

TORRES MARTINEZ DESERT CAHUILLA INDIANS



REQUEST FOR PROPOSALS (RFP)
NUMBER: **RFP # 10320**

FOR

TRIBAL LANDS DEMOLITION-HAZARD CLEAN-UP

PROPOSAL DUE DATE
APRIL 27, 2026, by 5:00 PM

REQUESTED BY:

TORRES MARTINEZ DESERT CAHUILLA INDIANS
TORRES MARTINEZ TRIBAL TANF
PROCUREMENT DEPARTMENT
P.O. BOX 1160 (Mailing Address)
66-725 MARTINEZ ROAD (Physical Address)
THERMAL, CA 92274

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1. Schedule of Events

1.1. RFP Timeline Table

Event	Date
Needs Assessment	February 18 th , 2026
RFP Draft	March 2 nd , 2026
RFP Finalization	March 24 th , 2026
RFP Web Posting Date	March 25 th , 2026
RFP Q & A - Submission	March 27 th , 2026
Last Date for Question and Responses	April 16th, 2026
Proposal Due Date	April 27th, 2026, by 5:00 PM PST
Proposal Evaluation Start (Evaluators Only)	April 29 th , 2026
Bid Evaluation End	April 30 th , 2026
Notice of Award	April 30 th , 2026
Contract Finalization	To Be Determined (TBD)

2. General Information

2.1. Definitions

- 2.1.1. **Bidder:** An individual, entity, partnership, firm, corporation, or agency submitting a Proposal in response to this RFP.
- 2.1.2. **Vendor:** an individual, entity, partnership, firm, corporation, or agency that is awarded a contract agreement for professional services, and/or a purchase order as a result of submitting a response to this RFP will be referred to as contractor.
- 2.1.3. **RFP:** Request for Proposal
- 2.1.4. **PO:** Purchase Order Number
- 2.1.5. **PPPG:** Procurement Policies and Procedures Guide
- 2.1.6. **TMDCI or Tribe:** Torres Martinez Desert Cahuilla Indians, a Domestic Sovereign Entity.

2.2. Public Notice and Vendor Invitation

- 2.2.1. Reference (public notice) to this RFP shall be posted on the following:
 - 2.2.1.1. www.torresmartinez.org RFP available at this website
 - 2.2.1.2. www.desertsun.com
 - 2.2.1.3. www.pe.com
 - 2.2.1.4. www.latimes.com

2.3. RFP – Point of Contact Information

2.3.1. Restrictions on Communications

From the issue date of the RFP and until a contractor is selected and the award is announced, All potential proposal bidders **are not allowed to communicate for any reason** with any Torres Martinez staff or Tribal member except 1) through the RFP Administrator named herein during the time-line designated in this RFP. The Tribe reserves the right to reject the submittal of any proposal violating this provision.

RFP Administrator: Juan Gonzales; Contracts Coordinator
Email: jgonzales@tmdci-nsn.gov
Telephone: (760) 397-0455; Ext. 12375
Mail: TMDCI – Procurement Department
Attn: Juan Gonzales – RFP # 10320
Tribal Lands Demolition-Hazard Waste Clean-Up
P.O. Box 1160, Thermal, CA 92274

2.4. *RFP Amendment*

2.4.1. The Tribe reserves the right to amend the RFP Bid Proposal and or contract agreement. However, any amendment to the RFP or contract may be amended only upon written agreement between TMDCI and the Vendor. Any amendment that conflicts with the agreements or contracts of the TMDCI or TRIBE shall be void ab initio.

2.5. *Last Date for Questions and Responses*

2.5.1. The last day to submit a question or request regarding this RFP is by end of business day (5:00 PM PST) on **April 16th, 2026**. **Any questions or request asked after this date and time will not be addressed.**

2.5.2. Bidders are required to submit all questions or requests **in writing** through the point-of-contact as stated in the RFP 2.3 exhibit.

2.5.2.1. Questions shall be responded to within three working days.

2.5.3. Oral responses by the Tribe or RFP representative are to be considered tentative. Official Tribal responses made only be made in writing, email, USPS mail will be supplied to Bidder.

