

TORRES MARTINEZ DESERT CAHUILLA INDIANS



REQUEST FOR PROPOSALS (RFP) # _____ FOR

Clearing, Grubbing & Demolition Services
Full 40-Acre Site

REQUESTED BY:
TORRES MARTINEZ DESERT CAHUILLA INDIANS
P.O. BOX 1160 (mailing address)
66-725 MARTINEZ ROAD (delivery address)
THERMAL, CA 92274

PROPOSALS DUE BY [September 30, 2026]

Schedule of Events

The following table summarizes important dates related to this RFP:

Event	Date
RFP Public Notice	9/14/26
RFP Acknowledgment of Submission	9/16/26
Pre-Bid Site Walk	9/22/26
RFI Deadline	9/24/26
Proposal Due Date	9/30/26
RFP Notice of Award	10/6/26

1. General Information

1.1 Purpose

The purpose of this RFP is to solicit a qualified Contractor to perform clearing, grubbing, and demolition services across the full, approximately forty (40) acre site designated for the Torres Martinez Housing Master Plan (122 Planned Units). Work includes clearing and removal of vegetation, brush, and debris; grubbing of roots and organic material; demolition and removal of any existing structures, foundations, slabs, fencing, underground septic piping, septic tanks, water tank, and other improvements located on the Site; and disposal of all resulting material off-site in accordance with applicable federal, state, and tribal requirements.

1.3 Background

The Torres Martinez Desert Cahuilla Indian Reservation was established by Executive Order on May 15, 1876. It currently consists of 24,822 acres (in a checkerboard pattern), along California State Highway 86. The Site that is the subject of this RFP is a designated approximately 40-acre portion of the Reservation set aside for Phase 1 and future phases of the Housing Master Plan, and must be cleared, grubbed, and where applicable, demolished, in advance of infrastructure and home construction.

1.4 Public Notice and Vendor Invitation

1.4.1 Reference (public notice) to this RFP shall be posted on the following website(s): LinkedIn, Facebook, Tribe's Website

1.5 Pre-Bid Meeting, Site Visit, and Questions

Pre-Bid meeting will be held at:

Torres Martinez Desert Cahuilla Indians – Executive Office

66-725 Martinez Road, Thermal, CA 92274

[9/22/26] at 9:00 AM

A site walk of the full 40-acre Site will be conducted immediately following the pre-bid meeting. Attendance at the pre-bid meeting and site walk is strongly recommended, given the scope and condition of the Site.

All questions regarding this RFP must be submitted in writing to:

Nate Moore

Oak and Stone Development

Owner's Representative

nate.moore@oakandstonedevelopment.com

1.6 Method of Payment

Contractor will invoice TMDCI once monthly and provide invoices to the Owner's Representative.

In order to receive payment for completed phases of work, Contractor must submit invoices, including all supporting documents, to the Owner's Representative by the 3rd Wednesday of each month for payment by the end of the following month. Failure to supply the proper documentation may result in delay of payment.

1.7 Invoice Format

All invoices from Contractor must be attached to a Pay Application and continuation sheet in accordance with HUD guidelines and shall be addressed to:

Torres Martinez Desert Cahuilla Indians

Attention: Housing Department Manager

P.O. Box 1160, Thermal, CA 92274

and contain:

- Project name
- Contract number: [To Be Determined]
- Description of work performed and/or product provided
- If billed at an hourly or unit rate: quantities, unit rate, and/or hours billed
- Detailed breakdown of services provided
- Invoice amount

1.8 Contract Term

The Construction Agreement or Contract resulting from this RFP will end sixty (60) days from date of execution, unless otherwise extended in writing by TMDCI's Owner's Representative.

2. Technical Specifications

2.1 Scope of Work

The following specifications are provided for clearing, grubbing, and demolition of the full 40-acre Site:

- Clear and remove all vegetation, brush, trees (where designated), and surface debris across the full extent of the approximately 40-acre Site.
- Grub all roots, stumps, and organic material to a depth sufficient to prevent regrowth and to meet subgrade requirements for future infrastructure and home construction.
- Identify, demolish and remove any existing structures, foundations, slabs, abandoned utilities, fencing, and other improvements located on the Site.
- Legally haul and dispose of all cleared vegetation, grubbed material, demolition debris, and spoils off-site at a properly licensed facility; furnish disposal/manifest documentation to the Owner's Representative.
- Implement dust control (including watering/BMPs) and SWPPP erosion/sediment control measures throughout the duration of the work, in compliance with applicable air quality and stormwater requirements.

