



Ione Band of Miwok Indians

REQUEST FOR PROPOSALS

ENVIRONMENTAL ENGINEERING SERVICES

Issue Date: January 21, 2026

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REQUEST FOR PROPOSALS – ENVIRONMENTAL ENGINEERING SERVICES

IONE BAND OF MIWOK INDIANS - NEW LONDON MINE CLEANUP BROWNFIELDS CLEANUP GRANT PROJECT

NOTE: PLEASE ENSURE THAT ALL REQUIRED SIGNATURE BLOCKS ARE COMPLETED. FAILURE TO SIGN THIS FORM WILL RENDER PROPOSAL INVALID.

Issue Date: **Wednesday January 21, 2026**

Issuing Agent:

Ione Band of Miwok Indians
9252 Bush St.
Plymouth, CA 95669

Proposal Due Date: **Monday, February 23, 2026 at 2:00 p.m.**

Proposal Directed To: Sara Dutschke, IBMI Tribal Chairperson

Number of Proposal Copies: Electronic copy emailed to
info@ionemiwok.net

In compliance with this Request for Proposal and to all conditions imposed herein, the undersigned offers and agrees to furnish the services in accordance with the attached signed proposal or as mutually agreed upon by subsequent negotiation. By signature hereto, the proponent certifies that all representations and certifications contained in its proposal are complete and accurate as required.

Name of Firm:

Address of Firm:

Contact Name:

Signature:

Title:

Date:

Phone Number:

Email Address:

Federal Employee ID Number (if applicable):

I. REQUEST FOR PROPOSAL

The Lone Band of Miwok Indians (Tribe) has been awarded a Brownfields Cleanup Grant from the United States Environmental Protection Agency (US EPA). The Lone Band of Miwok Indians is seeking professional services from qualified and experienced Environmental Engineering Services Consultants. This RFP is solely for environmental consulting and cleanup oversight services. A separate procurement will be issued for the remediation contractor responsible for performing the physical cleanup activities.

SUBMISSION DEADLINE

All proposals must be received by 2:00 p.m. Pacific Standard Time on **Monday, February 23, 2026** after which time no further proposals will be accepted. All proposals must be emailed to info@ionemiwok.net with the subject line **2026 NEW LONDON MINE CLEAN UP GRANT Proposal**. All submittals must include a **FEE SCHEDULE** and **PROJECT SCHEDULE** for the estimated start and completion dates of work items.

CONTACT INFORMATION

For further information or any questions regarding this RFP please contact:

Shane Crowe, PE
Project Manager
Lone Band of Miwok Indians
9252 Bush St.
Plymouth, CA 95669
Telephone (209) 256-9709

I. GENERAL CONSULTANT REQUIREMENTS

In addition to any information specified in this Request for Proposal, the Consultant(s) will be expected to:

- Work with assigned Tribal project manager.
- Coordinate with Tribal project manager to ensure timely delivery of milestones in accordance with RFP.
- Work with various Tribe departments, if applicable, to accomplish the Scope of Work.
- Assume responsibility for research and gathering any relevant information.

II. BACKGROUND

The Site encompasses 47.44 acres of vacant land at 40 Old County Road in Plymouth, California. Foundations of former structures remain at the Site. An ephemeral watercourse flows north to south through the Site. Former mine shafts at the Site appear as depressed areas and are heavily overgrown with brush and trees. Based on information from the Applicant, the former mine shafts are assumed to be closed. The Site and surrounding area are within the western foothills of the Sierra Nevada Mountain range.

The Site is within a rural area south of the City of Plymouth. The Site is bounded to the north by Old County Road with vacant land and the City of Plymouth beyond; to the east by vacant land; to the south by primarily vacant land with dispersed structures; and to the west by vacant land with Highway 49 beyond.

The Site is owned by the Lone Band of Miwok Indians and consists of five adjacent parcels: 008-070-043, 008-070-044, 008-070-045, 008-070-046, and 008-070-047.

Mining occurred at the Site between the late 1800s and early 1900s. The western and southern parts of the Site were originally developed as the New London Mine and associated processing mill. Within a small portion of the southwestern corner of the Site, a temporary lumber mill operated at an unknown time. Periodic livestock grazing has occurred at the Site since mining activities ceased.

The Lone Band of Miwok Indians has interest in redeveloping the Site for a community center, senior housing, and low-income housing.