2.5.3.1. All questions and responses will be made public to all bidders.

2.5.3.2. The source of the question (Bidder) will be excluded.

2.5.3.3. Please provide a company or electronic email to receive answers to all questions during the RFP Q & A timeline.

2.6. *Tribal Background of Torres Martinez Desert Cahuilla Indians*

2.6.1. The Torres Martinez Desert Cahuilla Indians (TMDCI) is a federally recognized Tribe located in Southern California, with lands spanning rural areas in the Eastern Coachella Valley and established by Executive Order by President Ulysses S. Grant on May 15, 1876. The Tribal Headquarters is located in Thermal, California. The Tribal land base consists of 24,822 acres of harsh rugged desert terrain. The Tribal land is used for residential, business, agriculture and other future tribal development. The Reservation lands straddle within the Riverside and Imperial Counties and lie about fifty miles north of the U.S./Mexico International Border.

2.7. *Purpose and Objectives*

- 2.7.1. The purpose of this project is to perform a thorough land clean up of materials, debris, items, waste, and hazardous materials from the TMDCI land property. The objective of this project is to complete the clean up within a timeline matter, when awarded the contract agreement.
 - 2.7.1.1. Vendor must have experience and knowledge to remove waste and materials from the land.
 - 2.7.1.2. All equipment and heavy-machinery must be supplied by the Vendor to remove all waste materials. TMDCI will not loan any equipment or heavy machinery to the awarded vendor.
 - 2.7.1.3. The Tribe will not designate any of its employees, personal or any persons to assist the vendor with the clean-up. The vendor must use its own business employment staff members for this project.
 - 2.7.1.4. The completion and result of the clean up expectation must be performed to its fullest as desired by the Tribe's management and Tribal Council.

2.8. ***Tribal Land Waste Removal Precedence***

- 2.8.1. The proposals for this project must directly align with federal, state, county and local city ordinances, and including BIA regulations of land clean up procedures and protocols.
 - 2.8.1.1. Must adhere to proper disposal of waste and hazardous materials regulated by the Federal and State laws.
 - 2.8.1.2. Must adhere to county and city removal of waste materials to dispose at proper designated land-fill area locations.
 - 2.8.1.3. Must adhere to BIA land and waste regulations, in regard to land movement of tribal lands.
 - 2.8.1.4. All Tribal land waste removal service work must be performed and completed with consistent communication during the service provided to TMDCI.

3. **Scope of Work**

The purpose of this scope of work is to perform a thorough clean-up and remove various equipment, materials, and items currently located at two plotted tribal land locations operated by the Torres Martinez Desert Cahuilla Indians. All items at the Tribal Lands Demolition/Hazard Clean-up area is not limited to equipment used for cultivation (e.g., hoop houses, fans, generators), agricultural supplies (e.g., oils, fertilizers), and miscellaneous items that may be found on-site. The clean-up will be conducted in a safe, transparent and organized manner to maximize the value of the land. There is an expectation on upfront two-tier pricing based on hazardous vs not hazardous debris/material removal.

3.1.1. **Items to be Removed:**

The items eligible for recovery include, but are not limited to:

- 3.1.2. Grow Equipment (hoop houses, ventilation systems, generators, pumps, etc.)
- 3.1.3. Agricultural materials (fertilizers, oils, soil amendments, etc.)
- 3.1.4. Miscellaneous Tools and Storage (pruners, office equipment, etc.)
- 3.1.5. **Non-Legal or Unwanted Items:**