- Protect and avoid disturbance to any areas flagged for cultural resources, environmentally sensitive areas, or utilities to remain, as identified by the Owner's Representative and/or Tribal Historic Preservation Office.
- Contractor is responsible for locating existing utilities (including USA/underground service alert notification) prior to any ground-disturbing work.
- All work shall be performed in accordance with applicable 2025 CRC, CPC, CEC, CMC, and local/tribal building and grading requirements, as applicable to this scope.
- Contractor/Builder shall be responsible for obtaining all necessary permits for hauling demolished material (if needed).
- Contractor responsible to backfill and compact any large cavities, holes, voids more than 2' deep after demolishing and removing underground structures/utility lines.

2.2 Scope of Activity / Site Location

The geographical area involved is on the TMDCI reservation located in Riverside County at and around 66-725 Martinez Road, Thermal, CA 92274. The Site encompasses the full approximately forty (40) acres designated under the Torres Martinez Housing Master Plan. A site map/legal description delineating the exact boundaries of the 40-acre Site is available upon request and will be provided at, or prior to, the pre-bid site walk.

2.3 Project Management

Bids must include a timeline and dates by which project milestones will be completed in order to achieve the project due date.

TMDCI's Owner's Representative will be responsible for monitoring the project to ensure it is kept within agreed-upon costs and within the agreed-upon scope of work.

2.4 Contractor Requirements

2.4.1 Documents – License and Insurance

The Contractor is required to furnish the following documents, if available:

If the Contractor has a professional or contractor's license, including licenses issued by federal, state, or tribal authorities, the Applicant must provide:

- The name(s) of the issuing authority
- The license number and classification (e.g., California C-21 Building Moving/Demolition, A-General Engineering, or equivalent)
- Evidence of insurance

During the term of this Agreement, the Contractor will be required to maintain workers' compensation insurance, comprehensive general and automobile liability insurance, and any other coverage necessary to indemnify TMDCI from actions of the Contractor or any of its subcontractors or associates.

Failure to provide the proper documents may cause the bid to be rejected.

2.5 Format for Bids

Bids must be submitted in the following format for consideration:

Bids are to be submitted via email to Nate Moore (nate.moore@oakandstoneddevelopment.com). The email subject line must clearly denote "RFP – Torres Martinez Clearing, Grubbing & Demolition – 40-Acre Site."

2.5.1 Bid Cover Letter

The Bid Cover Letter must be printed on company letterhead, contain the following information, and adhere to the format below:

- The full name and address of Contractor
- Title of RFP: Clearing, Grubbing & Demolition – Full 40-Acre Site
- Due Date of RFP: September 30th, 2026 by 5PM
- Bid Price:

2.5.2 Cost Proposal

Provide an itemized cost proposal covering clearing, grubbing, demolition of existing improvements (if any), hauling/disposal, dust and erosion control, and any allowances or unit pricing for unforeseen conditions (e.g., additional debris, buried materials).

2.5.3 Project Schedule

Provide a total project schedule starting from time of contract execution to completion, including any phasing of the 40-acre Site if proposed.

2.6 Method of Evaluation and Award

2.6.1 Evaluation

An evaluation team composed of representatives of TMDCI, together with the Owner's Representative, will review all proposals received for responsiveness, completeness, price, schedule, qualifications, and experience. No formal point-based scoring system will be used for this RFP; proposals will be evaluated on their overall merit relative to the requirements above.

2.6.2 Indian Preference and Employment Training

This RFP is open to all qualified Applicants.

Attachment "A" refers to Indian Preference – that the Applicant is a Tribal organization or an Indian-owned Economic Enterprise with not less than fifty-one percent (51%) Native American ownership.

Attachment "B" refers to Indian Employment/Training. Please contact TERO for any further information/clarification in this matter (refer to Section 2.6.3 below).

2.6.3 Tribal Employment Rights Ordinance (TERO)

The Applicant who is awarded the Contract will be required to pay TERO fees; particulars will be provided.

2.6.5 Award

The Tribe reserves the right to invite short-listed Applicants to present their qualifications and approach to an evaluation team as part of the process.

The Tribe reserves the right to select, and subsequently recommend for award, the proposal that best meets its requirements, quality levels, and budget constraints. Award will be made on a best-value basis considering price, schedule, qualifications, references, and Indian Preference, without a formal point-distribution scoring system.

TMDCI reserves the right to reject any or all proposals, to waive any informality or irregularity in any proposal received, and to award the Contract in whole or in part, or to re-solicit, if determined to be in the best interest of the Tribe.

2.6.6 Attachments

The following attachments are hereby made a part of this RFP document:

- Attachment A – Indian Preference Certification
- Attachment B – Indian Employment/Training Requirements
- Site Map / Legal Description of the 40-Acre Site