



TULE RIVER GAMING AUTHORITY BOARD

Eagle Mountain Casino Phase II Expansion
Porterville, CA

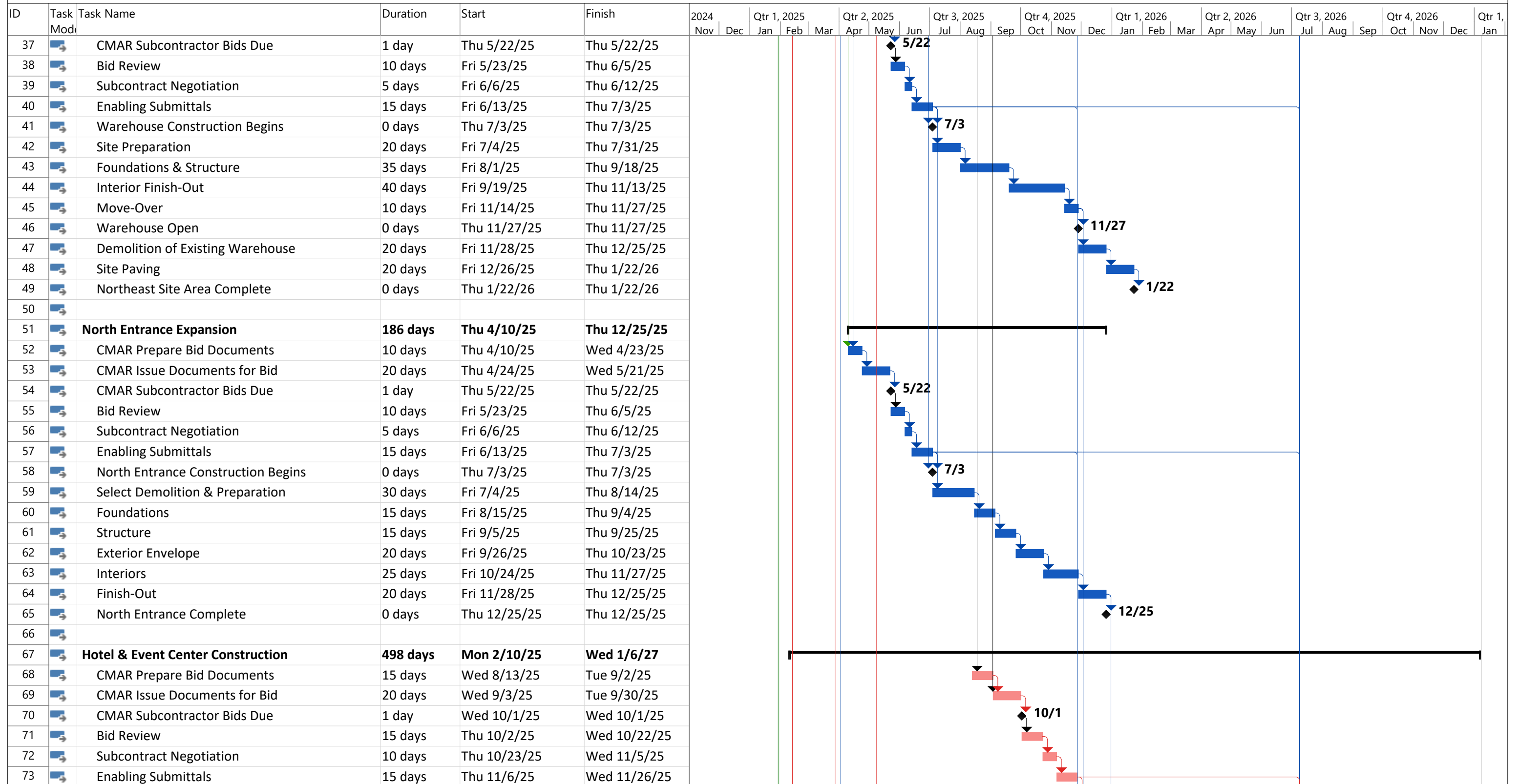


Construction Manager At-Risk Services
Request for Proposal

ADDENDUM #01 Issued: February 5th, 2025

1. Scheduling and Phase Work Clarification
 - a. For the purpose of this RFP response, the phases should remain in sequence. Attached is a milestone schedule for reference.
 - b. Attachment: *Tule River Eagle Mountain Casino – Preconstruction Schedule 2025-01-30.pdf*
2. Exhibit B Reference Clarification
 - a. Attachment: *CMAR RFP Matrix.xlsx*
3. AIA Contract Clarification
 - a. Question: Section 2.4 refers to AIA A133 as the form of contract but does not reference the form of General Conditions. Will this be the AIA 201?
 - b. Answer: Yes, we will be using industry standard contracts.
4. Response Medium Clarification
 - a. We require (1) hard copy and (1) USB digital copy.
 - b. Hard copy should be sent to:
Corina Harris, Procurement Director
Tule River Indian Tribe
340 N Reservation Rd.
Porterville, CA 93257
5. Proposed Level of Finish Clarification
 - a. The level of finish is currently being designed at 3.5 Stars.
6. Job Walk Scheduling
 - a. Please coordinate all job walks with Troy Hickman, Director of Facilities. Provide as much notice as possible so Troy has sufficient time to coordinate and schedule with his Team.
 - b. Contact:
Email: troy.hickman@eaglemtncasino.com
Phone: 843.455.5227
7. Project Plans Availability
 - a. There will not be any plans issued out during the RFP process.
8. RFP Award Date Clarification
 - a. The award date is incorrect as February 24th, 2025. We can provide more details about this date after all responses to the this RFP are received and reviewed by the GAB.
 - b. RFP Due Date is confirmed as March 5th, 2025.

ID	Task Mode	Task Name	Duration	Start	Finish	2024		Qtr 1, 2025			Qtr 2, 2025			Qtr 3, 2025			Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1,
						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	★	Kickoff Meeting	1 day	Thu 11/21/24	Thu 11/21/24		11/21																									
2	→																															
3	→	Connect Advisors Mobilization & Onboarding	10 days	Fri 11/22/24	Thu 12/5/24																											
4	→	Establish Project Meeting Rhythm	5 days	Fri 11/22/24	Thu 11/28/24																											
5	→	Responsibility Matrix Development	15 days	Fri 11/22/24	Thu 12/12/24																											