The contaminated soil within the property will be cleaned up in an efficient manner that is compliant with all pertinent laws and regulations. The remediation proposed in this cleanup application is consistent with the Analysis of Brownfields Cleanup Alternatives (ABCA), State Required Removal Action Workplan (RAW), and California Environmental Quality Act (CEQA) process vetted by the community (throughout the life of the project) EPA, and the California Department of Toxic Substance Control (DTSC). The remediation techniques selected will protect human health and the environment while catalyzing redevelopment of the Tribe's property.

III. GOALS AND OBJECTIVES

The overall goal of any Brownfields cleanup action is to address environmental conditions preventing or impeding the preferred type of Site redevelopment and to do so in a manner protective of human health and the environment. Areas proposed for development are depicted in the Tribe's Master Plan. The Applicant has interest in redeveloping the Site for a community center, senior housing, and low-income housing; however, the exact areas to be redeveloped for each scenario are undetermined at this time.

The purpose of the cleanup is to:

- Safely remove, stabilize, or consolidate contaminated soil
- Reduce exposure risks to the community
- Protect sensitive ecological features and the on-site drainage
- Enable future Tribal development
- Conduct cleanup consistent with EPA, DTSC, and CEQA requirements
- Provide transparent, defensible, and community-informed environmental decisions

IV. SCOPE OF WORK

The following scope of work addresses the services needed for a successful project, the Tribe

also encourages consultants to provide additional or innovative approaches to the work to be accomplished. Each submittal will be evaluated for completeness, experience with similar work, references, and familiarity with federal grant procedures. Dependent of the proposed alternative cleanup plan the scope of services may include, but would not be limited to:

Task 1 – Project Management & Coordination

- Coordinate all work with the Tribal PM.
- Provide monthly meetings, schedule updates, and budget tracking.
- Manage subconsultants (survey, geotech, lab, hazardous waste haulers etc.).
- Prepare monthly progress reports for PM review.
- Support PM in EPA calls or technical reviews.

Deliverables:

Monthly progress report

Updated schedule

Budget-to-actual tracking

TASK 2 – Environmental Plans, Work Plans, and Permitting

The Consultant shall prepare or update the following:

- Quality Assurance Project Plan (QAPP)
- Site-Specific Health and Safety Plan (HASP)
- Sampling and Analysis Plan (SAP)
- Cleanup Design Work Plan / Implementation Plan
- Construction Monitoring & Dust Control Plan
- Waste handling, profiling, transportation, and disposal documentation
- Required DTSC or regulatory submittals, as applicable

All plans must meet EPA Brownfields Cleanup Program requirements, and all drafts will be reviewed and approved by the Tribal PM before submission.

Deliverables:

- Draft and Final QAPP
- Draft and Final HASP
- Draft and Final SAP
- Cleanup Design / Implementation Plan

TASK 3 – Cleanup Design & Engineering

The Consultant shall develop cleanup design documents including:

- Soil excavation limits and depths
- Mine tailing handling procedures
- Erosion control and stormwater BMPs
- Confirmation sampling grids and analytical requirements

- Site grading, capping, or stabilization plans (as applicable)
- Restoration and backfill plans
- Estimated volumes, disposal methods, and truck routes
- The Consultant shall support PM-led procurement of any remediation contractors if needed, providing technical specifications or bid support.
- Compliance with Federal and State statutes and regulations, as applicable.

Deliverables:

- Cleanup design drawings and technical specifications
- Cost estimates for cleanup activities

TASK 4 – Cleanup Field Oversight & Monitoring

The Consultant shall provide on-site environmental oversight during cleanup activities, including:

- On-site monitoring of excavation and soil handling
- Field screening of soil and tailings
- Dust, air, and worker safety monitoring as required
- Confirmation soil sampling and chain-of-custody documentation
- Waste characterization and landfill coordination
- Documentation of contractor compliance with plans and specifications
- Daily field logs, measurements, and photo documentation
- Oversight of site restoration and grading

Deliverables:

- Daily field reports
- Waste transport/disposal documentation
- Confirmation sampling results

TASK 5 – Community Engagement Support

The Consultant shall support Tribal PM and staff in community engagement by:

- Preparing technical materials for fact sheets and public notices
- Drafting cleanup-related graphics, maps, and figures
- Providing technical support at up to (X) public or Tribal Council meetings
- Assisting with presentations to the community and regulatory agencies

Deliverables:

- Materials for public meetings
- Technical content for website, fact sheets, and notices

TASK 6 – Reporting, Documentation & EPA Compliance

The Consultant shall ensure complete and accurate EPA-required reporting, including:

- Providing all QA/QC records, logs, maps, and field documentation

- Preparing a Draft Final Cleanup Report, including:
 - Summary of cleanup methods
 - Confirmation sampling results
 - Compliance with RAW, ABCA, QAPP, CEQA, and EPA conditions
 - Waste manifests and disposal documentation
 - Maps, photos, and as-built information
- Preparing the Final Cleanup Completion Report after PM review
- Assisting with EPA grant closeout documentation

Deliverables:

- Monthly EPA progress report inputs
- Updated ACRES data
- Draft Cleanup Report
- Final Cleanup Completion Report
- Full digital project archive

OPTIONAL TASKS (As Needed)

The Consultant may be requested to perform additional tasks related to:

Supplemental soil sampling
 Additional regulatory coordination
 Revisions to cleanup design based on field discoveries
 Long-term monitoring recommendations
 Institutional controls preparation (if required)

V. SCHEDULE

The project start date will be the date that an agreement between the Tribe and consultant is fully executed and conditions prior to starting work (insurance, business license, etc.) are met. Estimated time for the completion of this project grant is anticipated for October 30, 2026. IBMI may amend or extend the resulting contract beyond the initial grant period to accommodate the terms and conditions of this Brownfields Cleanup Grant or future EPA grants awarded to IBMI provided a market survey conducted by IBMI indicates that the prices the contractor proposes are reasonable.

VI. CONSULTANT QUALIFICATIONS & BACKGROUND

Consultant must provide the following information about their company so that the Tribe can evaluate the Consultant's ability to support commitments set forth in the response to the RFP. The Tribe, at its discretion, may require a consultant to provide additional documentation to support and/or clarify requested information.

The Consultant should describe the company's background including:

- Prior experience with project management and remediation administration/experience.

- How long the company has been in business.
- A brief description of the company, including past history, present status, future plans, etc.
- Note any parent/subsidiary relationships.
- Note any name changes/acquisitions.
- Company size and organization
- Total number of employees. Number of full-time and part-time employees; Number of technical staff and certifications.
- A detailed résumé and contact information for the Project Manager and any other employees who will be involved in the project.
- Provide work samples that best reflects your work and relevancy to this project.
- Provide a history of your firm.
- Describe your experience with conducting Brownfields and environmental services for government agencies.
- Provide background and experience levels of the Environmental Professional(s) and any other employees that will be assigned to this project.

Environmental Professionals must have one of the following qualifications:

- The environmental professional must be state- or tribal-issued certified or licensed and have three years of relevant, full-time work experience.
- A bachelor's degree or higher in science or engineering and five years of relevant, full-time work experience.
- Ten years of relevant, full-time work experience.

Disadvantaged Business Enterprises (DBE): Per 40 CFR §33, state your firm's status as a DBE or non-DBE and if a DBE subcontractor is being included as a part of the response. If the firm is claiming DBE status for itself or a subcontractor, valid certifications must be included in the response in order to be considered. If subcontracted services were solicited as a part of the response, describe and document the firm's compliance with 40 CFR § 33. Attach completed US EPA Forms 6100-3 and 6100-4, as applicable.

VII. PROJECT UNDERSTANDING

Each Consultant shall submit a brief narrative illustrating their understanding of the above project. This narrative should include a price to complete the work and a statement of the work to be performed, including business processes and a timeline for how the project will be completed.

Consultants must provide a detailed implementation plan for the entire project. The Tribe reserves the right to determine the implementation timetable based on calendar and fiscal restraints. Work will not begin until an agreement is approved by the IBMI Tribe Council and all appropriate signatures have been obtained.

VIII. SUBMITTAL REQUIREMENTS

PROPOSAL FORMAT AND CONTENTS

The Lone Band of Miwok Indians reserves the right to reject any and all proposals submitted, to request clarification of services submitted, to request additional information from competitors, and to waive any irregularity in the proposal and review process.

