob Fasthorse, whose contact information is located below.

Potential options exist for amending the agreement that will be signed with a contractor who will conduct the tasks listed below to include additional site assessments, remediation/cleanup activities, and related tasks.

## **2.0 Background/Site Description**

### 1) “Old Sitting Bull College”

**Location: 1341 92nd Street Fort Yates, Sioux County, ND 58538**

#### Past uses:

The Old Sitting Bull College is located on approximately three acres in the community of Fort Yates. The Standing Rock Sioux Tribal council granted a charter in 1973 to operate Standing Rock College, a post-secondary community college. The name of the College was changed to Sitting Bull College in 1984 and operated in this location until 2009 when the new SBC campus was completed. This allowed the building to be used as office space for different departments. Tribal employees had reported that the building began to have a dank, musty smell that permeated throughout the building. A few employees had begun to develop respiratory issues, which caused the building to become vacant and unused for the foreseeable future.

#### Present status:

The Standing Rock Sioux Tribe has left the building vacant for several years, with it being abated for asbestos-containing materials, PCBs, mold, and methamphetamine in 2020. It continued to be vacant until a fire was started in the fall of 2024, which had decimated a majority of the structure. It now mainly consists of debris, with portions of the building left standing. These portions are alongside the SW corner, the SE Corner, the north entrance in the connecting path of the SBC building and the paleontology building, as well as a medium-sized structure on the furthestmost portion of the north side. It was discovered that

#### Future use:

It is planned to remove the remaining structure and debris of the site, with a plan to evaluate the potential hazards that may have traveled by environmental factors (i.e. soil displacement, groundwater flow, etc.).

## **3.0 Project Objectives/Scope**

The overall goal of the Standing Rock Sioux Tribe, Department of Environmental Regulations/Environmental Protection Agency (DER/EPA) brownfields effort is to ensure that the building does not pose a threat to public health and safety. The objective of this project is for demolition efforts to be completed in an appropriate manner and to ensure the adequate clean-up of debris and that any remaining hazardous materials are properly disposed of.

**Task 1.0:**

Review the existing U.S. EPA Phase II Environmental Assessment Reports. Develop a Quality Assurance Project Plan (QAPP)/Sampling Analysis Plan (SAP) for any additional sampling activities. Develop a Health and Safety Plan (HASP) and a Site Security Plan.

Deliverables: QAPP, SAP, Health and Safety Plan, and Site Security Plan.

**Task 2.0:**

Develop a Demolition and Clean-up Plan with Tribal and U.S. EPA input that addresses the subtasks below, includes detailed steps for each sub-task. The Plan will be submitted to the U.S. EPA for review and comments.

- Sub-task A: Remove any potential hazardous building materials including asbestos provided in the Phase II Environmental Assessment Report (URS, September 2014)
- Sub-task B: Properly transport and dispose of contamination and debris commingled with contamination to a permitted landfill.
- Sub-task C: If necessary, excavate and transport contaminated soils off-site and dispose of properly.
- Sub-task D: Remove and transport any non-contaminated debris off-site and dispose of properly and or recycle.
- Sub-task E: Conduct confirmation sampling.
- Sub-task F: Placement of clean soil in areas where contaminated soil was excavated and removed.
- Sub-task G: Re-vegetation of clean soil.
- Sub-task H: To the extent possible, efforts will be made to recycle building materials.

Deliverable: Updated sampling results, draft and final Cleanup Plan and cost estimate(s).

**Task 3.0:**

Conduct site cleanup addressing all subtasks in Task 2.0,

Deliverable: Documentation on remediation tasks and disposal costs

**Task 4.0:**

Utilize qualified Sitting Bull College job training grant worker(s).

Deliverable: Will utilize at least Four qualified SBC job training grant worker for onsite work.

**Task 5.0:**

Assist with Community Outreach/Environmental Education activities. Provide technical information for the Community Involvement Plan and be available for two - four outreach meetings to explain the remediation/cleanup procedures.

Deliverable: Technical information requested by the Tribe and availability for two – four outreach meetings

**Task 6.0:**

Final report that includes detailed information on the cleanup sub-tasks listed above, and the community outreach/education activities and costs. The report will include a description of demolition and the clean-up conducted, any problems encountered, and documentation and verification, via confirmation sampling and observations, that the remediation has met the goals and remediation/cleanup levels. Based on the confirmation sampling results, the contractor will provide a signed document for the final reports (3) stating that the remediation is complete and is protective of human health and the environment.

Deliverable: Draft and final reports (for each site)

**4.0 Methodology for Environmental Remediation and Disposal Activities**

The Standing Rock Sioux Tribe in coordination with the U.S. EPA Region 8, will review all environmental remediation/demolition proposals, amendments to the QAPPs, and subsequent work plans, to determine if activities will meet the objectives of the Brownfields projects before the start of any demolition, remediation, and disposal activities. The consultant/contractor shall ensure the adequacy of cleanup in protecting human health and the environment as it is implemented. Analysis of brownfields cleanup alternatives will be based on cleanup goals, methods, and costs considered acceptable by the Tribal representatives and the community.