6	→	Program Budget Development	40 days	Fri 12/13/24	Thu 2/6/25																											
7	→	Owner Program Budget Review	5 days	Fri 2/7/25	Thu 2/13/25																											
8	→	CMAR DD Budget Development	20 days	Thu 4/10/25	Wed 5/7/25																											
9	→	Program DD Budget Development	10 days	Thu 5/8/25	Wed 5/21/25																											
10	→	DD Budget Review	10 days	Thu 5/22/25	Wed 6/4/25																											
11	→	FF&E Budget Preparation	30 days	Fri 2/14/25	Thu 3/27/25																											
12	→																															
13	→	Design	108 days	Fri 11/22/24	Tue 4/22/25																											
14	★	Warehouse & North Entrance Construction Documents	50 days	Fri 11/22/24	Thu 1/30/25																											
15	★	Onboard AHJ	30 days	Wed 2/5/25	Tue 3/18/25																											
16	→	Permitting	25 days	Wed 3/19/25	Tue 4/22/25																											
17	→																															
18	→	Hotel, Conference Center, & Pool Design	291 days	Mon 9/2/24	Mon 10/13/25																											
19	★	Design Development Documents	110 days	Mon 9/2/24	Fri 1/31/25																											
20	→	DD Document Review	5 days	Mon 2/3/25	Fri 2/7/25																											
21	→	Construction Documents	130 days	Mon 2/10/25	Fri 8/8/25																											
22	→	Constructability Review	10 days	Mon 8/11/25	Fri 8/22/25																											
23	→	Bootleg Document Release for CM Prep	1 day	Tue 8/12/25	Tue 8/12/25																											
24	→	CD Document Issuance	1 day	Mon 8/25/25	Mon 8/25/25																											
25	→	Permitting	35 days	Tue 8/26/25	Mon 10/13/25																											
26	→																															
27	→	CMAR Onboarding	71 days	Wed 1/1/25	Wed 4/9/25																											
28	★	Prepare RFP	10 days	Wed 1/1/25	Tue 1/14/25																											
29	★	Issue RFP	36 days	Wed 1/15/25	Wed 3/5/25																											
30	→	Review Proposals	10 days	Thu 3/6/25	Wed 3/19/25																											
31	→	CMAR Interviews	5 days	Thu 3/20/25	Wed 3/26/25																											
32	→	Contract Negotiation	10 days	Thu 3/27/25	Wed 4/9/25																											
33	→																															
34	→	Warehouse Project	206 days	Thu 4/10/25	Thu 1/22/26																											
35	→	CMAR Prepare Bid Documents	10 days	Thu 4/10/25	Wed 4/23/25																											
36	→	CMAR Issue Documents for Bid	20 days	Thu 4/24/25	Wed 5/21/25																											





