

CAHUILLA BAND OF INDIANS



REQUEST FOR PROPOSAL

FOR

Cahuilla Energy Resources and Microgrid Feasibility Study

(Responses due by 5:00 PM PT on April 3rd, 2026)

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The Cahuilla Band of Indians - Brief Overview

The Cahuilla Band of Indians is a federally recognized tribe that was established by Executive Order on December 27, 1875 but have inhabited the area since time immemorial. The entire reservation is held in trust by the United States Government and consists of 18,884.26 acres. Cahuilla is approximately 525 members strong with approximately 55 residences on the Reservation.

The Cahuilla Indian Reservation is located in a rural Southern California area of Riverside County, adjacent to the township of Anza, CA. The Reservation is approximately 25 miles east of Temecula and 35 miles west of Coachella Valley. The Reservation is comprised of rolling hills, large boulders, and pasture lands; a true chaparral ecosystem.

The Cahuilla Planning Department was established in 2024. Its primary function is to facilitate and support the development of all major projects within the bounds of the Reservation with a particular focus on building projects which serve the community's needs. The Planning Department often relies upon interdepartmental collaboration in the planning and development stages of said projects.

The Cahuilla Tribal Environmental Protection Office (CTEPO) was founded in 2005. The department is responsible for all of the environmental projects run by the Tribe, namely its solid waste management and water protection programs. In supporting the Planning Department, CTEPO has been responsible for collaborating in building upon the Tribe's existing energy programs to increase rates of energy efficiency and self-sufficiency.

The Cahuilla Tribal Administration Campus project serves as a prime example of the work conducted by the Tribe which requires collaboration between the Planning Department and that of CTEPO. Currently, the Tribe is in the process of planning for this new administrative campus construction project. This project is intended to increase the connectivity of the Tribe's administrative offices and increase capacity to support Cahuilla's cultural resources and Tribal Community.

In the planning stages for this major project, the Cahuilla Reservation Energy Resources Study Project will assess energy resource potential and establish feasible options to serve the Tribe's goals and objectives for the site. In addition to assessing energy resource development potential and options, the Project will study the technical, economic, financial, and legal feasibility of installing an integrated resilient energy microgrid, interconnected with the Anza Electric Cooperative and capable of autonomous operation during interruptions in utility service for site loads. The resources and systems are required to serve the planned Cahuilla Tribal Administration Resilience Campus planned to serve as a comprehensive hub for governance, cultural resource preservation, recreation, public works, and emergency preparedness for the Cahuilla Band of Indians and the surrounding community. The Campus will include four (4) new

buildings (Administration Headquarters, Sports Center, Transfer Station and Cultural Museum); two (2) existing buildings (Cahuilla Public Works building and baseball field snack bar and sanitary facilities); expanded freshwater pumping and water storage capacity (in addition to existing capacity at the site); and a new wastewater treatment facility serving the Campus.

Resilient energy systems to serve the Campus will ensure continued availability of vital **emergency services** during extreme weather and wildfire events, including essential public safety services and safe sheltering spaces for the Tribal community and surrounding residents. The proposed systems are intended to strengthen **Tribal sovereignty**, promote **community sustainability**, and ensure the Tribe's ability to withstand and recover from emergency events.

The Cahuilla Reservation Energy Resources Study Project will assess available energy resource options to establish the most reliable, economical, and feasible sources of power for the Campus. Notably the Cahuilla Reservation depends entirely on electricity from Anza Electric Cooperative. No natural gas utility service is available. Preliminary site evaluation shows substantial solar irradiance and wind energy resources, as well as available land for energy resource development in close proximity to site electric loads.

Purpose of the Engagement

The Cahuilla Band of Indians ("Cahuilla," or "Owner," or "Tribe") is issuing this Request for Proposal ("RFP") to seek proposals from qualified individuals or firms to provide contractual services to complete the Cahuilla Reservation Energy Resource Study.

To ensure the Tribe meets these objectives, we are seeking assistance from a qualified consultant with the ability to:

OBJECTIVE. #1. Complete Feasibility Study

- 1.1. Determine Cahuilla Band's energy resources and project goals and objectives, and decision-making processes and evaluation criteria. Support Cahuilla Band in developing goals, objectives, and preliminary project evaluation criteria, if needed, including resiliency, economic, workforce development, environmental, and other community goals, objectives, and criteria/requirements.
- 1.2. Identify, gather, and analyze information and data on community buildings and facilities that may be included within the project scope, including:
 - Relevant community services and needs during outages
 - Existing (or planned) generators and other DERs, energy and fuel sources, availability of fuels, etc.
 - Cahuilla Band and utility electric distribution infrastructure serving the buildings/facilities
 - Reliability/outage data for the buildings/facilities and circuits and substations serving those facilities
 - 12-24 months of energy usage data and bills and other facility info and data (if available), including 15-minute interval usage data, from client, utility, or industry tools such as UtilityAPI. If energy usage and cost data is not available, it will be estimated using data from comparable facilities and other industry standard methodologies.
 - Forecasted energy usage, reliability, and outages

