



Mesa Grande Indian Housing Authority

Request for Proposals

Owner's Representative / Project Manager Services

North Field Phase 1A – Tribal Housing Development

MGIHA-2026-02 | Issued: 6/29/26

Questions and Responses:

Q: I was just curious if you had a kmz file that we could import into Google Earth to see the approximate location of the subject parcel being considered within RFP MGIHA-2026-03?

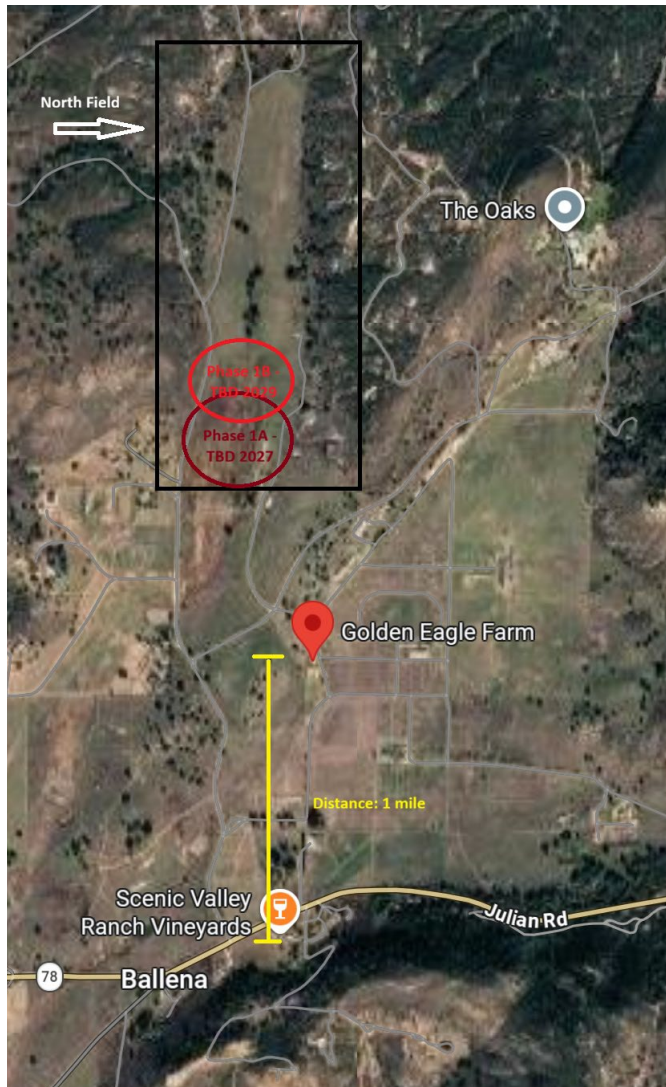
A: Thank you for your question. We do not currently have a KMZ file for the project parcel. The site is currently undergoing a lot line adjustment, so a KMZ reflecting the final project boundaries is not yet available. I have attached an image file to this email that gives you a satellite overview of the current project and future developments.

In the meantime, you can locate the approximate project area using the following information:

- **APN:** 246-160-19-00
- **Reference address:** Rancho Ballena Rd, Ramona, CA 92065
- **Total parcel size:** 84.33 acres
- **Project area:** Approximately 2.53 acres within the northern portion of the parcel

You can search for this parcel in Google Earth using the APN or address reference, or through the San Diego County Assessor's parcel map at parcels.sdcounty.ca.gov. The North Field parcel is located on the Mesa Grande Reservation near Santa Ysabel, CA.

The pre-submittal site visit will also give all prospective proposers a firsthand view of the project area. We strongly encourage attendance.



Q: Do you expect future phases of the project after this one to include similar numbers of units, or is MGIHA's goal to eventually move towards phases with larger unit counts over time? I know a lot of this is contingent on funding, but any thoughts you can share on the preferred approach would be helpful.

A: MGIHA's long-term goal is to develop the full North Field parcel over multiple phases, with unit counts growing larger in future phases as infrastructure capacity expands.

Phase 1A is intentionally modest in unit count. A primary goal of this phase is to establish the foundational infrastructure -- roads, water, wastewater, energy, and internet -- that will serve the entire development area. Once that infrastructure is in place, future phases will be able to add units more efficiently and at greater scale.

The master plan for the North Field envisions significantly more than 12 units over time. Future phase sizes will depend on available funding, but the intent is for each successive phase to build on the infrastructure investment made in Phase 1A and grow the community meaningfully.

Q: Do you expect Gruen Associates to propose on this project, given their role in the Master Plan process? It looks like they don't do many residential projects that aren't also mixed use.

A: Gruen Associates assisted a prior contractor who completed MGIHA's Housing Master Plan. Gruen Associates does not have a contract with MGIHA for this project. MGIHA will follow federal procurement requirements for all consultant selections on North Field Phase 1A. All firms are welcome to submit proposals and will be evaluated solely on the criteria outlined in the RFP. All firms are welcome to submit proposals in response to this RFP. Selection will be based solely on the evaluation criteria outlined in Section 5.

Q: I am not sure if you are looking for a General Contractor at this time or if you are only looking for someone to represent the tribe and handle the selection of a contractor.

A: Our current RFPs cover pre-development services only -- an Owner's Representative / Project Manager and a Planning and Design team. There will be a separate upcoming General Contractor RFP, which we expect to release in 2027 once design is complete.