- 3.1.6. Any items deemed illegal (e.g., unregistered or illegal equipment, illegal substances, waste materials) will be identified and categorized separately for disposal.
- 3.1.7. Trash and debris from the site will be the responsibility of the Vendor to remove and dispose of according to regulations.
- 3.1.8. All trash and debris must be remove and disposed at the proper waste disposal site. All fees to remove the waste and items will be paid for by the Vendor.
- 3.1.9. **Responsibilities and Process:**
- 3.1.10. Upon awarded the contract, the vendor will be required to provide an upfront check (a refundable deposit or full payment) to take possession of all items at the site, including the legal ones and any materials deemed non-legal or trash.
- 3.1.11. The vendor will be responsible for legal disposal of any illegal or unwanted items. This includes:
- 3.1.12. Proper disposal of illegal substances: Items found to be in violation of state or federal laws (such as unlicensed chemicals or controlled substances) must be disposed of according to legal requirements.
- 3.1.13. Trash removal: All non-sellable, waste, and debris (e.g., broken equipment, damaged materials, old packaging) must be removed from the site.
- 3.1.14. Land Clearing:
- 3.1.15. The Vendor is responsible for clearing the land of all remaining items (legal and non-legal) within the agreed-upon timeframe. (See RFP Timeline Table Section).
- 3.1.16. The Tribal land must be left in clean, clear, and ready-to-use condition. This includes removing any leftover equipment, tools, waste, and ensuring no environmental hazards are left behind.
- 3.1.17. Site condition inspection: A final inspection by the client (Torres Martinez Desert Cahuilla Indians) will occur to confirm the land has been returned in a usable state.
- 3.1.18. Torres Martinez Desert Cahuilla Indians:
- 3.1.19. The client will approve the list of items to be contracted, ensuring all items are cataloged correctly.
- 3.1.20. The client will coordinate with local authorities (if needed) for any permits or regulatory checks related to the disposal of illegal or hazardous items.
- 3.1.21. **Collateral Terms and Conditions:**
- 3.1.22. Upfront Check/Deposit
- 3.1.23. The awarded vendor will provide an upfront check or deposit to take possession of the items. The check will serve as a guarantee of the buyer's commitment to dispose of all materials and clear the land as agreed.
- 3.1.24. The upfront payment may be refundable if all requirements are met (land clearing, proposal, etc.) If the buyer (??) fails to meet these conditions, the payment will be forfeited, and legal action may be pursued for non-compliance.
- 3.1.25. Timeframe for Land Clearing:
- 3.1.26. The Vendor will have a maximum of **90 days** (depending on the scale of operation and agree-upon timeline) clearing all items from the site and return it to a condition ready for a new venture.
- 3.1.27. Extensions may be considered based on mutual agreement, but the client should always be informed of any delays.

- 3.1.28. **Disposal of Illegal Items and Waste:**
- 3.1.29. Legal Compliance:
- 3.1.30. All illegal materials must be disposed of in accordance with local, state, and federal regulations. This includes hazardous waste disposal and any materials that may require special handling (e.g., controlled substances, pesticides, etc.).
- 3.1.31. The vendor must provide documentation of the proper disposal of any illegal items or waste materials to the client.
- 3.1.32. Land Condition after Disposal:
- 3.1.33. All waste and non-saleable materials should be removed from the site before the final inspection.
- 3.1.34. The cleared land should be free of debris, with any remaining structures or items either dismantled or appropriately stored.
- 3.1.35. **Final Inspection and Approval:**
- 3.1.36. Site Inspection:
- 3.1.37. Once the land has been cleared, the Torres Martinez Desert Cahuilla Indians will conduct a final inspection to ensure that:
- All legal items have been sold.
 - All illegal or unwanted items have been properly disposed of.
 - The site is left in a clean and clear condition, free of debris and waste.
- 3.1.38. Approval:
- 3.1.39. If the site meets the agreed-upon standards, the client will formally approve the clearance, and any remaining payments or deposits will be settled.
- 3.1.40. If the site does not meet the conditions, the buyer will be given a specified period to make corrections, or additional fees may be incurred for non-compliance.
- 3.1.41. **Timeline:**
- 3.1.42. Pre-Contract (6-12 months):
- 3.1.43. Complete inventory and categorization of all items.
- 3.1.44. Marketing and promotional efforts for the contract.
- 3.1.45. Contract Event (1 month, depending on format):
- 3.1.46. Conduct the contract, either live or online, and collect upfront checks/deposits from winning buyers.
- 3.1.47. Post-Contract (3 months):
- 3.1.48. Vendor to clear the land and dispose of all items as required.
- 3.1.49. Final Inspection and Approval (within 1 month after land clearing):
- 3.1.50. Site inspection by Torres Martinez Desert Cahuilla Indians to approve the condition of the land.
- 3.1.51. **Legal and Regulatory Compliance:**
- 3.1.52. All parties must adhere **to local, state, and federal laws** regarding the disposal of hazardous or illegal materials.
- 3.1.53. The vendor will be required to sign a contract agreement outlining their responsibilities for clearing the land and disposing of any unwanted materials.