- 1.3. Identify, gather, and analyze information and data on energy resources, technology, and project options, including:
 - Available energy resource options and potential (e.g. solar, wind, hydrogen, propane, diesel, etc.)
 - Available technologies and project options (e.g. solar PV, wind turbines, energy storage systems, propane generators, etc.)
 - Available areas for deployment of energy systems
- 1.4. Research, identify, summarize, and make recommendations with respect to potential funding sources for the development of the Tribe's microgrid project(s). Engage in initial, high-level discussions local utilities, funders, and other potential partners with respect to funding or collaborating on the Tribe's microgrid project(s).
- 1.5. Research, analyze, and describe ownership options and models for the Tribal microgrid projects, including costs/disadvantages and benefits/advantages for each option, obtaining Cahuilla Band feedback on preferences. If appropriate, prospect and engage in initial, high-level discussions with potential third-party owners and financiers of the Tribal microgrid projects.
- 1.6. Prepare and present an overview of preliminary project options and obtain Cahuilla Band direction in analyzing the feasibility of up to three project options.
- 1.7. Prepare feasibility analysis of select project options that includes:
 - Optimized DERs options and sizing considerations and recommendations
 - Energy modeling with annual energy generation and savings projections
 - Financial modeling with initial investment and O&M costs, including cash flow analysis with payback, ROI, NPV, backup power capacity/availability, as well as potential grants, tax credits, financing, avoided outage costs, etc.
 - Ownership and financing consideration and recommendations
 - Environmental, cultural, permitting, and related development considerations
 - Project implementation steps and timeline
- 1.8. Prepare a draft feasibility study report, compiling feasibility analysis findings
- 1.9. Obtain Cahuilla Band feedback on draft feasibility study report and implementation plan
- 1.10. Finalize and present the feasibility study report and implementation plan to Tribal Council and leadership

OBJECTIVE #2: Complete Preliminary Design and Planning

- 2.1 Prepare preliminary design documents for the final, selected project option that includes a site plan, single line diagram (SLD), and major equipment specifications
- 2.2 Prepare initial procurement documents for a request for proposals (RFP) to support Cahuilla Band in obtaining project bids from qualified contractors/developers

OBJECTIVE #3: Complete Project Administration and Management

- 3.1 Conduct project kickoff meeting with Cahuilla Band
- 3.2 Conduct recurring (e.g. monthly) project update and check in meetings with Cahuilla Band
- 3.3 Make membership recommendations for a Stakeholder Advisory Group (SAG)
- 3.4 Conduct recurring (e.g. monthly or quarterly) SAG project update and check in meetings
- 3.5 Support Cahuilla Band with completion of funding agency progress reports
- 3.6 Submit monthly project invoices to Cahuilla Band

The Tribe anticipates the project to be conducted and completed on or before March 15th, 2027.

Response Requirements

1. Please provide the firm's information including the following:
 - Name
 - Phone
 - Address

2. Please provide the primary point of contact's information for the proposal including the following:
 - Name & Position
 - Phone
 - Email

3. Please provide an overview of the proposed work plan including proposed steps, timeframes, responsible personnel, and cost of the engagement. This response should lay out a plan to achieve Cahuilla's goals and objectives as outlined in the above engagement goals, including staff training and product rollout plans.

4. Please provide an overview of your firm and include details regarding your familiarity with the requested services and any resources that make your firm uniquely qualified to assist the Tribe. Please include Tribal government experience first, if applicable.

5. Provide a list of three clients/references for whom you have provided services similar to those being requested in this RFP. Include in the submittal: the name of government/company, address, contact name, and phone number.

Out of respect to each respondent's time completing the RFP response, the Tribe encourages respondents to be concise in its responses. The Tribe expects responses to be professional but is evaluating responses based on content rather than the quantity of the presentation. This philosophy runs true throughout the engagement.

Selection Criteria

- Vendor's experience, capability, and approach to the services requested (0-40)
 - Background, professional qualifications, and experience of the respondent (10)
 - Understanding and acceptance of the Scope of Services (15)
 - Current or past performance as determined by Reference Checks (15)
- Completion Date (0-25)
- Cost (0-25)
- Responsiveness to the Request Requirements (0-10)
 - Requested information included in the response
 - Thoroughness of response
 - Clarity and conciseness of response

Maximum Points: 100

Proposals will be evaluated to determine which best meets the needs of the Tribe. Evaluation and selection will be based on the information submitted in the proposal. Proposals will be evaluated based on the respondent's specific plan to meet the objectives of the Tribe's goals.

