MESA GRANDE BAND OF MISSION INDIANS
P.O. BOX 270
SANTA YSABEL, CA 92070
Phone (442) 208-8156
Fax (760) 884-3621

November 2, 2026

REQUEST FOR PROPOSALS:
PROFESSIONAL ENGINEERING SERVICES FOR WATER SYSTEM DEVELOPMENT

The Mesa Grande Band of Mission Indians requests your proposal for professional engineering services for **Water System Development on the Mesa Grande Reservation in Santa Ysabel, California. Proposals must be received no later than 2:00 PM on Friday, December 18, 2026.**

Optional site walks for proposers will be conducted by the Tribe. Interested proposers are invited to attend a site walk on either of the following dates and times, and meet at the following location:

Site Walk 1: Monday, November 9, 2026 at 11:00 AM
Site Walk 2: Monday, November 16, 2026 at 11:00 AM
27696 Highway 78
Ramona, CA 92065

Please submit your questions by Monday, November 23, 2026 to: mgbomi@mesagrandeband-nsn.gov. Responses will be posted on the Tribe's website: https://www.mesagrandeband-nsn.gov/

Send, hand-deliver, or email your proposal to:
Mesa Grande Band of Mission Indians
Attn: Michael LaChusa, Environmental Director
P.O. Box 270
26000 Mesa Grande Road
Santa Ysabel, California 92070
mgbomi@mesagrandeband-nsn.gov

We look forward to the opportunity to review your proposal. Thank you for your consideration.

Respectfully,

Marc Anderson, P.E.
Project Assistant

PROFESSIONAL ENGINEERING SERVICES FOR WATER SYSTEM DEVELOPMENT ON THE MESA GRANDE RESERVATION SANTA YSABEL, CA

PROJECT LOCATION AND DESCRIPTION

The project is located on the Mesa Grande Reservation in north-central San Diego County, California, as indicated on the County Locator map at the end of this RFP. It is located approximately 4.5 miles west of the community of Santa Ysabel and 0.75 miles north of State Highway 78. Access to the site is via Rancho Ballena Road off of State Highway 78. The land is situated in mountainous terrain, predominantly occupied by chaparral, with elevations on the project site ranging from 2,600 feet to 2,800 feet.

The project involves the design of infrastructure for an off-grid water distribution system to connect two existing wells in a mountainous area to a housing development in an alluvial valley. A conceptual drawing of the system is presented on the Proposed Water System Infrastructure map at the end of this RFP. The existing wells will be furnished with solar well pump systems to be procured by the Tribe.

The design of pipelines and storage tank sites shall consider the terrain's steep slopes which range from 6% to 17% along the project site, while minimizing construction and maintenance costs and effects to environmental and cultural resources. Tank sites and pipelines shall be installed along existing access roads when feasible, and equipped with necessary isolation and pressure-reducing valves.

Two new 60,000-gallon bolted steel water storage tanks will be procured by the Tribe and will be installed by the tank supplier, one for each well. The tanks will be furnished with seismic restraints, anchors, supporting gravel, and grade rings for the foundations.

Three fire hydrants with 2½-inch and 4-inch outlets will be procured by the Tribe to be installed at the eastern edge of the project area, with preliminary locations indicated on the Proposed Water System Infrastructure map. Final locations shall be determined in coordination with the Mesa Grande Indian Housing Authority.

Water system infrastructure shall meet American Water Works Association standards for public water systems. The project is subject to applicable Tribal laws, regulations, procurement policies, and contractual requirements. The final agreement shall expressly address governing law, dispute resolution, and any applicable Tribal sovereign immunity provisions or limited waivers, as approved by the Tribe. Nothing in this RFP shall be construed as a waiver of the Tribe's sovereign immunity.

SCOPE OF SERVICES

Proposers shall be licensed Civil Engineers in the State of California. Proposals shall address the following tasks. Proposers may recommend additional services necessary to achieve the project objectives, and shall clearly identify optional or out-of-scope services.

Task 1. Project Coordination and Site Investigation

An initial meeting shall be held with the Tribe to review the scope of work, budget, and timeline of the project and establish communication and site access protocols. The Engineer shall conduct a field investigation to characterize the project area, establish a basis for design of infrastructure, collect geospatial data as needed for project design, and evaluate the need for additional field investigations and site characterization. Geospatial data shall be produced in accordance with Federal Geospatial Data Committee guidelines and standards (www.fdgc.gov).