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						Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan				
74	➡	Hotel & Event Center	290 days	Thu 11/27/25	Wed 1/6/27																															
75	➡	Site Preparation	30 days	Thu 11/27/25	Wed 1/7/26																															
76	➡	Foundations	30 days	Thu 1/8/26	Wed 2/18/26																															
77	➡	Structure	50 days	Thu 2/19/26	Wed 4/29/26																															
78	➡	Exterior Envelope	50 days	Thu 4/30/26	Wed 7/8/26																															
79	➡	Interiors	40 days	Thu 7/9/26	Wed 9/2/26																															
80	➡	Finish-Out	60 days	Thu 9/3/26	Wed 11/25/26																															
81	➡	FF&E Move-In	30 days	Thu 11/26/26	Wed 1/6/27																															
82	➡	Pool & Lazy River	100 days	Thu 7/9/26	Wed 11/25/26																															
83	➡	Site Preparation	30 days	Thu 7/9/26	Wed 8/19/26																															
84	➡	In-Ground Work & Systems	40 days	Thu 8/20/26	Wed 10/14/26																															
85	➡	Landcaping & Finishes	30 days	Thu 10/15/26	Wed 11/25/26																															
86	➡	Model Room	134 days	Mon 2/10/25	Thu 8/14/25																															
87	➡	Model Room Planning, Design, & Procurement	30 days	Mon 2/10/25	Fri 3/21/25																															
88	➡	Model Room Construction	30 days	Mon 3/24/25	Fri 5/2/25																															
89	➡	Model Room FF&E Review	40 days	Fri 6/20/25	Thu 8/14/25																															
90	➡																																			
91	➡	FF&E	464 days	Fri 3/28/25	Wed 1/6/27																															
92	➡	Design Selections	30 days	Fri 3/28/25	Thu 5/8/25																															
93	➡	Model Room Procurement	30 days	Fri 5/9/25	Thu 6/19/25																															
94	➡	FF&E Procurement	60 days	Fri 8/15/25	Thu 11/6/25																															
95	➡	FF&E Warehousing	30 days	Fri 11/7/25	Thu 12/18/25																															
96	➡	FF&E Installation	30 days	Thu 11/26/26	Wed 1/6/27																															
97	➡																																			
98	➡	Warehouse Opening	1 day	Fri 11/28/25	Fri 11/28/25																															
99	➡	North Entrance Opening	1 day	Fri 12/26/25	Fri 12/26/25																															
100	➡	Hotel Soft Opening	1 day	Thu 1/7/27	Thu 1/7/27																															
101	➡	Pool & Lazy River Soft Opening	1 day	Thu 1/7/27	Thu 1/7/27																															

