

Request for Proposals (RFP): Radon, Lead, and Asbestos Remediation Contractors and Plumbers

Issue Date: Tuesday, 8/19/2025

Submission Deadline: Thursday, 9/10/2025 5pm

Project Name: Energy Wise Health and Safety Preparation Program

Location: Tribal Lands near Red Wing, Minnesota

Issued By:

Center for Energy and Environment
212 North 3rd Ave, Suite 560

Minneapolis, MN 55401

Introduction

Center for Energy and Environment (CEE) is soliciting proposals from qualified contractors to perform **radon mitigation, lead remediation, asbestos remediation** services as well as **plumbing contractors who can repair the source of water leaks and water damage** for residential properties located within the Prairie Island Indian Community (PIIC) near Welch, MN.

These services are part of the **EnergyWise Program**, which works to weatherize and electrify roughly 100 homes on Tribal land between now and the end of 2027. Contractors may respond to **one or areas of work**. PIIC has hired CEE as the EnergyWise program implementer.

A portion of these homes need some type of remediation or plumbing repair before insulation or electrification projects can be completed. House types include both single family and manufactured homes.

Companies owned by Tribal members, women, and/or minorities are strongly encouraged to apply.

Scope of Work

Initial testing for radon, lead, and asbestos has already been done and results will be shared. CEE and/or PIIC will alert you to which sites need work. Homes that need plumbing repair have been identified by CEE when conducting an energy audit.

In all categories, contractors will schedule site visits and installation dates directly with homeowners once CEE has approved the work. The company will invoice CEE for the work. PIIC participants do not pay for contracted work.

All Contractors must:

- Complete installations within three (3) weeks of receiving an approved work scope from CEE. Work will be assigned on a rolling basis once the service agreement has been signed.
- Submit the proposed work scope to CEE within one (1) week of completing the site visit.
- Work will be paid in full and upon completion.
- Use a SharePoint site to share invoices, paperwork and other materials securely and efficiently with CEE. CEE will set up this site for contractors.
- Selected contractors will enter into a service agreement with CEE.
- Contractors must comply with all applicable Tribal, state, and federal regulations.
- Work done on Tribal land is not subject to state tax.
- Ability to obtain and maintain insurance of the types and in the amounts listed below:
 - General liability, \$2 Million Aggregate limit
 - Automobile Liability, \$1 Million Combined single limit
 - Excess Liability, \$2 Million, Aggregate limit
 - Professional Liability, \$2 Million, Aggregate limit
 - Workers Compensation, Statutory requirements

Contractors may apply for one or more of the following service categories:

Radon Mitigation

- Design and install mitigation systems in compliance with Minnesota Department of Health and EPA guidelines.
- Conduct post-mitigation testing to verify effectiveness.
- Document system installation and provide reports.

Lead Remediation

- Remediate lead-based paint hazards or other sources of hazards using proper abatement methods.
- Follow all federal (EPA RRP/HUD) and state (MDH) standards.

Asbestos Remediation

- Abate or encapsulate asbestos-containing materials (e.g., pipe wrap, tile, siding) using safe and certified practices.
- Adhere to OSHA, EPA, and Minnesota Department of Health asbestos abatement regulations.
- Ensure proper waste handling, worker protection, and final air clearance (when applicable).

Plumbing Repair

- Repair or replace damaged or non-functional plumbing components, including:
 - Leaking or broken pipes
 - Unsafe or unsanitary fixtures
 - Drains or supply lines that block insulation or electrification upgrades
 - Work must meet all state and local plumbing codes.

Proposal Requirements

Your proposal will be comprised of two parts:

1. Submitting this online form.
2. An email with the attachments listed below.

The online form will ask for:

- **Company Information:** Legal business name and structure, Address and contact details, Principal officers and years in business,
- **Indication of service(s) applying for:** Radon Mitigation, Lead Remediation, Asbestos Remediation, Plumbing Repair
- **Summary** of relevant experience
- **References:** Contact details for at least two (2) residential customers for each service applied for
- **Indication of Ownership status (optional):** Indicate if the business is tribally owned or certified MBE/WBE/DBE. See details below in the “Business Status” section.

The email to CEE should contain the following documents:

- **Representative Invoices (Ideally in PDF format)**
 - Four (4) invoices from representative projects completed in 2025 for the service(s) you are applying for
 - Invoices should include scope and cost breakdown.
 - Include the estimate and invoice to show the scope and breakdown if needed.
- **Licensure**
 - **Radon:** MN Department of Health Radon Mitigation Professional Certification
 - **Lead:** Lead Safe Certified Firm with the EPA, MN Department of Health Lead Contractor/Firm license
 - **Asbestos:** MN Department of Health Asbestos Contractor License; proof of worker/supervisor certifications
 - **Plumbing:** State of Minnesota Plumbing Contractor license
- **Insurance Information**
 - See details above, please submit your Certificate of Insurance. Responses welcome even if your company does not have the exact policies above, please submit what you have.