Task 2. Environmental Assessment

The Engineer shall coordinate work with the Bureau of Reclamation (BOR) to ensure compliance with applicable Federal environmental laws including the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), Endangered Species Act (ESA), Clean Water Act (CWA), and others as required. The Bureau of Reclamation will serve as the lead agency for NEPA compliance. The Engineer shall coordinate the work of professional services contractors to perform biological and archaeological surveys of proposed storage tank sites and pipeline routes, and provide supporting documentation for an environmental assessment. The Tribe is currently conducting preliminary biological surveys for the area and will make these surveys available to the selected Engineer.

Proposed storage tank sites are along an existing earthen access road. Approximately 660 feet of proposed pipeline are along the access road, and 1,870 feet are along undisturbed terrain. An archaeological survey by a qualified archaeologist and a biological survey by a qualified biologist shall be conducted of proposed work sites and the surrounding area. An Environmental Assessment of the proposed project shall be prepared. The Engineer shall coordinate the preparation of documentation with BOR. It is anticipated that a Finding of No Significant Impact (FONSI) will be issued for the project.

Task 3. Engineering Design and Construction Documents

The Engineer shall design pipelines, valves, fittings, appurtenances, and storage tank sites, prepare construction drawings, specifications, contract documents, and project cost estimate, and prepare engineering documents sufficient for competitive bidding and construction, to include:

a. Design criteria and engineering calculations.
b. Pipeline alignments, diameters, materials, and installation details.

c. Profiles, sections, and details where necessary.
d. Valve, fitting, manifold, and connection details.
e. Plans and profiles of storage tank sites, pipeline alignments, and solar panel sites.
f. Technical specifications and material standards.
g. Required erosion control and site restoration.
h. Permit applications or supporting documentation, as authorized.
i. Engineer's opinion of probable construction cost.
j. Construction schedule assumptions.
k. Bid forms, instructions to bidders, and other documents as required.

The Engineer shall coordinate work with the solar well pump supplier, prepare a grading plan at each well site to accommodate solar panels if necessary, and incorporate site grading and solar well pump system installation into the bid and contract documents.

The Engineer shall identify two storage tank sites, prepare a grading plan for each site, coordinate work with the tank supplier, and incorporate site design into the bid and contract documents.

The Engineer shall prepare design documents sealed by appropriately licensed Professional Engineers where required by applicable law. The Engineer shall coordinate the design with the Tribal Project Manager and obtain written approval before issuing final bid documents.

Task 4. General Contractor Procurement Assistance

The Engineer shall provide technical assistance with the solicitation and procurement of a general contractor to perform the work in accordance with plans and specifications, including:

a. Assistance with preparation of the construction solicitation package.
b. Response to technical questions from prospective bidders.
c. Preparation of written clarifications and addenda for issuance by the Tribe as necessary.
d. Attendance at a pre-bid site meeting, if requested.
e. Review of submitted bids for technical responsiveness.
f. Comparison of proposed materials, schedules, and construction approaches.
g. Recommendation for selection of general contractor.

Task 5. Construction Management

The Engineer will provide technical services during construction including:

a. Attendance in a pre-construction meeting.
b. Review of contractor submittals and shop drawings.
c. Response to requests for information.
d. Review of proposed substitutions and change requests.
e. Construction observation and inspection as needed.

PROJECT SCHEDULE

The anticipated project schedule is outlined as follows:

DESCRIPTION	DATE	DURATION	NOTES
RFP Advertised	11/2/2026		
First Field Visit	11/9/2026	1 Week	
Second Field Visit	11/16/2026	1 Week	
Questions Due Date	11/23/2026	1 Week	
Responses Due Date	12/4/2026	2 Weeks	Thanksgiving Week
Proposals Due Date	12/18/2026	2 Weeks	
Selection of Contractor	1/15/2027	4 Weeks	Christmas/New Years Weeks
Contract Award	1/29/2027	2 Weeks	
Task 1. Site Investigation	2/12/2027	2 Weeks	
Task 2. Environmental Assessment	5/12/2027	3 Months	
Task 3. Construction Documents	7/12/2027	2 Months	
Task 4. Construction Procurement	9/12/2027	2 Months	
Task 5. Construction Management	8/12/2028	11 Months	

The Tribe reserves the right to adjust this schedule as necessary.

