

Mesa Grande Indian Housing Authority

Addendum No. 1 rev 1

RFP MGIHA-2026-03 – Planning and Design Services

North Field Phase 1A – Tribal Housing Development

Issued: July 20, 2026

This addendum is part of the RFP and is binding on all proposers. All proposers must acknowledge receipt of this addendum in their proposal cover letter. Proposals that do not acknowledge receipt may be considered non-responsive.

1. Deadline Extension

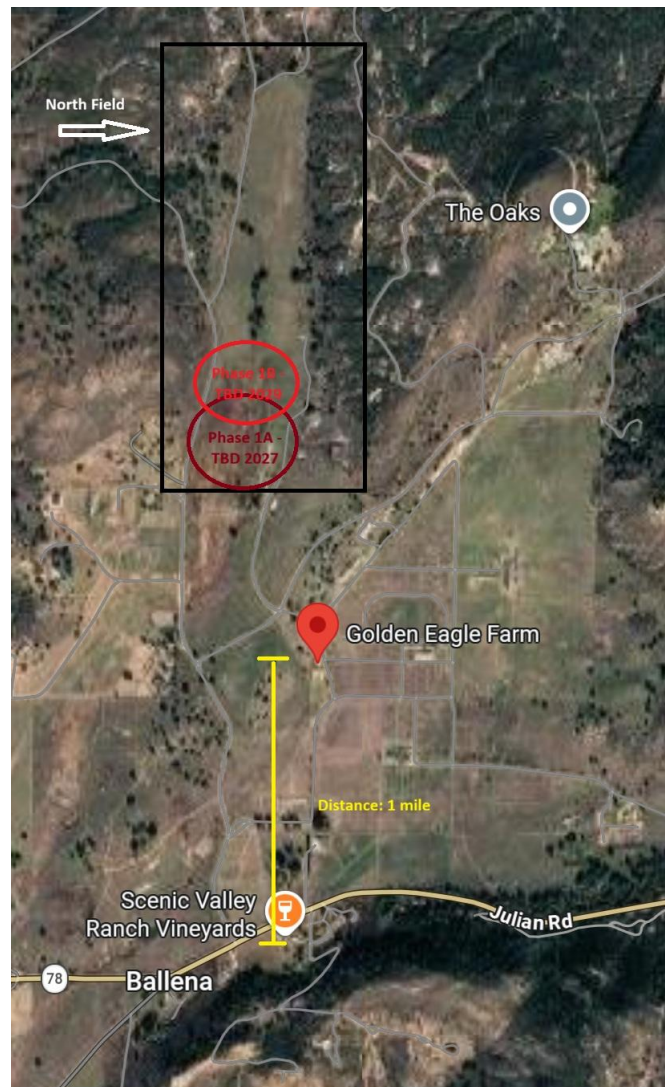
The proposal submission deadline has been extended. The new deadline is:

Wednesday, July 29, 2026 at 4:00 PM

All other submittal requirements remain unchanged. Proposals must be submitted as a single PDF to mgaha@mesagrandeband-nsn.gov by the deadline above.

2. Site Map

The following site map is provided in response to proposer requests for additional location information. The map shows the approximate location of the North Field Parcel and the Phase 1A and Phase 1B project areas. Note that the lot line adjustment is currently in progress; parcel boundaries shown are approximate.



Additional reference information:

- APN: 246-160-19-00
- Reference address: Rancho Ballena Rd, Ramona, CA 92065
- Total parcel size: 84.33 acres
- Phase 1A project area: approximately 2.53 acres within the northern portion of the parcel

3. Questions and Answers

The following questions were received from prospective proposers by the July 17, 2026 deadline. All questions and answers are binding on all proposers regardless of which firm submitted each question.