3.1.54. **Tribal Land Location and Drone Footage:**

- [91521 68th Ave - Google Maps](#)
- [94002 64th Ave - Google Maps](#)
- [78300 Frontage Rd - Google Maps](#)
- [78155 Frontage Rd - Google Maps](#)

3.1.55. **Tribal Land Location Diamondback:**

 [DJI_0648.MP4](#)

 [DJI_0649.MP4](#)

 [DJI_0650.MP4](#)

 [DJI_0651.MP4](#)

3.1.56. **Tribal Land Location Quail Run:**

 [DJI_0652.MP4](#)

 [DJI_0653.MP4](#)

3.1.57. **Tribal Land Location Hayes Farms:**

 [DJI_0658.MP4](#)

 [DJI_0659.MP4](#)

 [DJI_0660.MP4](#)

3.1.58. **Tribal Land Location Coyote Ponds:**

 [DJI_0656.MP4](#)

 [DJI_0657.MP4](#)

 [DJI_0657_2.MP4](#)

3.1.59. **Total Bid Proposal Cost Submission**

3.1.59.1. The completion of the Tribal Lands Demolition/Hazard Clean-up is a two (2) phase project removal/cleanup and must include all fees for each Phase of the project (separately) in the bid proposals on these services when submitting them to the Tribe.

- **Phase I - Greenhouses Structures Removal from Tribal Lands**
- **Phase II - Mitigation: Demolition-Hazard Waste Cleanup on Tribal Lands**

3.1.59.2. The bid proposal must include all fees for materials, permits, equipment, disposal fees, insurance, and all fees necessary and required to complete this project.

- 3.1.59.3. The Vendor must be able to provide accurate information in their bid proposals regarding cost, job/trade experience, equipment and past job references as required in this RFP request.
- 3.1.59.4. **Phase I of Project Amount** - The removal of the **Greenhouse structures** from the Tribal Lands must include all total cost amount, no materials may not be left on the property and must be disposed properly.
- 3.1.59.5. **Phase II of Project Amount** - must include all total cost amount on the mitigation demolition-hazard waste cleanup, from the Tribal Lands of all materials, waste, trash and equipment, etc. must be removed completely as stated in the RFP agreement.
- 3.1.59.6. Cost proposal **must** include the grand total amount for all services as outlined in the Scope of Work. This rate must be all-inclusive of any/all related fees, including but not limited to: travel fees, mileage, training costs, registration fees, lodging fees. Please provide as much detail as you believe will assist in evaluation of your proposal. A detailed itemized cost statement must be submitted.
 - 3.1.59.6.1. **Proposals that do not include a total amount for all services as outlined in the Scope of Work will be rejected.**
- 3.1.59.7. TMDCI will not be liable for any costs incurred by the Proposer in the preparation and presentation of proposals submitted in response to this RFP.

4. Delivery of Proposal and Bid Format

4.1. Delivery of Proposals

4.1.1. Methods of Bid Proposal Delivery and should be sent to:

- 4.1.1.1. **By USPS Certified Mail, FedEx Overnight, UPS Overnight, or Hand Delivery:** Eight (8) Sealed copies must be delivered **before or on RFP Due Date and scheduled time**. The individually sealed copies of the Proposal must be sent by certified mail, FedEx/UPS Overnight or hand delivered by package to the Procurement Department, Contracts Coordinator:

US Mail: Juan Gonzales, Contracts Coordinator
 TMDCI - Procurement Department
P.O. Box 1160
Thermal, CA 92274
RE: RFP # 10320 – Tribal Lands Demolition-Hazard Waste Clean-up

Express Mail / Hand Delivery: Juan Gonzales, Contracts Coordinator
 TMDCI - Procurement Department
66725 Martinez Rd.
Thermal, CA 92274
RE: RFP # 10320 – Tribal Lands Demolition-Hazard Waste Clean-up

Any submission received after the due date and time will not be accepted.

