



REQUEST FOR PROPOSAL (RFP)

Soboba Nation Area – Aambe Clinic & Pharmacy Tenant
Improvement

Location: San Jacinto, California

Owner: Aambe Health

Authority Having Jurisdiction (AHJ): Aambe Health

Aambe Point of Contact: Kesler De Ruyter, Vice
President, Construction & Development



Location: San Jacinto, California

Project Type: Commercial Tenant Improvement (Healthcare + Pharmacy)

Building Condition: Existing multi-tenant commercial building

Suite Condition: Five (5) contiguous units under a single executed lease and full Aambe control

Owner: Aambe Health

Authority Having Jurisdiction (AHJ): Aambe Health

Aambe Point of Contact: Kesler De Ruyter, Vice President, Construction & Development

Project Overview

Aambe Health intends to convert five (5) contiguous commercial units under a single executed lease into a fully operational Clinic & Pharmacy. The project is not on tribal land. The selected General Contractor (GC) shall provide turnkey services from preconstruction through final inspections and closeout.

Tribal Preference in Contracting

The Soboba Band of Luiseno Indians, in partnership with Aambe Health, is committed to supporting economic development within Tribal communities. In accordance with the Nation's policies and applicable federal regulations, preference will be given to qualified vendors, contractors, and subcontractors that are Native American- or tribally owned. Vendors are encouraged to identify their status as Indian-owned economic enterprises pursuant to 25 U.S.C. § 47 (Indian Preference Act) or other applicable laws. Proof of certification or documentation of majority Tribal ownership must be submitted with the proposal to be considered for preference. The Soboba Band of Luiseno Indians and Aambe Health reserve the right to apply Tribal preference in awarding contracts consistent with their shared mission of strengthening Tribal economies, supporting Native healthcare systems, and creating opportunities for Native-owned businesses.

1. Governing Codes & Compliance

All work must comply with applicable California State Building Codes, Mechanical, Plumbing, Electrical, Fire, Title 24, CALGreen, and ADA requirements.

2. Delivery Method

The project will be delivered under a General Contracting model with Mechanical, Electrical, and Plumbing scopes provided on a Design-Build basis.

3. Scope of Work

Scope includes demolition through final finishes, including framing, Level 5 drywall, cleanable solid-surface countertops, MEP systems, fire protection evaluation, security and IT coordination, and permit/inspection management.

4. FF&E

Aambe Health will provide and install FF&E. GC shall provide ready-to-install conditions.

5. Permits & Inspections

GC is responsible for all permits, inspections, and approvals necessary for occupancy.

6. Schedule & Reporting

GC shall provide a baseline schedule and weekly progress reporting to Kesler De Ruyter.

7. Proposal Submission

Proposals shall include qualifications, staffing, schedule, pricing, and explicit exclusions.

8. Pricing

Provide GMP pricing with clear allowances and unit rates.

9. Evaluation Criteria

Proposals will be evaluated based on experience, scope completeness, schedule, and pricing transparency.

2) Authority Having Jurisdiction (AHJ)

- **Primary AHJ:** Aambe Health
- GC remains responsible for identifying and coordinating with **any required secondary AHJs** (e.g., local building department, fire marshal, utility providers) necessary to obtain permits and inspections.
- GC shall clearly identify the **permitting and inspection pathway** during preconstruction and confirm required approvals in writing.

3) Governing Codes & Compliance

The GC is fully responsible for compliance with all applicable codes, including but not limited to:

3.1 California Codes

- California Building Code (CBC)
- California Mechanical Code (CMC)
- California Plumbing Code (CPC)
- California Electrical Code (CEC)
- California Fire Code (CFC)
- Title 24 Energy Code (as triggered by scope)
- CALGreen (as applicable)
- CBC Chapter 11B – ADA Accessibility (full compliance)

3.2 Healthcare & Pharmacy Requirements

- Clinic and pharmacy occupancy requirements
 - Cleanable, durable finishes appropriate for healthcare environments
 - Pharmacy workflow, security, and operational requirements
 - Coordination for controlled substances storage and security systems
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4) Delivery Method

4.1 General Contracting

The GC shall provide full construction services including:

- Preconstruction and constructability review
- Demolition through final finishes
- Scheduling, safety, quality control
- Permitting, inspections, and closeout

4.2 MEP — Design-Build (Mandatory)

Mechanical, Electrical, and Plumbing scopes shall be **Design-Build** under the GC.

