

**REQUEST FOR PROPOSAL
FOR
General Contractor/Construction Management Services
FOR
Karuk Tribe
Rain Rock Casino Resort Hotel
Gas Station & Travel Plaza
RFP Release Date: October 24, 2025**

Proposal Due: 3:00PM (PST), December 31, 2025

Michael G Rose
Rain Rock Casino
777 Casino Way
Yreka, CA 96097

26-RFP-003

1. General Information:

A. Project Summary & Objective

Karuk Tribe is now soliciting proposals from qualified General Contractor/Construction Management Firms to construct a Full-Service Gas Station & Travel Plaza at its Rain Rock Casino Resort Hotel in Yreka CA.

The Karuk Tribe presently operates a casino resort hotel that opened to the public in May 2018. The present building is approximately 50,000 sq. ft. and the casino consists of 349 class III slot machines, 8 table games, a full-service sit-down restaurant, bar, 80 room hotel, events center, operational support areas and approximately 550 parking stalls.

The Tribe is looking to hire a General Contractor/Construction Management Firm to build a Full-service Gas Station and Travel Plaza (architectural construction drawing package which is available on request) with a goal to start construction by May 1, 2026 with completion and open to the public ASAP but no later than April 30, 2027,

B. Inquiries

Inquiries requesting clarification regarding the RFP or the content therein must be received prior to **3:00PM (PST) on December 12, 2025**. All questions submitted, plus the answers to all of the questions may be shared with all prospective firms.

No questions will be accepted after 3:00PM PST on December 12, 2025. **Any firm disregarding these contact procedures may be subject to disqualification.** Any inquiries should be made to:

Michael G Rose
Rain Rock Casino C.O.O.
Phone: 530-331-8256
E-mail: Mrose@rainrockcasino.com

C. Addendum or Supplements to RFP

In the event it becomes necessary to revise any part of this RFP, an addendum which outlines any changes or modifications to the original RFP will be provided to each proposer that received the original RFP. All proposals must contain acknowledgement of any and all addenda.

D. Proposal Ownership

All material contained in the proposal shall become the property of Karuk Tribe and Rain Rock Casino Resort Hotel.

E. Confidentiality

This RFP is confidential and for the sole use of General Contractors preparation of a proposal. By the proposer's acceptance hereof, proposer agrees:

- Not to disclose, copy or distribute this RFP in whole or in part to persons other than its employees and agents who are authorized by nature of their duties to receive such information.
- To return any confidential or proprietary materials upon the Owner's request.
- Not to use any information in this RFP or any other materials related to the business affairs or procedures of the Owner, Karuk Tribe and/or any affiliates for proposer's advantage of any other purpose, other than in performance of this RFP.
- Respondents must recognize and acknowledge that Rain Rock Casino Resort Hotel operates in a competitive and sensitive gaming business environment and, for that reason, both parties expect this RFP to be treated as confidential.
- Respondents will be required to sign a Confidentiality Statement and submit it as part of their proposal.

F. Amending, Canceling or Rejecting RFP

Karuk Tribe (Rain Rock Casino Resort Hotel) reserves the right to amend or cancel this RFP in whole, or in part, at any time, for any reason. Proposals are subject to rejection in whole, or in part, if they limit or modify any of the terms and/or specifications of the RFP.

G. Disclaimer

This RFP is not an offer to enter into a contract, but is merely a request for information. Expenses incurred in responding to this RFP are the responsibility of the responding firm. All materials submitted become the property of the Karuk Tribe. Karuk Tribe has the right to modify, reject, or use without limitation or compensation any or all of the ideas from the submitted information.

2. Minimum Qualifications:

A. Experience

The General Contractor will be a nationally recognized firm possessing extensive experience in the construction of Gas Stations and Travel Plazas, including prior responsibilities as the General Contractor of record for at least three (3) projects that are equivalent or greater in scope and scale to this project within the last ten (10) years. Have all necessary professional licenses.

B. Track Record

The General Contractor shall have a strong track record of successfully completing projects commissioned within budget, on schedule, and in accordance with the quality requirements of its clients, as evidenced by favorable references.

C. Insurance

Please provide a list of the firm's insurance coverages and bonding capability.

3. Scope of Services:

A. Scope of Work (General Contractor/Construction Management Services)

The Scope of Work to be performed under the General Contractor/Construction Management services shall be inclusive of, but not limited to the following:

The construction and development of Full-service Gas Station by the Rain Rock Casino Resort Hotel as detailed in the architectural construction drawings package, which is available upon request, please contact Michael Rose. We have included an overview with concept renderings for your review.

- a) All site work (including parking lot and lighting)
- b) Fueling station with 10 passenger MPDs (20 fueling positions)
- c) 5 high speed diesel (truck) lanes
- d) Parking for approximately 30 passenger vehicles and 70 truck parking stalls
- e) 10,000 sq. ft. travel plaza, including typical retail offerings, drive-thru smoke shop, reach-in coolers with a beer cave, quick serve food venues, public bathrooms, truck amenities' including a lounge, laundry, showers and a rest area
- f) Back of house space
- g) Low voltage/CCTV/Data/Voice
- h) Signage for both interior and exterior of property
- i) Landscaping around the outside of the property

B. Support / On-Site Staff

The General Contractor/Construction Management firm must provide on-site representative with relative gas station & travel plaza experience with the following qualifications:

- Must have all appropriate licenses to do work in the state of CA.
- Capable of reading all aspects of the drawings and ensuring sub-contractors are following them to specification.
- Available on-site when needed at all CM/GC meetings and Owner's meetings throughout the construction phase.