- **Supporting documentation of diverse ownership status (optional)**
 - See details below in the “Business Status” section.
 - Documentation may vary but could include:
 - Owner ID and proof of ownership
 - Tribal Membership card
 - Proof of belonging to other networks for business with diverse owners

Evaluation Criteria

Proposals will be evaluated on:

- Relevant qualifications and certifications
- Experience and history of similar residential work
- Quality of customer references
- Cost reasonableness (based on submitted invoices)
- Completeness and clarity of submission
- Tribal, minority, or women-owned business status

Submission Details

Submission Deadline: 9/10/2025 5:00 p.m.

Submit Proposals To:

Danielle Hauck

dhauck@mncee.org

[651-789-5700](tel:651-789-5700)

Business Status

Preference will be given to contractors who meet the following qualifications and who demonstrate their ability to comply with relevant regulatory standards:

TERO / Native American-Owned Business Status

Applicants are not required to have Native American-Owned Business status, but preference will be given to such applicants in compliance with Prairie Island's TERO. Any applicants who would like to claim preference under the PIIC TERO status must provide documentation confirming they are a Native American-owned business, such as tribal enrollment verification or business incorporation records.

Read more about the TERO in this linked [PIIC TERO Information](#) document. Section 7a highlights the preference order of the TERO.

Disadvantaged Business Enterprise (DBE) Status

Applicants are not required to have DBE status, but preference will be given to such applicants in compliance with federal grant requirements. Any applicants who would like to claim preference as a DBE must hold a current and valid DBE certification from a recognized certifying body, such as a state DBE program.

Applicable Regulatory Standards

Selected applicants will adhere to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements as specified in 2 CFR Part 200. The following federal provisions are to be incorporated into the subcontractor agreements, referencing **2 CFR Part 200**:

- **Equal Employment Opportunity:** Compliance with 41 C.F.R. part 60, Executive Orders 11246 and 11375, ensuring non-discriminatory hiring practices. Contractors cannot discriminate based on race, color, religion, sex, sexual orientation, gender identity, or national origin in hiring, promotions, or other employment decisions.
- **Participation by Disadvantaged Business Enterprises (DBE) and TERO / Native American-Owned Business:** Compliance with 40 C.F.R. Part 33 and 49 C.F.R. Part 26 Subpart B for promoting the participation of DBEs in procurement. Contractors should make reasonable effort to hire and engage subcontractors with TERO or DBE participation through outreach, networking, and using directories of certified firms.
- **Clean Air Act (42 U.S.C. §§ 7401-7671):** This Act ensures that contractors adhere to environmental regulations. This law does not directly regulate emissions from private homes, but local or state regulations (derived from the CAA) may apply to activities like burning leaves, using wood stoves, or installing home heating systems.

- **Clean Water Act (33 U.S.C. §§ 1251-1387):** While private homes are not directly regulated, homeowners could be affected by rules on stormwater runoff, septic systems, and practices like improper disposal of hazardous substances or lawn chemicals, which can contribute to water pollution.
- **Debarment and Suspension:** Compliance with 2 C.F.R. Part 180, Executive Orders 12549 and 12689, ensuring that contractors are not debarred or suspended from federal contracts. Compliance checks may be performed at SAM.gov.
- **Procurement of Recovered Materials:** 2 C.F.R. § 200.323, ensures the use of recovered materials in federal contracts whenever possible. Contractors should promote sustainability by using recycled or recovered materials where feasible. For example, when installing energy-efficient systems in homes, using recycled insulation materials is encouraged.
- **Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment:** Compliance with 2 C.F.R. § 200.216, ensuring prohibited technologies are not used in performance of the contract. Contractors must avoid using prohibited technology from banned entities like *Huawei* or *ZTE*. This applies to any smart home systems installed in private homes.
- **Domestic Preferences for Procurements:** 2 C.F.R. § 200.322, requires contractors to prioritize buying American-made goods for federally funded projects. This means giving preference to U.S.-produced materials, products, and supplies whenever they are available and practical. The goal is to support American businesses and manufacturing.
- **Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352):** Recipients must ensure that no federal funds have been used to lobby government officials or employees to influence federal contracts, grants, loans, or cooperative agreements. Contractors and subcontractors may submit certifications where applicable.

Other applicable requirements include:

- **Prairie Island Indian Community Tribal Employment Rights Ordinance (TERO):** Adherence to the Tribal Employment Rights Ordinance (Resolution Number 22-11-2-202).
- **Compliance with EPA Environmental Standards:** All subcontractors must adhere to EPA environmental standards, particularly the use of recovered materials as specified in 40 CFR Part 247.
- **Health and Safety Compliance:** Subcontractors must adhere to the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708), ensuring that all work is completed in a safe and compliant manner, protecting both workers and homeowners.