**EXHIBIT B
CMAR RFP Matrix**

Home Office Staff					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
Principal In Charge				✓	
Corporate Scheduling				✓	
Corporate Accounting				✓	
Corporate Safety Management				✓	
Legal				✓	
Main Office Benefits & Burden				✓	
Corporate Travel (executive / non-project)				✓	

Project Staff					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
Project Director / Executive	✓				
Project Manager(s)	✓				
Project Superintendent(s)	✓				
Assistant Superintendent(s)	✓				
Nighttime / Weekend Supervision	✓				
Project Engineer(s)	✓				
Project Specific Safety Manager	✓				
Project Specific Scheduling	✓				
Project Specific / Jobsite Accounting	✓				

BIM & VR (as deemed necessary by CMAR)	✓				
Fringe Benefits/Jobsite Staff	✓				
Vacation Time/Jobsite Staff	✓				
Sick Leave/Jobsite Staff	✓				
Subsistence/Jobsite staff	✓				
Carpenters/Laborers (CM's employees)		✓			
Wages of Construction Labor (CM's emp)		✓			
Labor Fringe Benefits and Burden (CM's emp)		✓			

Temporary Facilities					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
Office Trailer (CM use & meeting space)	✓				
Office Trailer (Owner Rep)	✓				
Office Furniture and Equipment (CM & Owner trailers)	✓				
CM Technology (phones, computers, TVs, IT Support, etc...)	✓				
Copy Machine and Printer	✓				
Postage/UPS/FedEx	✓				
Printing (drawings, specs, etc...)	✓				
Project Photographs	✓				
Temporary Toilets		✓			
Construction Signage		✓			
Storage Trailer and Tool Sheds		✓			
Temporary Fencing/Enclosures		✓			
Barricades		✓			
Temporary Stairs		✓			
Opening Protection		✓			
Safety Railings		✓			
Safety Incentives		✓			
Safety/First Aid Supplies		✓			
Temporary Fire Extinguishers		✓			
Security Guards or Watchmen		✓			
COVID-19 Requirements		✓			
Tribal Monitor Requirements		✓			

Temporary Utilities					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
Electrical Power Installation		✓			
Electrical Power Dist. Wiring		✓			
Electrical Power - Consumption		✓			
Water Service - Installation		✓			
Water Service - Consumption		✓			
Temp Heating & Cooling Costs - Hook-up		✓			
Temp Heating & Cooling Costs - Consumption		✓			

Site Control					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
Final Cleaning		✓			
Dump Permits and Fees		✓			
Trash Removal/Hauling		✓			
Flagmen and Traffic Control		✓			
Dust Control		✓			
Crane Rental		✓			
Crane Operators		✓			
Erect & Dismantle Cranes		✓			
Temporary Road		✓			
Temporary Road Maintenance		✓			
Forklifts		✓			
Man/Material Hoist & Operator		✓			
Trash Chute and Hopper		✓			

Miscellaneous Project Costs					
Description	General Conditions	General Requirements	Cost of Work	CMAR Fee	By Owner
CM Bond	✓				
CM Insurance	✓				
Subcontractor Default Insurance (SDI)	✓				
Builder's Risk Insurance	✓				
Builder's Risk Insurance - Deductibles	✓				
Geotechnical Report and Testing					✓
Testing and Inspection					✓

Maintenance after Occupancy					✓
Plan Check Fees					✓
Utility Tap or Connection Fees					✓
Dewatering and/or Discharge Permits/Fees		✓			
Building Permit and Fees		✓			
Subcontract Costs			✓		
Material			✓		
Temporary Equipment		✓	✓		
Small Tools - Purchase		✓			
Small Tools - Rental		✓			

Note: Orange cells can be carried in either category.