C. Bid Documents

The General Contractor/Construction Management firm will be expected, as part of the Basic Services, to consult with and assist the Owner and Owner's Architect in identifying the multiple elements (components) to be designed and constructed separately.

D. Coordination

The General Contractor/Construction Manager will be required to coordinate and cooperate with Karuk Tribe, Architect, Owner's Representative, and/or any other Consultants contracted by Karuk Tribe, as well as manage all required reports, permits, planning activities or other activities with other governmental agencies involved with the proposed project.

4. Submission Requirements:

All firms submitting a proposal shall be required to meet the following criteria:

A. Project Approach

Clearly identify the team's approach and philosophy for the desired outcome of the building of this project.

B. Your Team

Provide a listing of the team (by firm), and their consultants, detailing the following:

- Their scope of services to be provided for the project.
- Offices in which the work of this engagement will be performed.
- Size of the firm.

Provide a listing of individuals (key personnel) that would be assigned to this project, with their role, professional qualifications, experience, and any other information pertaining to their ability to perform the duties on this project. The Owner is particularly interested in the following roles:

- Project Director/Principal-in-Charge.
- Project Manager(s) – the person who will coordinate with other consultants and the Owner/Owner's Representative.
- Support/On-site Staff/Construction Manager – the person(s) who will be on-site during the construction phase.
- Person responsible for safety.
- List of the Sub-contractors you intend to use on this project.

Provide an organizational chart graphically illustrating the structure and staffing, including consultants.

C. Experience

1. Demonstrate previous experience and capability on projects that are equivalent or greater in scope and scale to this project outlined above.
2. Demonstrate experience in a minimum of three (3) projects that meet the above-mentioned scope and magnitude.
3. Include at least three (3) references from projects of equivalent or greater in scope and scale to this project.
4. Include a copy of current professional licenses.
5. Submit a list of all relative projects your firm currently has in progress and the status of each.
6. For your last three travel plaza projects, provide the following:
 - 1) Name of project
 - 2) Client contact
 - 3) Owner's total initial budget
 - 4) Total project cost
 - i. Number of change orders
 - ii. Total cost of change orders
 - 5) Date of bid
 - 6) Scheduled completion date
 - 7) Actual completion date
7. List your three best projects and the project personnel, including consultants, for those projects.
8. Describe any project that value engineering conducted and the resulting cost savings and /or owner approved upgrades.
9. Explain your firm's expertise.
10. List all projects performed for Indian tribes and provide references.
11. Explain how your firm ensures compliance with the Americans with Disabilities Act (ADA) and OSHA with examples.
12. Efficient energy usage is a concern of the Tribe. Describe how your firm incorporates this aspect of design into its work. Provide examples.

D. Construction Schedule

1. Provide a detailed schedule for the project. Schedule should be based on a total project period based on calendar days. Please also include an outline for a early completion bonus as well as a penalty for delay to schedule. Please outline key milestones of the build out to ensure the completion of the project as scheduled.
2. Assume pre-construction/VE discussion starting February 1, 2026 with construction a start date of May 1, 2026.
3. Provide criteria needed to start the project by the above listed date.
4. Provide information on your current workload and how you would accommodate this project.

E. Fee Proposal

1. The owner is requesting a bid price for this project. Provide information on services that would not be included in your bid price including anticipated reimbursable costs.
2. Separate to your bid, the owner would like to see a list of suggested Value Engineered (VE) items with its cost savings. Any VE suggestions should not compromise the quality of the guest experience.
3. Describe cost control methods you use and how you establish cost estimates. Include information on determining costs associated with construction in existing facilities.
4. List the steps/outline in your standard RFI and change order procedure.

F. Specialty Consultants

1. The Fee shall be inclusive of any and all specialty consultants.

G. Insurance

1. Explain your General Liability Insurance coverage.
2. Explain your Professional Liability Insurance coverage.
3. Provide proof of insurance for proposer.

H. Legal Issues

Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your company or any of the same you have filed against a client.

5. Submission and Evaluation of Proposals:

A. Submission Deadline

Interested firms must submit One (1) electronic copy of their proposal to the following contact no later than 3:00PM (PST) December 31, 2025:

Michael G. Rose

Rain Rock Casino C.O.O.

E-mail: Mrose@rainrockcasino.com

B. Clarifications to Proposals

Karuk Tribe reserves the right to request, and the proposer agrees to furnish, any additional data required to support the information contained within their proposal.

C. Selection Process

Karuk Tribe will privately review all proposals and schedule interviews with those firms that demonstrate that they best meet the required services and the submission criteria.

Karuk Tribe reserves the right to reject any or all proposals, to waive informalities and irregularities and to accept any proposal considered advantageous to Karuk Tribe. The selection will not be solely based on the lowest fee, but also experience and project schedule, Karuk Tribe evaluation of the firm's experience, and references on projects of a similar nature.

Karuk Tribe may make an award without discussion of negotiations or proposals received; therefore, proposals should be submitted in the most favorable terms as possible in response to this RFP. The Owner, however, may initiate discussions with firms who submit responsive or potentially responsive proposals and reserves the right to negotiate separately with any source whatsoever, in any manner to best serve the interest of the Owner. General Contractor shall not initiate discussions.

Karuk Tribe may award the contract to any firm, at any time, without previously notifying other respondents. Karuk Tribe has no obligation to disclose the results of the RFP process or to disclose why a particular firm was selected.

Indian Preference will apply in the selection process in accordance with the Indian Preference Act of 1934 (Title 25, USC, Section 47) and/or the Tribal Employment Rights Ordinance (TERO), based on funding source requirements. All contracts that exceed \$2,500.00 shall be subject to a two percent (2%) Tribal Employment Rights Fee in accordance with the TERO Ordinance.