- **No engineered drawings are required unless necessary** to satisfy permitting, inspections, or code compliance.
 - GC must identify **when and why engineered documents are required**, including:
 - AHJ requirement
 - system modification triggers
 - service upgrades or load changes
 - GC shall include any anticipated engineering costs as allowances or clearly defined unit pricing.
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5) Scope of Work — Action Item Breakdown

5.1 Preconstruction & Planning

- Existing conditions verification
 - Utility capacity confirmation
 - Code analysis (occupancy, egress, accessibility)
 - Permitting strategy and inspection roadmap
 - Baseline project schedule with milestones
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5.2 Site Logistics (Occupied Commercial Building)

- Coordination with landlord/property manager
 - Dust, noise, and occupant protection
 - Delivery and staging coordination
 - Temporary partitions as required
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5.3 Demolition

- Selective interior demolition

- MEP capping and protection
 - Disposal and recycling
 - Hazardous materials protocol (notify Aambe immediately; no assumptions)
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5.4 Framing & Rough Carpentry

- New interior wall and partition framing
 - Blocking and backing for:
 - casework
 - monitors and wall-mounted devices
 - security and IT devices
 - Rated assemblies where required
 - Door framing and hardware prep
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5.5 Drywall & Finishes

- Drywall throughout
 - **Level 5 drywall finish** in all public-facing, clinical, and pharmacy areas (assume inclusive unless otherwise noted)
 - Corner protection and wall durability measures
 - Sealants appropriate for healthcare environments
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5.6 Ceilings

- ACT and/or gypsum ceilings. Gypsum ceilings only necessary if soffit is required.
- Access panels for valves and controls
- Coordination with lighting, HVAC, sprinklers, devices

5.7 Flooring

- Subfloor prep and leveling (if required)
 - Installation of clinic/pharmacy-appropriate flooring – Commercial Grade
 - Transitions, base, as required
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5.8 Painting

- Low-VOC systems as required
 - Durable coatings in high-use areas
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5.9 Doors, Frames & Hardware

- Complete door, frame, and hardware package
 - ADA-compliant hardware
 - Coordination with access control systems
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5.10 Millwork & Countertops

- Installation of architectural millwork and built-ins
 - **Cleanable, solid-surface countertops are preferred** (GC to include in base scope unless otherwise directed)
 - Coordination for pharmacy counters and transaction surfaces
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5.11 Mechanical (Design-Build)

- HVAC evaluation and modifications
- Ventilation and exhaust compliance
- Zoning and controls
- Equipment replacement, **if required**

- Startup, testing, and documentation
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5.12 Plumbing (Design-Build)

- Restrooms and clinical plumbing
 - Sinks, water heaters, shutoffs
 - Backflow prevention if required
 - Inspections and sign-offs
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5.13 Electrical (Design-Build)

- Load verification and panel coordination
 - Lighting, controls, emergency/egress systems
 - Power for clinical and pharmacy equipment
 - Fire alarm coordination
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5.14 Fire Protection (GC Responsibility)

- **GC must identify whether existing sprinkler coverage is adequate or needed**
 - GC responsible for:
 - evaluation of existing sprinkler system
 - determining need for modifications or build-out
 - permitting and inspection if required
 - Fire alarm modifications as required
 - Fire stopping and rated penetrations
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5.15 Security & IT Coordination (Explicit GC Responsibility)

- GC shall **coordinate security and IT systems**, including:
 - pathways, conduits, sleeves
 - backboards and mounting provisions
 - power and rough-in locations
 - GC to coordinate sequencing with Aambe's vendors
 - GC responsible for above-ceiling coordination and as-built pathway documentation
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5.16 FF&E

- **Aambe will provide and install FF&E**
 - GC responsible for:
 - ready-to-install conditions
 - backing, power, clearances
 - protection of Owner-furnished items
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5.17 Cleaning, Punch & Closeout

- Daily and final cleaning suitable for healthcare occupancy
 - Punchlist completion
 - Closeout package including:
 - warranties
 - as-builts
 - permits and inspection approvals
 - lien releases
 - system documentation and training
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6) Permits & Inspections

- GC shall pull all required permits

- GC shall schedule and attend all inspections
 - Maintain inspection log and weekly reporting
 - Deliver documentation supporting final occupancy approval
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7) Schedule & Reporting

- Baseline schedule due within 7 days of award
 - **Weekly reports to Kesler De Ruyter**, including:
 - progress photos
 - 2-week lookahead
 - RFI and submittal logs
 - inspection status
 - change order log
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8) Proposal Submission Requirements

Proposals must include:

1. Cover letter
 2. Company qualifications (healthcare + pharmacy TI)
 3. Project team and org chart
 4. References (minimum 3)
 5. Schedule and staffing plan
 6. DB MEP approach
 7. Permitting and sprinkler evaluation plan
 8. Detailed scope confirmation
 9. Pricing (lump sum or GMP)
 10. Explicit exclusions (silence = included)
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9) Pricing Requirements

- Lump Sum or GMP acceptable – GMP will need to be in place after project award
 - Clearly identify allowances for:
 - permits
 - MEP engineering (if triggered)
 - sprinkler/fire alarm modifications
 - unforeseen hazardous materials
 - Provide unit rates for T&M work
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10) Key Assumptions (Now Defined)

- Five units are contiguous and already combined under lease, each unit has their own HVAC unit on it's own zone.
 - Project is **not on tribal land**
 - AHJ is Aambe Health
 - Security and IT coordination is GC responsibility
 - Sprinkler scope to be evaluated and identified by GC
 - Solid-surface, cleanable countertops are preferred and assumed
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11) Evaluation Criteria

- Healthcare/pharmacy experience
- Completeness of scope
- DB MEP capability
- Permitting and sprinkler strategy clarity
- Schedule realism
- Cost transparency

- Communication discipline
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Please submit all bids to the following
information below:

Kesler De Ruyter
Vice President of Construction & Project Development
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920.370.1715