All liability for costs incurred by any individual or firm in preparing their proposal, during the selection process, or otherwise incurred prior to the receipt of an executed contract will be borne by the individual or firm.

Further information may be required by the Tribe for clarification purposes after the proposals are submitted. After meeting the mandatory requirements, the proposals will be evaluated on their functionality, support, and cost aspects. The Tribe reserves the right to accept or reject any or all proposals, or any part of any proposal, to waive any defect or technicality, and to advertise for new proposals on any basis and without disclosure of reason.

The failure to make such a disclosure shall not result in accrual of any right, claim, or cause of action by any unsuccessful bidder against the Tribe. The Tribe also reserves the right to award in whole or in part, by items, group of items, or by section where such action serves the Tribe's best interests. Complete and accurate responses to all items are necessary for a fair evaluation of proposals. This RFP does not obligate the Tribe or any applicant until a contract is signed and approved by both parties.

Due Date of Response

To be considered, proposals must be received no later than **5:00 PM PT on April 3rd, 2026**. Selection of a consultant will tentatively be determined by April 17th, 2026. Respondents may provide an electronic copy of their responses to **Environmental Officer, Alyssa Caravas, at Alyssa.Caravas@cahuilla-nsn.gov**. Any questions regarding this RFP should be directed to Alyssa Caravas via email.

Non-Disclosure Agreement (SAMPLE)

This Agreement is entered into and effective this ___ day of _____, 2025 by and between the Cahuilla Band of Indians (“Cahuilla” or “Tribe”), a federally-recognized, sovereign Indian Tribe and

(Name) _____

(Organization) _____

(Address) _____ (Recipient)

WHEREAS, Cahuilla and Recipient (collectively referred to as the "Parties") intend to establish terms governing the use and protection of certain Confidential Information relating to Cahuilla that Cahuilla may disclose to the Recipient.

NOW THEREFORE BE IT ACKNOWLEDGED AND AGREED that the Parties agree as follows:

PURPOSE. Cahuilla, including any department, division or Consultant of Cahuilla, anticipates providing material that includes information that is unique to the Cahuilla Band of Indians and is Confidential.

CONFIDENTIALITY. Any Recipient of Cahuilla’s Confidential Information, whether obtained through this RFP or otherwise, may not disclose such Confidential Information or use the same except for the Purpose(s) of this project.

NON-USE OBLIGATION. Recipient agrees not to use the Confidential Information in any way, except for the purpose set forth above.

NON-DISCLOSURE OBLIGATION. The Recipient agrees to hold all information in trust and confidence and agrees that no Confidential Information shall be disclosed to a third party for any reason without the express written consent of the Tribe. No information shall be disclosed or discussed with any person not officially connected with the Recipient. No copies of information will be made or retained by Recipient except for the ordinary course of business for use solely for the purpose stated above.

RETURN OF INFORMATION. All Confidential Information disclosed under this Agreement (including without limitation, information in computer software or held in electronic storage media) shall be and remain in the property of Cahuilla and shall be returned or destroyed upon written request by Cahuilla.

NO RELATIONSHIP. This Agreement is intended to provide only for the handling and

protection of Confidential Information. It shall not be construed as a teaming, joint venture, partnership or other similar arrangement.

NO ASSIGNMENT. Recipient shall not assign any of its rights or obligations hereunder, without prior written consent of the Tribe. Any attempted assignment in violation of this section will be void and of no effect.

TERM OF AGREEMENT. The obligations of this Agreement shall be continuing until the Confidential Information disclosed to Recipient is no longer confidential.

GOVERNING LAW. This agreement shall be governed by and interpreted in accordance with the laws of the Cahuilla Band of Indians. Cahuilla reserves all rights to protect the confidentiality of its information in any judicial, administrative, or equitable proceeding. The Cahuilla Band of Indians have made no waiver of its inherent rights of self-governance or its sovereign immunity.

AMENDMENT. This agreement may not be modified or assigned, except by further written agreement executed by an authorized representative of each party hereto.

IN WITNESS WHEREOF, by the signatures below of officials authorized to commit the parties, both Cahuilla and Recipient agree to the above terms and conditions, as of the Effective Date written above.

Cahuilla Band of Indians:

Signature: _____

Full Name: Erica Schenk

Title: Chairwoman

Date: _____

Recipient:

Signature: _____

Full Name: _____

Title: _____

Date: _____