4.1.2. Bid Format Sheet Requirement

- 4.1.2.1. Bid Sheet – All bids regardless how their delivery method, must be submitted with a Bid Sheet (cover page) listing the following information below.

4.1.2.1.1. Vendor Information:

4.1.2.1.1.1. Vendor Name

4.1.2.1.1.2. Billing Address

4.1.2.1.1.3. Contact Person

4.1.2.1.1.4. Contract Signature Person

4.1.2.1.1.5. Contact Phone

4.1.2.1.2. RFP Number: **RFP # 10320**

4.1.2.1.3. RFP Title: **Tribal Lands Demolition-Hazard Waste Clean-up**

4.1.2.2. Sample Envelope:

Please see following page for sample format.

Company
Name and
Address

[Recipient Name] – (see section 2.8)

Torres Martinez Desert Cahuilla Indians

P.O. Box 1160, Thermal, CA 92274

Attention: Mr. Juan Gonzales, Contracts Coordinator

RFP#: **10320**

RFP Name: **Tribal Lands Demolition-Hazard Waste Clean-up**

RFP Due: **April 27th, 2026**

Example of Bid Sheet

(2” Space – from top of sheet)

Dealership Name: ABC Equipment
Dealership Address: P.O. Box 1234, Thermal, CA 92274
Contact Person: John Smith
Contact Title: Sales Manager
Contact Phone: (800) 123-4567 ext. 8910
Contact Email: John.Doe@abcequipment.com

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RFP Number: **RFP 10320**
RFP Title: **Tribal Lands Demolition-Hazard Waste Clean-up**

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(Line Item)	\$\$\$\$\$\$

(Space)
(Space)

Bid Total: \$\$\$\$\$

(Space)
(Space)
(Space)
(Space)

<u><Signe Here></u>		
<Name and Title>		Date

- 4.1.2.3. Bid Sheet **cannot be printed on letterhead**, plain paper only.
- 4.1.2.4. Text should be in Times Roman or Arial, at 12 points.
- 4.1.2.5. Cost Proposal must be inclusive of any and all fees, including but not limited to equipment pricing, discounts, freight, tax, recycle fees, any/all applicable or related fees, etc.
 - 4.1.2.5.1. Cost proposal must be itemized and must list included warranties.
- 4.1.2.6. Include all specifications and scope of work as stated in this RFP agreement, submitted in the bid for the proposal price.

5. Method of Payment

5.1. Purchase Order Issuance

Upon award of this RFP, Vendor shall be issued a Purchase Order (PO) number for the entire RFP.

5.2. *Invoice Remit to Address*

Invoice to be reviewed by the Project Manager or designated Manager to oversee this project.

Vendor **shall be paid within 30 days (Net 30)** of Tribe's receipt of invoice.

Remit to Address:

TMDCI – Finance Department
PO Box 1069
Thermal, CA 92274
Attn: Accounts Payable – (SA # / PO #)
Email: TMAccountsPayable@tmdci.org

5.3. *Invoice Format:*

Project Name: **Tribal Lands Demolition-Hazard Waste Clean-up**

Purchase Order Number: [To Be Issued Upon Award of **RFP # 10320**]

RFP Number and Contract Number with PO number Must Be on Invoices

6. **Selected Vendor Requirements**

6.1. *W-9 Form Document*

W-9 – Form may be downloaded and printed from the IRS web site: www.irs.gov or may be provided by TMDCI Procurement Office upon request.