ENGINEER QUALIFICATIONS

Firms submitting proposals must demonstrate the qualifications and experience necessary to perform the requested services. Minimum qualifications should include:

1. Professional engineering firm authorization and individual professional engineering licenses.

2. Demonstrated experience in hydraulic evaluation, pipeline design, flow and pressure analysis, and pumping systems for rural drinking water systems.

3. Experience preparing engineering plans, specifications, construction cost estimates, and competitive bid documents.

4. Experience providing engineering support during rural water system construction projects.

5. Familiarity with Tribal projects or projects involving Tribal governments.

6. Ability to meet the project schedule and provide qualified personnel throughout the project.

7. Appropriate professional liability insurance coverage.

8. The Engineer shall protect confidential Tribal information and shall not disclose it unless authorized by the Tribe or required by applicable law, and shall sign a non-disclosure agreement with the Tribe prior to commencing work.

9. The Engineer shall disclose any existing or potential conflicts of interest and identify any subcontractors expected to perform significant portions of the work.

PROPOSAL REQUIREMENTS

All responses must be completed as required, signed by an official of the firm who is authorized to enter into a binding agreement with the Tribe on behalf of the company, and must be received in the place and by the time designated in this document.

Proposals shall be organized in the following order:

A. Cover Letter
Identify the firm, its proposed project manager, and confirmation that the proposal will remain valid for at least 120 days after the submission deadline.

B. Firm Qualifications
Provide an overview of the firm, relevant licenses, organizational capacity, and experience with comparable rural water system infrastructure projects.

C. Project Understanding and Technical Approach
Describe the firm's understanding of the project, proposed field investigation methods, design approach, quality-control procedures, and anticipated challenges. Identify any additional information needed from the Tribe before commencing work.

D. Project Team
Identify the project manager and key technical personnel, their roles, qualifications, relevant experience, and estimated level of effort. Identify proposed subcontractors.

E. Relevant Project Experience
Provide at least two comparable projects completed within the past ten years, if available. Include project descriptions, scope, construction cost, completion date, and client references.

F. Work Plan and Schedule
Provide a task-by-task work plan, anticipated milestones, deliverable dates, and assumptions regarding Tribal review periods. Access to the project site will require coordination with the Tribal Project Manager.

G. Fee Proposal

Provide a detailed fee proposal showing:

a. Fixed fee by task, where feasible.
b. Estimated hours and hourly rates by labor classification.
c. Subconsultant costs.
d. Assumed number of site investigations and meetings.
e. Unit rates or allowances for additional field investigations.
f. Exclusions, assumptions, and services requiring additional authorization.

H. References

Provide at least three client references, including contact names, titles, telephone numbers, email addresses, and a description of the services performed.

I. Exceptions and Disclosures

Identify proposed exceptions to the RFP, contractual qualifications, potential conflicts of interest, any anticipated limitations affecting the scope or schedule, and provide evidence of licenses for subcontractors performing work that requires professional licensure.