BID SUBMITTAL INFORMATION

The proposal will also provide the following information: name, title address, and telephone number of the individual with authority to bind the company and also who may be contacted during the proposal evaluation period. The proposal shall be signed by an official authorized to bind the Consultant.

Proposals shall be submitted via email.

These proposals will be accepted until the time given within this document at the location stipulated in this document. Any proposals not received by that time at that location will be removed from consideration. Any proposal which does not conform to these requirements in their entirety will be removed from consideration.

PROPOSAL CERTIFICATION FORM

The prospective Consultant's proposal shall include an executed Proposal Certification Form. The Proposal Certification Form is located at the start of this RFP.

TIME ALLOCATION

Provide a basic estimate of the total person-hours expected to be required to perform each task contemplated for the project, and breakdown of the employees and professionals to be assigned to the tasks. The Consultant must provide a comprehensive fee schedule for all personnel which may be used in the course of the work, including Sub-Consultants (if any), and all other costs that may be applicable to any necessary extra services.

FEE SCHEDULE

Each applicant shall include a fee schedule within the proposal. Fee schedule shall be itemized and presented in a clear and precise manner for each requested element. Consultant shall provide a table format of tasks and organization of labor hours for each project team member. Identify the hourly rate of each team member and their subtotal hours for the entire project. A subtotal of all labor expended per task of the scope of work shall also be provided. Please include one line item for all anticipated reimbursable expenses. Travel expenses should be included, but they should be considered carefully.

IX. CRITERIA FOR EVALUATION OF PROPOSALS

OVERVIEW

Proposals will be evaluated and based according to the outline below. The Consultants with the best and most qualified proposal will be selected by the Lone Band of Miwok Indians.

EVALUATION OF THE CONSULTANT'S QUALIFICATIONS, TEAM, SCOPE, SCHEDULE OF CHARGES

Each proposal will be evaluated in the following areas:

- Project understanding and approach (30%)
- Demonstrated experience with addressing contaminated properties and tribal projects (25%)
- Reasonableness of cost/price proposal (25%)
- Team qualifications and capacity (10%)
- Completeness and quality of proposal (10%)

Any executed agreement for services by and between the Tribe and the Consultant requires formal Tribe Council approval. This RFP and the selected Consultant proposal, or any part thereof, may be incorporated into and made part of the final contract.

The successful Consultant, and any Sub-Consultant, shall obtain a valid current Business License on or before their commencement of the work on the project.

X. SELECTION COMMITTEE PROCESS

Proposals will be evaluated and ranked according to the outline below. The Consultants with the highest ranking will be selected for an interview.

EVALUATION / SELECTION PROCESS

Proposals will be evaluated and selected according to the outline below. The Consultants with the best and most qualified proposal will be selected by the Tribe.

All proposals that are submitted within the appropriate timeframe will be evaluated by the Tribal Selection Committee ("Selection Committee"). This Selection Committee may be comprised of Tribe staff, elected officials, and non-staff members. Depending on the number of proposals submitted the Selection Committee, at their discretion, may decide to interview all applicants or choose the best qualified based upon the contents of their proposal. The Tribe will conduct interviews after the completion of the RFP internal review process. The Tribe anticipates this RFP to be a very competitive process so consultants will be short-listed if the Tribe receives more than seven (7) proposals.

The selected Consultant shall be required to enter into a written agreement with the Tribe in a form approved by the Tribe Attorney.

Any executed agreement for services by and between the Tribe and the Consultant requires formal approval by the IBMI Tribe Council. This RFP and the selected Consultant proposal, or any part thereof, may be incorporated into and made part of the final agreement.

The following is a tentative procedure of how the selection process will occur. This process is used by the Tribe to select Consultants.

Selection Process Outline

Staff will review proposals to ensure proposals submitted not-on-time will be eliminated from the selection process.

3. Selection Committee will be provided copies of proposals and will evaluate them based upon criteria set forth in the Request for Proposal.

4. Selection Committee, depending on how many proposals are submitted, may ask Consultants to provide a formal presentation.

5. After presentations by the Consultants, the Selection Committee will review fee schedule.

6. Selection Committee will make a recommendation for a Consultant to the IBMI Tribe Council for approval (anticipated date is schedule for March 2026).

7. If approved by the IBMI Tribe Council, both parties shall execute mutually agreed upon agreement (s) and the Consultant will commence work immediately.