



Request for Proposal (RFP) General Contractor
Soboba Horseshoe (Sovovatum Village) Project Phase II

Proposal Due Date: 6/23/2026

Submittal Contact:
John Stacy, Project Manager
Oak and Stone Development
Owners Representative
559 360-2093
john.stacy@oakandstonedevelopment.com



1. Introduction

The **Soboba Economic Development Corporation (“Owner”)** is seeking proposals and qualification submittals from California-licensed General Contractors (**“GC”**) to provide Construction Services by entering into a set of contract documents with the Owner for the **Sovovatum Village - Phase II (“Project”)**. The Project work will include the new construction of:

- A new 5,000sf (2-story building that is intended to house a gaming enterprise on the ground floor with office and employee lounge above.
- A new automated Car Wash building of approx. 4,200sf.
- EV Charging infrastructure.
- New Parking Lot
- Site Improvements

Based on the response to this RFP, the Owner intends to select a GC for the Project based on the best value criteria set forth herein. The successful proposer will be that which provides best value to the SEDC, taking into consideration the proposer’s cost, demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

This RFP describes the project, the required scope of services, the required provisions of the contract, material procurement related to taxes, the minimum information that must be included in the proposal and the deadlines for submittal.

2. Project Description

1. Owner

The Project is commissioned by The **Soboba Economic Development Corporation (“Owner”)**, a federally recognized tribe located in San Jacinto, California.

2. Project Location

The Project is located 2214 Lake Park Drive San Jacinto, CA 92583.
Please see the attached Exhibit A-Project Plans and Location for location specifics.

3. Schedule

RFI Submittal Deadline – 06/16/26 @ 5PM
RFP Submittal Deadline – Due 06/23/26 @ 5PM
Candidate Interviews – 06/29/26 - 07/03/26
Notice of Award – 07/08/26
Contract Execution – 07/15/26
Construction – 07/15/26 – 03/19/26

4. Submittal Document Requirements

1. RFP Submittal - To be submitted electronically in a single PDF form by – 06/23/26 @ 5PM to John Stacy – john.stacy@oakandstonedevelopment.com

1. Cover Page – 1 Page
2. Proposed Project Management/Superintendent Team & Bios – Up to 2 Pages
 - a. Project Executive
 - b. Superintendent
 - c. Project Manager
3. Project Experience – Up to 2 Pages
 - a. Experience working with Native Tribes
 - b. Experience with Gaming, Convenient Stores, Carwashes
 - c. Experience with tax policies (no state sales tax) with Tribal construction
4. Proposed Construction Schedule – General – 1 page
5. Cost Proposal – See below instructions
6. List of Specific Exclusions and Clarifications

5. Lump Sum

1. Cost Proposal

GC cost proposal and contract is to include all labor, material, services, management, etc. as required to construct the complete project included in and as noted per the Plans and Specifications (**Exhibit A**).

Format for Cost Proposal - The cost and fee structure/format of the Cost Proposal will be as follows.

1. General Conditions/General Requirements ("GC'S") – List Cost. The proposed price will include provisions for all labor, material, and services required to manage the job site and office operations dedicated to this project and construct the project completely. General conditions/General requirements will be the line item(s) for which the following items are to be accounted for. This cost is to include, but not be limited to, the following:
 - a. Temporary/construction fencing
 - b. General forklifts, water trucks and any other equipment required for GC to manage the site.
 - c. Temporary Water/construction water
 - d. Toilets/Porta Potty's and Wash Stations
 - e. Dumpsters and dumpster fees
 - f. Project Management Staff – Office (Project managers, project engineers, admin, etc.)
 - g. Project Management Staff – Site – Superintendent, Foreman, Laborers (General contractor's labor staff throughout the entire project is required to be included here)
 - h. Blueprinting
 - i. Office trailers
 - j. Security
 - k. Site phone service, internet service, computer equipment, furnishings, etc.
 - l. Project Management Software (such as Procore or PlanGrid)
 - m. Temporary electricity