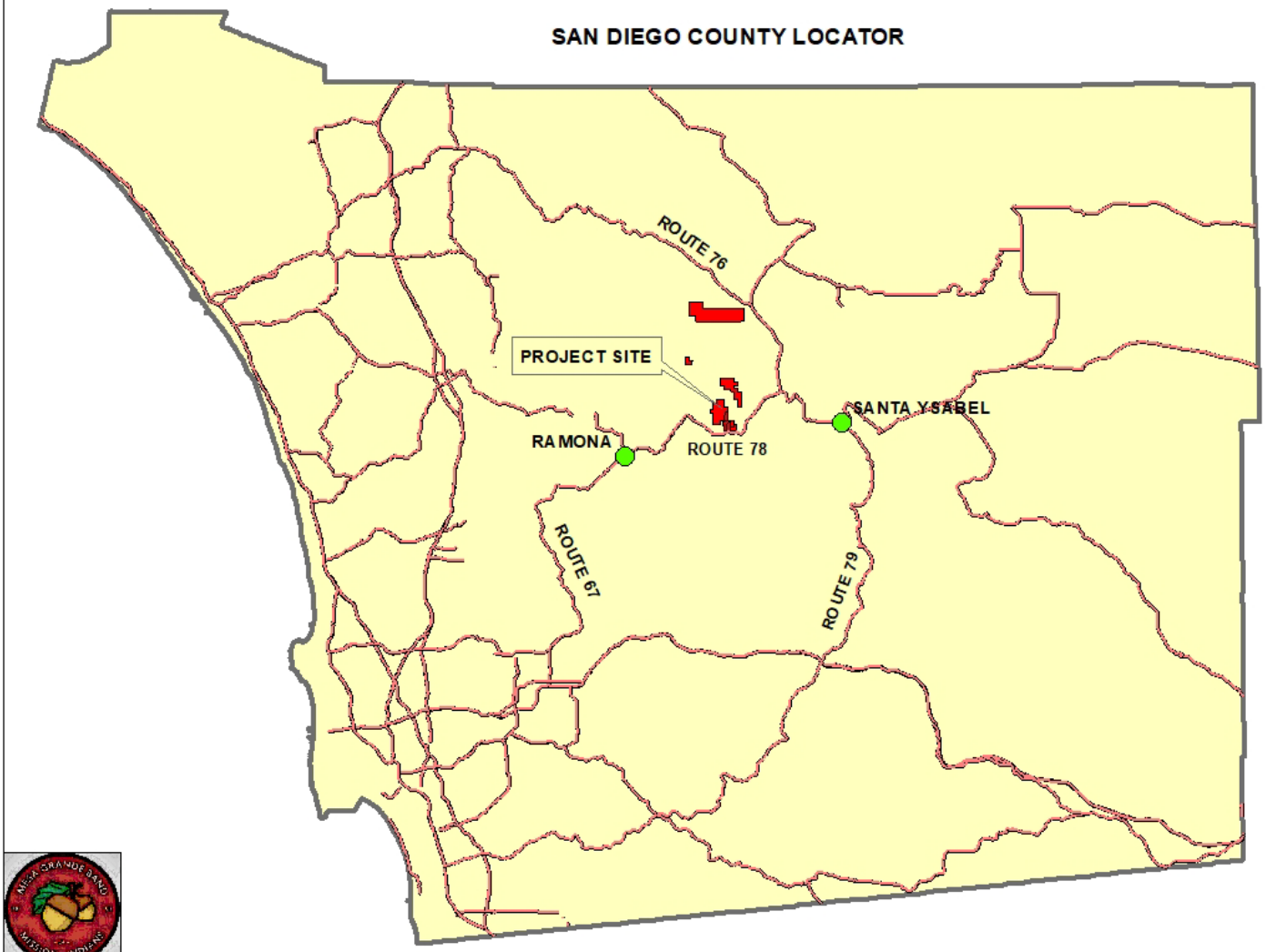
SELECTION CRITERIA

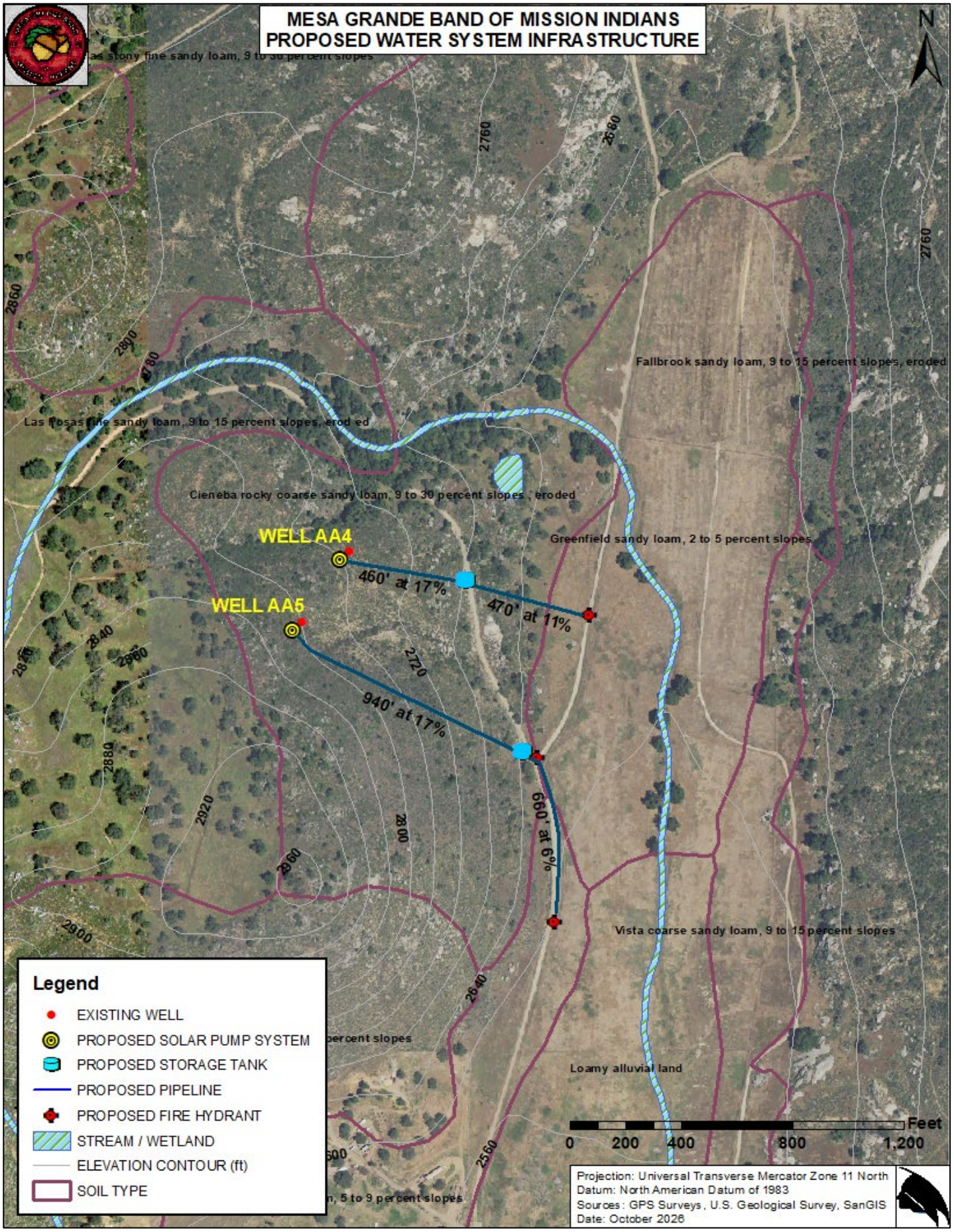
The Tribe intends to select the firm whose proposal represents the best overall value based on qualifications, technical approach, experience, schedule, and fee proposal. The Tribe shall adhere to the provisions of PL 93-638 Section 7 (b) concerning Indian Preference in contracting.

Proposals may be evaluated using the following criteria:

Evaluation Criterion	Points
Relevant engineering experience and qualifications	20
Understanding of project and technical approach	25
Qualifications and availability of project team	15
Work plan, deliverables, and schedule	10
Experience with Tribal projects	10
Fee proposal and overall value	20
Total	100

The Tribe may request clarification of proposals, conduct interviews, seek additional information, negotiate scope and fees, or reject any or all proposals as permitted by applicable law and Tribal policy. The Tribe reserves the right to select a firm based on written proposals without interviews.