No.	Question (paraphrased)	Answer
A. Fee and Budget		
A1	<i>Do pre-construction and manufacturer coordination costs for manufactured or modular homes fall within the \$636,500 design fee ceiling, or are they a separate construction-phase cost?</i>	Research, evaluation, and written recommendation of manufactured or modular home options is included within the design fee ceiling. Coordination with the selected manufacturer during the construction phase is not included in this contract and will be addressed under the construction phase procurement.
A2	<i>Who is responsible for the cost of test well drilling, pump testing, and percolation testing?</i>	There is an existing well on the North Field Parcel. Test well drilling, pump testing, and percolation testing costs, if needed, will be funded through a separate MGIHA-held allowance outside the design fee ceiling. Proposers should include engineering design and specification work for water and wastewater systems within their fee proposals but should exclude field investigation costs. MGIHA will address field investigation funding separately.
B. Program and Site Scope		
B1	<i>Should the site plan address only the 12 Phase 1A units or also account for the larger North Field master plan vision?</i>	The site plan deliverable must address Phase 1A only, with a minimum of 12 units. However, MGIHA expects the site plan to reflect awareness of the long-term development vision for the full North Field Parcel. Infrastructure should be sized and designed to be adaptable for future phases. For example, a wastewater treatment system sized for 12 units should be designed so it can be expanded to serve the full North Field development over time. The same approach applies to roads, water, electrical, and internet systems. The design should identify the maximum feasible unit count within the Phase 1A footprint if additional funding allows.
B2	<i>Does MGIHA have on-site equipment available to support survey or field investigation work?</i>	No. Proposers should assume no on-site equipment will be provided by MGIHA. All equipment needed for survey and field investigation work is the responsibility of the selected firm and their subconsultants.
B3	<i>When will the recorded legal description and parcel boundary for the development area be available?</i>	The lot line adjustment for the Phase 1A parcel is currently in progress. MGIHA anticipates having a recorded legal description available by mid-August 2026. The selected firm should coordinate survey mobilization timing with MGIHA's Owner's Representative once both contracts are executed.
B4	<i>What is the target size and program for the community room? What are the parking requirements?</i>	The community room is expected to be a freestanding single-story structure of approximately 1,000 square feet. The program should include at minimum a community assembly space, kitchen, and restrooms. Space for on-site staff work areas may also be incorporated. Final program details will be

		confirmed with the selected firm at project kickoff. MGIHA is targeting approximately 30 parking spaces near the residential units. Proposers should incorporate this into their site plan approach.
B5	<i>Should proposers assume adequate well water capacity and leach field area are available on site?</i>	There is an existing well on the North Field Parcel. Proposers should not assume confirmed capacity. The water and wastewater engineering scope under this contract will determine site capacity. Field investigation costs, if needed, will be funded separately by MGIHA as described in A2 above.
B6	<i>Should infrastructure be sized for 12 units only or for the full North Field long-term capacity?</i>	Infrastructure should be sized to serve the Phase 1A development but designed to be adaptable and expandable for future phases. MGIHA's intent is that all infrastructure investments made in Phase 1A -- roads, water, wastewater, energy, and internet -- be planned with the long-term North Field development in mind. For example, a smaller wastewater treatment system may be installed for Phase 1A, but the design should anticipate and accommodate future expansion to serve the full site.
C. Construction Approach and Design Standards		
C1	<i>Is MGIHA firmly committed to manufactured or modular construction, or would stick-built be considered?</i>	MGIHA prefers manufactured homes or modular construction due to the accelerated project timeline. Other construction methods will be considered if a proposer can demonstrate comparable or faster delivery within the project budget. The selected firm's written recommendation on construction method is a deliverable under this contract.
C2	<i>Is MGIHA pursuing a design-build approach? Would turnkey GC or modular manufacturer proposals be considered?</i>	MGIHA is not pursuing a design-build procurement approach at this time. The planning and design scope and the construction scope are being procured separately. However, MGIHA is open to proposals that include recommendations for specific manufactured or modular home manufacturers as part of the design-phase deliverables.
C3	<i>Will team selection be based on commitment to a specific manufacturer or modular product?</i>	No. Team selection will not be based on commitment to a specific manufacturer or modular product. Proposers may identify multiple possible manufacturers or product types. Final manufacturer selection will be made during the design phase based on the selected firm's written recommendation and MGIHA approval. MGIHA does not have a proprietary modular product requirement.
C4	<i>What building code framework applies? Will the architect and engineer of record self-certify?</i>	The Tribe is currently developing its own building code, which is expected to align with California Building Code standards. The selected firm should design to the California Building Code as the applicable standard. The Architect and Engineer of Record are expected to self-certify compliance.