- n. This is for labor/material to run the project, including items like GC labor, material, forklifts, dump trucks, drinking water, blueprinting, dumpsters, trailers, restroom facilities, temp fencing, site phone, internet, site computer equipment, etc.
 - o. Project management:
 - i. Superintendent and general field labor/supervision
 - ii. Project Executive, Project Manager, Project Engineer – Lump Sum Fee. The GC may elect to include project management within the Overhead and Profit Fee% (at no additional charge). The GC'S budget is an RFQ submittal requirement.
 - p. GC's/GRs shall not include office expenses and general overhead.
2. Trade Costs – List all broken out
- a. The following Trades shall be self-performed by Owner, and shall be specifically EXCLUDED from the Cost Proposal
 - i. Car Wash Equipment – Owner will supply and install all Car Wash Equipment and vacuum equipment.
 - 1. GC will be responsible for all supply and install of:
 - a. Infrastructure – All plumbing lines, electrical, foundations(concrete), boxes, etc. will be provided by GC per the contract documents. Refer to plans.
 - b. Connections to power and water services to be completed by the GC.
 - c. GC is responsible for supplying and installing all water reclaim infrastructure per plumbing drawings (precast boxes and plumbing lines)
 - d. Vacuum/pedestal foundations – provided and installed by GC. Similarly, foundations for all equipment to be supplied and installed by contractor.
 - ii. 6,500 SF Retail (Dispensary) – The dispensary and associated site improvements for the dispensary shall be specifically excluded. That will be in Phase 3, TBD.
 - 1. Power service infrastructure runs through that dispensary site to the car wash – the GC is responsible for the supply and install of the power system (SCE is provider)
 - 2. There is a path of travel from Lake Park Drive to the Car Wash. This includes a sidewalk, and some demolition of existing asphalt/concrete to create an ADA accessible pathway to the Car Wash.
 - iii. Gaming Machines – Owner will provide casino/gaming machines, however specific flooring and electrical requirements will be the responsibility of the GC.
 - iv. FF&E
 - v. Networking Electronics – Owner shall supply and install all networking electronics, audio/visual, security, data.
 - 1. Contractor responsible for supplying and installing infrastructure, conduit, j-boxes and finishes per electrical drawings.

3. Allowances-In order to provide an all-inclusive price, GC may propose allowances for scope that is not fully defined at execution of contract. Allowances amounts will need to be thoughtfully developed.
4. Insurance(s)
5. P&P Bond (Will be required with financing method)
6. Overhead/Profit (Fee)

6. Project Contract

The contract template will be a standard AIA contract. Owner shall supply.

7. Owner's Representative

Oak and Stone Development ("O&S") has been procured by the Tribe as their Representative and Project Manager for the Project. All information, documentation and direction will be funneled through O&S. The O&S representatives are listed below:

- Shane Melbo—shane.melbo@oakandstonedevelopment.com
- Skye McMichael - skye.mcmichael@oakandstonedevelopment.com
- John Stacy – john.stacy@oakandstonedevelopment.com

8. Tax Requirements

The Soboba Band of Luiseno Indians is a Federally recognized Tribe and sovereign nation. As such, materials purchased and delivered to the Reservation land do not require sales tax to be applied and paid. All materials provided by contractor are required to not include sales tax. Verification of this may be required. Contractor shall be prepared to provide evidence via invoices, contracts and other forms of documentation.

O&S will provide The Soboba Band of Luiseno Indians Tribe's Certificate or Letter of Tax-Exempt Status. This can be used as evidence for subcontractors and material suppliers for verification if requested in order to secure tax-free cost proposals.

9. Documents and Exhibits

- Exhibit A – Project Plans and Location Specifications
- Exhibit B – Tax Exempt Letter/Certificate and CDTFA 146Res form.
- Exhibit C – Geotechnical Reports

10. Interviews and Selection

The Owner may select GC's to interview for award of Project. The format of this interview is as follows:

- Owner Introduction: Tribe

- Owner's Representative Introduction: O&S

- GC Introduction

- GC Presentation:

 - Project Experience

 - Project Management & Superintendent Team Experience

 - Project Schedule and Acceleration Methods

 - Value Engineering Recommendations

 - Project Construction Plan

 - General Recommendations/Open Table

- Closing Remarks