SAN DIEGO COUNTY LOCATOR
ROUTE 76
PROJECT SITE
SANTA YSABEL
RAMONA
ROUTE 78
ROUTE 67
ROUTE 79


MESA GRANDE BAND OF MISSION INDIANS
PROPOSED WATER SYSTEM INFRASTRUCTURE
N
Las Posas stony fine sandy loam, 9 to 30 percent slopes
Fallbrook sandy loam, 9 to 15 percent slopes, eroded
Las Posas fine sandy loam, 9 to 15 percent slopes, eroded
Cieneba rocky coarse sandy loam, 9 to 30 percent slopes , eroded
Greenfield sandy loam, 2 to 5 percent slopes
WELL AA4
WELL AA5
460' at 17%
470' at 11%
940' at 17%
660' at 6%
Vista coarse sandy loam, 9 to 15 percent slopes
Loamy alluvial land
2760
2680
2860
2800
2780
2840
2960
2720
2880
2920
2800
2960
2900
2640
2560
Legend
EXISTING WELL
PROPOSED SOLAR PUMP SYSTEM
PROPOSED STORAGE TANK
PROPOSED PIPELINE
PROPOSED FIRE HYDRANT
STREAM / WETLAND
ELEVATION CONTOUR (ft)
SOIL TYPE
0
200
400
800
1,200
Feet
Projection: Universal Transverse Mercator Zone 11 North
Datum: North American Datum of 1983
Sources: GPS Surveys, U.S. Geological Survey, SanGIS
Date: October 2026