



# Quinault Housing Authority

P.O. BOX 160 | Taholah, WA 98587  
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## Request for Proposals

### HUD Part 58 Environmental Assessment Services

#### Background

The Quinault Housing Authority (QHA) is the Tribally Determined Housing Entity (TDHE) for the Quinault Indian Nation (QIN). QHA's service area is all of Grays Harbor and parts of Jefferson County Washington. QHA's manages, maintains, modernizes and constructs housing for low and moderate income Native American families.

There was an EA performed in 2017 prior to any construction, which may be of value to the Consultant to provide some source documentation. However, it is anticipated that updating of this outdated material will be required. Links are provided to view the existing source material, Hydrology and Hydraulics report performed in 2019, geotechnical report from 2017 and plat map.

<https://www.dropbox.com/scl/fi/b5yg0hbnfgjx3v3hjicd7/EA-Planning-Did-in-2017.pdf?rlkey=l6je9rwsiuqrt8iemdo69as15&st=xsqvedup&dl=0>

<https://www.dropbox.com/scl/fi/fbmjglpds734hj5d0zm39/QIN-NE-Neighborhood-Hydrology-Hydraulics-Report.pdf?rlkey=weqb4qsd1teynbecmjgrsvykw&st=wlx3cs6i&dl=0>

<https://www.dropbox.com/scl/fi/cwmqn4kokao9zu9mynrrm/14025supplemental8-17-Geotech-NE-from-planning.pdf?rlkey=81fyzpwnu0j0wmu1ts22zuufy&st=72ix459c&dl=0>

<https://www.dropbox.com/scl/fi/fbw7midn7ih8gn7xjxsf3/PLAT-MAP-SIGNED-AND-STAMPED-NE-NEIGHBORHOOD.pdf?rlkey=qaqzeqiy5nap0j41mm2kxora&st=y|34ypr4&dl=0>

#### Purpose/Scope of Professional Services

The purpose of this solicitation is to qualify consultants to contract with QHA to provide a HUD Part 58 Environmental Assessment (EA) for construction of homes in a new neighborhood to relocate families out of a tsunami zone. The neighborhood consists of sixty lots where main utilities, streets and sidewalks have been installed. EA will be performed for the construction of houses and associated utilities on the already cleared lots.

An EA for QHA is a process of reviewing a project and its potential environmental impacts to determine whether it complies with the National Environmental Policy Act (NEPA) and related laws and authorities. All HUD assisted projects are required to undergo an environmental review to evaluate environmental impacts. The analysis includes both how the project can affect the environment and how the environment can affect the project, site and end users.

The Consultant should be able to perform the following:

1. Collaborate with QHA, HUD, various departments of QIN, other tribes and federal agencies.
2. Efficiently and effectively complete research on the internet at federal, state and tribal websites such as FEMA, USFS etc.
3. Must understand the review process enough to consult the proper professional entity to obtain documented opinions, evaluation, assessments, surveys etc.
4. Conduct EA that complies with NEPA.
5. Provide the entire Environmental Review Record (ERR) in digital format at the conclusion of the review.
6. Assist QHA with responses to any public comments received.

#### **I. Indian Preference (20 pts)**

The Quinault Indian Nation has enacted a TERO Ordinance governing Indian Preference, and the Quinault Housing Authority has adopted an Indian Preference Policy, set forth in section 3000.10 of the QHA Procurement Policy. To the greatest extent feasible, preference shall be given to Indian organizations and Indian-Owned economic enterprises in the award of all contracts and subcontracts.

- A. An Indian, Indian –Owned economic enterprise or Indian organization is eligible for Indian Preference **(15 points)**
- B. Proposals shall include a statement describing how you will provide for Indian preference in subcontracting, training and employment in this contract, including the number or percentage of Indians to be employed and trained, in accordance with Section 3000.10 of the QHA Procurement Policy. All proposals must include this statement. **(5 points)**

#### **II. Fee (30 pts)**

Provide a fee schedule for all staff that are anticipated to participate in the EA. Provide an estimated time to complete the EA and an estimate of the total cost.

### **III. Experience & Ability to Perform (50)**

Provide a detailed description of experience conducting HUD Part 58 environmental reviews. Specify any previous experience providing reviews on Tribal Trust Land.

Provide at least two references of clients that you have performed this service for in the past. With the most recent listed first.

#### **Other provisions**

- The consultant selected must have all required insurance, including worker's compensation, general liability insurance of not less than \$500,000.00 per occurrence and \$100,000.00 aggregate.
- Consultant selected will be required to complete a TERO compliance plan and pay the 1.75% TERO fee; per QTC 97.03.040 (d) the TERO fee cannot be included in the bid price. The consultant will be required to follow all TERO regulations; including hiring from the TERO hall, if required by the TERO office.
- The consultant will be required to obtain a QIN business license.

Bids due no later than 9/02/2024 at 4:30pm; proposals can be emailed to the address below.

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