

MULBERRY PROJECT RFP FAQ

1. Has the project received Site Plan approval thru the City of Tehachapi Planning?
 - a. **No, Architectural Design and Site Plan Review Application and process must be included in the bid. A formal letter describing the project proposal in length and detail. Letter will be included in submitted materials to the Planning Commission.**
2. Will Off-site improvements, streets curbs and gutters, utilities etc. be required as a part of the work or are street improvement plans available such that only an encroachment permit would be required?
 - a. **All bids must include Offsite improvements as part of Design Plan Packet.**
3. Is the site presently improved with serving utilities?
 - a. **All bids must include Site Utility Evaluation and Coordination**
4. How is storm water to be managed? Off site or on site?
 - a. **On-Site**
5. Will a Storm Water Pollution Prevention Plan (SWPPP) be required? Who will provide that?
 - a. **All Bids must include the services of a Certified Qualified SWPPP Developer (QSD)**
6. Will the owner provide a Topographic Survey?
 - a. **No, All Bids must include the services of Licensed Surveyor to execute all Topographic Surveys.**
7. Will the owner provide a Geotechnical Report (soils report), and Geohazard report?
 - a. **No, All Bids must include the services of a Licensed Geotechnical Engineering Firm to execute all Geotechnical and Geohazard reports.**
8. What is the overall project budget?
 - a. **To be determined**
9. Is there an anticipated Construction budget?
 - a. **To be determined**
10. If the preliminary plans are intended to be followed for programmatic references, will the owner provide them in CAD/REVIT format?
 - a. **Yes, the Preliminary programmatic drawings in the RFP will be provided in Revit format.**
11. Is there an anticipated project schedule? If so, what is it?
 - a. **Phase 1: shop building anticipated completion date is November 2021.**
 - b. **Phase 2: main building anticipated completion date to be determined.**
12. Will this be funded with any grant or state funding? Is there a time frame with this if so?
 - a. **Yes, see 11a. above.**
13. Is this project required to go thru the Division of State Architect, Access Compliance and Fire-Life-Safety? Or, will this project require the local building department approval, only?
 - a. **This project will require Local Building Department Approval only.**

14. Is this project required to receive California Department of Education approval? If so, will the owner provide?
- a. No, this project will not require California Department of Education Approval.**
15. Will the owner provide a current Title report?
- a. Yes.**
16. Will the owner provide Civil engineering and Landscape architecture?
- a. All bids must include Civil Engineering and Landscape Architecture as part of the Design Plan Packet.**
17. What phase of architectural plans have been prepared? Are they ready for submittal to authority having jurisdiction?
- a. The Architectural plans in the RFP are preliminary designs solely for use as programmatic reference. Complete and approved Architectural, Structural, Engineering, and Landscape submittal documents are to be developed by bidder.**
18. Will an architectural firm need to be hired to prepare construction drawings?
- a. Yes.**
19. Is a licensed Architect acceptable in lieu of having a professional engineer on staff as mentioned in the minimum qualifications/ requirements?
- a. All project documents must be signed and sealed by licensed professional for city approval and permits.**
20. The RFP mentions LEED AP as ideal - Is the goal to have the project obtain LEED certification?
- a. No, the project will not seek LEED Certification, but must comply with Title 24 and CAL Green specifications.**