

## WORKSHOP ACTIVITY

**Objective:** Provide participants hands-on experience drafting key elements of a procurement document for brownfield projects, with a focus on Tribal priorities, sovereignty, and community engagement.

### Instructions:

1. Form small groups of 3–5 participants.
2. Distribute mock scenarios to each group.
3. Provide a Tribal-adapted RFP template.
4. Using the template, identify and draft:
  - Key requirements: Clear expectations for contractors, including technical skills, certifications, or experience with Tribal lands.
  - Selection criteria: Factors for evaluating proposals, such as past experience with Tribal communities, cultural competency, cost, and schedule.
  - Special Tribal/community considerations: Examples include prioritizing Tribal-owned businesses, ensuring meaningful community engagement, protecting sacred sites, and aligning with Tribal environmental codes.

### Share-back (5–7 min):

- Each group presents one or two highlights from their draft RFP.
- Facilitator summarizes key takeaways, emphasizing how Tribal priorities can be integrated without compromising regulatory compliance.

## SCENARIO 1: PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

**Project Type:** Assessment

**Site Description:** A 1.5-acre lot near the Tribal community center previously used for light industrial purposes.

**Project Goal:** Determine the presence of contamination and any environmental liabilities before potential redevelopment into a public parking area.

**Key Considerations:**

- Protect sensitive areas around community facilities.
- Engage local Tribal members in planning site access.
- Compliance with EPA Phase I ESA standards and Tribal environmental codes.

**Potential Scope for RFP:**

- Conduct Phase I ESA
- Review historical records and site history
- Provide a written report summarizing findings and recommendations

**Key requirements:**

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**Selection criteria:**

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**Special Tribal/community considerations:**

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## SCENARIO 2: BROWNFIELDS CLEANUP CONTRACTOR

**Project Type:** Remediation

**Site Description:** A 3-acre abandoned gas station site on Tribal land with suspected petroleum contamination.

**Project Goal:** Remove contaminated soil and prepare the site for potential commercial redevelopment (e.g., small business incubator).

**Key Considerations:**

- Worker safety and environmental protections during cleanup
- Local hiring opportunities for Tribal members
- Compliance with federal cleanup and disposal regulations (CERCLA, EPA guidance)

**Potential Scope for RFP:**

- Soil testing and contamination assessment
- Excavation and disposal of contaminated materials
- Site restoration and reporting to Tribal authorities

**Key requirements:**

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**Selection criteria:**

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**Special Tribal/community considerations:**

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## SCENARIO 3: REUSE FEASIBILITY STUDY

**Project Type:** Planning / Technical Assistance

**Site Description:** A vacant former school building (0.5 acres) in a Tribal community, potentially suitable for cultural or educational use.

**Project Goal:** Evaluate potential reuse options and provide economic and environmental feasibility recommendations.

**Key Considerations:**

- Align reuse options with Tribal cultural priorities
- Assess community needs and engagement opportunities
- Incorporate sustainability and long-term economic benefits

**Potential Scope for RFP:**

- Conduct site assessment and zoning review
- Community engagement and stakeholder interviews
- Feasibility analysis including cost estimates, environmental impacts, and reuse recommendations

**Key requirements:**

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**Selection criteria:**

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**Special Tribal/community considerations:**

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## SCENARIO 4: MULTI-PHASE REDEVELOPMENT PROJECT

**Project Type:** Assessment + Cleanup + Planning

**Site Description:** A 5-acre former industrial corridor along a Tribal riverfront, partially contaminated and underutilized.

**Project Goal:** Redevelop corridor for mixed-use purposes (recreational, commercial, and cultural spaces) while addressing contamination.

**Key Considerations:**

- Phased project approach with clear deliverables
- Protect culturally significant areas along the river
- Integration of local workforce and Tribal contractors
- Compliance with federal brownfield rules and Tribal environmental regulations

**Potential Scope for RFP:**

- Phase I & II Environmental Site Assessment
- Remediation planning and implementation
- Reuse planning and community engagement
- Economic feasibility and long-term sustainability analysis

**Key requirements:**

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**Selection criteria:**

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**Special Tribal/community considerations:**

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