		MGIHA and the Owner's Representative will confirm the final code basis at project kickoff.
C5	<i>What design standard and reviewing authority applies to on-site water, wastewater, roads, and utilities?</i>	No state or local jurisdiction applies to this tribal trust land project. For roadway design, proposers should use Caltrans standards as the applicable baseline, consistent with the Tribe's intent to align with California standards generally. For water and wastewater systems, relevant federal agency standards may apply, including Indian Health Service (IHS) and EPA. The selected firm should propose appropriate standards for each system as part of their Approach to Scope of Work, and the applicable standards will be confirmed with MGIHA and the Owner's Representative at project kickoff.
C6	<i>Does MGIHA prefer two-story apartment configurations or would three-story be considered?</i>	MGIHA prefers apartment-style configurations up to two stories. Three-story may be considered if a proposer can demonstrate meaningful cost or schedule savings, subject to MGIHA approval.
C7	<i>Are there ADA or federal accessibility requirements?</i>	Yes. The project uses HCD and HUD funding and must comply with applicable federal accessibility requirements including ADA. The selected firm should design to federal accessibility standards.
C8	<i>Will there be community stakeholder involvement in the design process?</i>	Yes. MGIHA staff and tribal leadership will be involved in the design review process. The selected firm should plan for at minimum two community review presentations during schematic design. Community outreach will be coordinated through MGIHA.
C9	<i>Are there sustainability or energy efficiency requirements?</i>	The project does not have formally adopted sustainability or energy efficiency requirements at this time. MGIHA is interested in long-term energy resilience, including solar power, and invites proposers to address this in their approach.
D. Scope, Schedule, and Coordination		
D1	<i>What is the governing contract completion date -- June 2027 or June 30, 2027?</i>	The governing completion date for all work under this contract is June 30, 2027.
D2	<i>What is the anticipated start date for the OR/PM?</i>	The OR/PM is being procured concurrently under RFP MGIHA-2026-02. MGIHA anticipates both contracts being executed simultaneously, with a target Notice to Proceed for both in mid-August 2026. The selected planning and design firm should plan for OR/PM coordination to begin at or shortly after their own contract execution.
D3	<i>Will MGIHA provide a pre-vetted list of manufactured or modular home vendors?</i>	No. MGIHA does not have a pre-vetted list of vendors. The selected firm is expected to conduct an open market evaluation and deliver a written

		recommendation to MGIHA as described in Section 3 of the RFP.
D4	<i>What does the ten-page proposal limit include and exclude?</i>	The ten-page limit applies to the written proposal narrative only. The following are excluded and should be submitted as separate attachments: cover letter, resumes, subconsultant list, and fee proposal. A table of contents, if included, is also excluded from the page limit.
E. Environmental and Regulatory		
E1	<i>What is the current status of the HUD Part 58 EA and when is Authority to Use Grant Funds anticipated?</i>	The HUD Part 58 environmental review is currently in the public comment period. MGIHA anticipates completing the review process and receiving Authority to Use Grant Funds by mid-August 2026. The selected firm should coordinate environmental planning deliverables with MGIHA's Owner's Representative to ensure alignment with the Part 58 timeline.
E2	<i>What is the current status of the biology report? Will it be shared before the proposal deadline?</i>	The biology report has not yet been completed. It is included as a full scope deliverable under this contract. Proposers should include the full biology report as a deliverable in their fee proposals. A draft is not currently available to share with proposing teams prior to the proposal deadline.
F. Other		
F1	<i>Do you expect Gruen Associates to propose on this project given their role in the Master Plan process?</i>	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.
F2	<i>What are the future phase unit counts planned for North Field beyond Phase 1A?</i>	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 foundational infrastructure that will serve the entire development area. Future phase sizes will depend on available funding, but the intent is for each successive phase to build on the Phase 1A infrastructure investment and grow the community meaningfully.

4. Required Acknowledgment

All proposers must acknowledge receipt of this addendum in their proposal cover letter. Include the following statement:

"[Firm Name] acknowledges receipt of Addendum No. 1 to RFP MGIHA-2026-03, issued July 20, 2026."

Proposals that do not include this acknowledgment may be considered non-responsive.

5. Summary of Changes to RFP

The following changes are made to RFP MGIHA-2026-03 by this addendum. All other terms and conditions remain unchanged.

Section	Original language	Revised language
RFP Summary Table -- RFP Due Date	Sunday, July 27, 2026 at 4:00 PM	Wednesday, July 29, 2026 at 4:00 PM