7. **Method of Evaluation and Award**

7.1. *Evaluation Criteria*

7.1.1. **Evaluation Team** – An evaluation team shall be composed of representatives from the Tribe, including the Project Manager, Finance Department, and the Procurement Department. The evaluation team shall be charged to review the proposals and select a vendor for this RFP. The evaluation team may require Applicant to make an on-site presentation or expound on details **if deemed necessary by vendor interviews** prior to award of the RFP. The RFP Administrator will notify all potential bidders, and will occur after the Bid Proposal Due Date. If a preliminary meeting is required and done after the bid proposals have been submitted.

7.1.1.1. Evaluations will be based on overall services, qualifications and cost presented in the proposal.

7.1.2. **Award**

7.1.2.1. Award will be made to the responsible and responsive bidder(s) whose bid meets the requirements of the RFP and offers the best value to the Tribe. An award will be made on a competitive basis based on a 200-point distribution system.

7.1.2.2. Conditional Award – An award will be made on a competitive basis based on a 200-point distribution system.

7.1.2.2.1. The 200 Point Award System for this RFP:

Grading Criteria	Points	Percent Value
Cost / Price	80	40%
Land Removal Experience	65	33%
Equipment and Job References	45	22%
Indian Preference	10	5%
TOTAL	200	100%

7.1.3. Indian Preference and Employment Training

- 7.1.3.1. This RFP is open to all qualified Applicants
- 7.1.3.2. Attachment A refers to Indian Preference – that Applicant is a Tribal organization or an Indian-owned Economic Enterprise with not less than fifty-one percent (51%) Native American ownership.
- 7.1.3.3. Bids no more than five (5) % higher than the lowest bid or 10 additional points **for preference or for statement from verified Indian qualifications stated in attachments.**
- 7.1.3.4. The Tribe encourages minority-owned and women-owned businesses, socially and economically disadvantaged business enterprises and small businesses to submit proposals or to participate as partners.

7.1.4. Tribal Employment Rights Ordinance (TERO)

- 7.1.4.1. **This RFP is subject to TERO Fees and will be stated in the contract when awarded.**
 - 7.1.4.1.1. Awarded Vendor **shall be required to pay up to a 5% TERO fee** of the contract total.

7.1.5. Tribal Planning Commission Fees

- 7.1.5.1. **This RFP is subject to Planning Commission Fees and will be stated in the contract when awarded.**
- 7.1.5.2. Awarded vendor will be required to pay any Planning Fees and must contact the Planning Department associate on any such fees associated with this project.

7.1.6. Tribal Cultural and Monitoring Fees

- 7.1.6.1. **This RFP is subject to Cultural and Monitoring Fees and will be stated in the contract when awarded.**

Awarded vendor will be required to pay any Cultural and Monitoring Fees and must contact the Cultural Resources Department associate on any such fees associated with this project.

7.1.7. Discussions and Best and Final Offer

- 7.1.7.1. Acceptance of Proposal – TMDCI may, at its sole discretion, either accept an Applicant’s initial proposal by award of an Agreement for Professional Services or a Contract or enter into discussion with any Applicant(s) whose proposals are deemed to be reasonable and capable of being considered for award. After discussions are concluded, an Applicant may be allowed to submit a “Best and Final Offer” for consideration.
 - 7.1.7.1.1. If a bid is received from at least one qualified and registered Indian-owned organization or Indian-owned economic enterprise, in which the Native

American ownership s at least fifty-one percent (51%), and it is within five percent (5%) of the bid of the lowest qualified bidder, the Contract will be awarded to the qualified registered Indian-owned organization or the qualified registered Indian-owned economic enterprise. The Agreement or Contract will be awarded to the best-qualified bidder whose proposal does not exceed the amount of funds estimated by TMDCI to be available for the project. TMDCI reserves the right to reject any, and all bids. The decision of TMDCI shall be final and not subject to appeal.

7.1.8. Negotiations

- 7.1.8.1. Disclaimer: Provisions not addressed by this RFP will be negotiated with the vendor after an award has been made.

8. Attachments

8.1.1. Remarks on Attachments – The attachments are hereby made a part of this RFP:

- 8.1.1.1. Attachment A - Native American Enterprises Qualification Statement – is located on our website at www.torresmartinez.org

Required if vendor is claiming Indian Preference.