**5.0 Quality Assurance**

For any confirmation samples, the contractor will prepare a Quality Assurance Project Plan (QAPP) or amendment to the QAPP containing required information for approval by the U.S. EPA Region VIII, per document EPA 540-R-98-038, *Quality Assurance Guidance for Conducting Brownfields Site Assessments*, September 1998.

**6.0 Health and Safety Requirements/Site Security Plan**

The project manager, or technical lead, for the project must have advanced health and safety training as specified in OSHA, 29 CFR 1910.120. The proposed individual must be present on site during any on-site work and sampling activities. All individuals working at the site must have appropriate health and safety training, including 40-hour Hazardous Waste Site Operations and 8-Hour Refresher courses or appropriate training determined necessary by the project manager/technical lead. A site-specific health and safety plan and a site security plan must be

prepared by a certified safety professional or certified industrial hygienist, and submitted prior to performing on-site work. The proposal should provide an example outline or describe the type of information that will be in the health and safety plan. Such a plan must be submitted as part of the work plan for the final negotiated scope of services and revised, as necessary, for subsequent work plans.

#### **7.0 Tribal Employment Rights Ordinance (TERO)**

The Contractor will comply with any TERO regulations. The contractor will include a 2.5% TERO cost for this project in the bid. The contractor will pay the 2.5% cost to TERO and the details of the payment will be negotiated in the contract.

#### **8.0 Tribal Solid Waste Permit Fee**

The Contractor will comply with any and all Tribal DER/EPA Regulations. This includes obtaining a Tribal EPA Permit before the start of the project. The contractor will include a 1% Solid Waste Permit Fee of the total cost of the project in the bid. The contractor will submit payment with application to the SRST EPA Department. The contractor is also required to submit a waste removal and disposal plan for the Tribal EPA Permit.

#### **9.0 Disadvantaged Business Enterprises (DBE) - EPA's Program for Utilization of Small, Minority and Women's Business Enterprises.**

The contractor must attempt to comply with the requirements of EPA's Program for Utilization of Small, Minority and Women's Business Enterprises in procurement under assistance agreements, contained in 40 CFR, Part 33.

#### **10.0 Other Federal Requirements**

Work done under the Brownfields grant must comply with the requirements of **Davis-Bacon**, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 104(k), the Uniform Relocation Act; National Historic Preservation Act; Endangered Species Act; and Permits required by Section 404 of the Clean Water Act; Executive Order 11246, Equal Employment Opportunity, and implementing regulations at 41 CFR 60-4; Contract Work Hours and Safety Standards Act, as amended (40 USC 327-333) the Anti-Kickback Act (40 USC 276c) and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250.

#### **11.0 Qualifications**

The proposal will include descriptions of roles for key personnel expected to work on this project, and their resumes, which indicate work location, education/certifications, and experience.

## **12.0 Schedule and Costs**

Proposals are due on **March 30, 2025**. The proposal should include the anticipated schedule and cost estimates for the activities listed above so the remediation and disposal can be completed by **October 1, 2025**. Additional time should be allowed for the Tribe to review and revise draft deliverables and for the preparation of all final documents. Unit rates should be included in the proposal and also a timeline and project milestones.

## **13.0 Project Contacts and Submittal Procedures**

Written response proposals to this RFP must be received by **March 30, 2025**. All proposals received after this date will not be considered. Proposals can be submitted electronically, hand delivered, courier service or by mail. Please deliver [2] copies of this proposal to:

**Jacob Fasthorse, Brownfields Coordinator**  
**Department of Regulation/EPA**  
**Standing Rock Sioux Tribe**  
**Tribal EPA Bldg., South River Road**  
**P.O. Box 516**  
**Fort Yates, ND 58538**

Questions about the project and requests for copies of the detailed RFP, a tour of the site(s) or maps and relevant documents should be directed to:

- Brownfields Program Coordinator, Jacob Fasthorse
- Phone #: 701-299-7411
- Email: [Jacob.fasthorse@standingrock.org](mailto:Jacob.fasthorse@standingrock.org)

## **14.0 Selection Process**

The Environmental Quality Commission will review each proposal and may seek consultation with the Tribal Administration and representatives from U.S. EPA and other federal agencies such as Indian Health Service (IHS) and the Bureau of Indian Affairs (BIA).

Criteria for rating firms will include the following:

- 20% The firm's reputation for personal and professional integrity and competence; ability to work with and comply with Tribal, Federal, state, and local government agencies and persons in official oversight/compliance capacities; and familiarity and experience with the type of project/process and site.
- 20% Professional and educational experience of key personnel to be assigned to the project.
- 20% Ability of the firm to provide required services and to perform the required work within the project period and within proposed budget.
- 20% Costs associated with the scope of work. Final costs will be negotiated with the selected firm upon submittal of a detailed cleanup plan.
- 20% Any consideration that would be in the best interest of the Tribe.