

**Madera Irrigation District
Questions & Answers
Request for Qualifications
for Architectural Services for Site Plan and Office Facility
October 3, 2025**

1. How do we bid for the Geotech services and/or materials testing / structural etc.? **Include the Geotech service that you believe will be required.**
2. What is the construction budget? **The District has not established a budget for this project. The Design Team will assist the District in the development of a budget and cost-effective solutions for the project.**
3. Has MID submitted and obtained entitlement approvals from the County of Madera for the proposed improvements? **No**
4. Can MID provide a copy of their intended contractual Agreement for review? **Please contact asandoval@madera-id.org to receive a copy.**
5. Will any of the funding for the project be provided by State or Federal grants? If so, please provide a copy of the grant funding requirements for the project. **It is anticipated that there will not be State or Federal funding/grants.**
6. Has a geotechnical engineer already been selected for the project? **No**
7. Does the District have a contract for materials lab to provide testing and special inspection services? **No**
8. Does the District have a general square footing for the buildings or square footage for each building? **No**
9. Is there any plan to combine any of the listed buildings or does the District want 5 separate buildings? **To be determined**
10. Page 5, Consultant Scope of Services:
 - a. XII, Appropriate construction administration, **including inspection**: Please describe what are the expected scope tasks for ‘inspection’; are there services expected beyond normal construction periodic observation visits? **No**
 - b. IV, Permitting and approval process: will the project be subject to County Planning Entitlements and Reviews ? **To be determined**
 - c. I. Design Consultation: Please describe the scope tasks expected for this service. **Selected consultant shall provide recommendations.**
11. Is extension of City water and sewer service to the project/possible annexation to be considered in the project services ? **Unknown at this time, to be determined**

12. Is the existing water well capacity sized for the expansion or is verifying well capacity and possible replacement part of the project scope ? **It is anticipated that the existing well will meet the demand or connection to the City of Madera.**
13. Are the septic tanks and leach fields sized for the expansion or is verifying septic system capacity and possible expansion part of the project scope ? **New septic/leach fields would be required or connection to the City of Madera.**
14. Are furnishings design and specification for the new buildings to be included in the scope of services ? **No**
15. What is the expected use and disposition of the existing buildings after the project is constructed ? (other than facilities listed on page 3) **To be determined**
16. Is there a current topographic survey showing where the utilities are located and existing site features? **No. District has limited as-built records of existing utility infrastructure on the Property.**
17. Is there a recent geotechnical report? **No**
18. Will the project seek any form of LEED or higher sustainable goal than the CBC? **Not anticipated at this time**
19. Is there a public review / planning commission approval required for this project? **Not anticipated at this time**
20. Will the existing buildings be demolished? **To be determined**
21. Is this a prevailing wage project for all disciplines during construction? **Yes**
22. Can the proposer provide a complete design-build proposal in-lieu of just design and permitting? **It can be submitted in addition to the RFQ request, but not in-lieu of.**
23. How many staff for each department are there? **Currently Administration - 3, Finance – 4, Human Resources – 1, Engineering – 4, Maintenance - 24, Operations – 22**
24. Is there any on-site renewable energy goals? **Yes, those required by law.**
25. Are there any specific landscape design standards? **No, however aesthetically pleasing drought resistant landscaping is desired.**
26. Are there any known biological / anthropological / tribal resources on the site that require review and protection? **No**

27. Please provide a copy of the Consultant Services Agreement so that we can have it reviewed by our legal team. **Please contact asandoval@madera-id.org to receive a copy.**
28. Does the District have an estimated budget (construction and design) for this project? **The District has not established a budget for this project. The Design Team will assist the District in the development of a budget and cost-effective solutions for the project.**
29. Does the District have a square footage estimate for the spaces/areas and vehicle counts?
No
30. Has any programming work been completed by the District or by a professional services firm? **No**
31. Will the existing site/facility be demolished, renovated, repurposed, or remain-in-place?
To be determined
32. How much of the site will be developed for this project? **See Attachment 2**
33. Please confirm the project requires CSI Master Format (50 divisions). Are there any District Design Standards? **To be determined and no, the District does not have design standards for this facility.**
34. What is the project delivery method? (Design-bid-build, Progressive Design Build, Design Build, CMGC? **To be determined, it is currently anticipated to be design build.**
35. How many board or public meetings will the consultant be expected to attend (virtual and in-person)? Is the consultant expected to prepare renderings or visualization materials and conduct presentations for board or public meetings? **To be determined**
36. Does the District have an internal process to manage CEQA compliance? **The District will be primarily responsible for compliance with the California Environmental Quality Act (CEQA), although may require some information and minor assistance from the Design Team.**
37. Are geotechnical investigations / soil boring services to be provided by the District? **No**
38. How long is the review period for District Staff after firm submittals? **To be determined**
39. Is the District a self-permitting agency? If so, does the District plan to review of a full document set? A full submission intends to comply with all applicable state and local laws and regulations (eg: CBC, CalGreen, Title 24, etc.) for architectural, fire/life safety, accessibility, and engineering disciplines. Will this be reviewed internally or by third-party reviewer(s)? **To be determined**
40. Does the District require a consultant to assist with selection, specification, and coordination of furniture, unique shop and storage equipment in the maintenance shop,

chemical storage building, meter storage building, and warehouse building? **Not anticipated at this time.**

41. Is this project phased? Will staff continue operating in the existing facility during construction, and should we account for phasing or temporary swing space facilities in our design/cost assumptions? **The current plan is that staff will remain in existing facilities until the new facilities are complete and can be transitioned over.**
42. Based on the buildings noted we will need to provide Photovoltaics (PV) and battery storage per code for the admin and warehouse. It can also be covered by parking lot PV. If the project is phased, we need to know so we can provide the proper services at each phase. **It is not anticipated that the project will be phased at this time.**
43. Will Consultant be required to coordinate the new electrical service for PG&E? We assume a new service with new medium voltage loop will be required for this project. Is Consultant to provide the design for the new campus power system? **Yes**
44. Clarify if fire alarm and fire protection is a deferred submittal. If so, we can provide performance spec and spot and dot as required by the AHJ. Otherwise we need a fire alarm/fire protection sub. **Selected consultant shall provide recommendations.**
45. Will the District provide hazardous material evaluation? **Please request the Preliminary Subsurface Investigation Report dated February 2014 from asandoval@madera-id.org.**
46. Please confirm that there is no known contamination on site. **Please request the Preliminary Subsurface Investigation Report dated February 2014 from asandoval@madera-id.org.**
47. Does the District expect the design to achieve LEED certification or other certifications to address the sustainability goals of the District? **Not anticipated at this time.**
48. The RFQ outlines a 2026 design period. Is there a targeted completion date for construction, or is the schedule contingent on funding availability? Should we build our design services cost estimate around a 12-month, 18-month, or longer design/construction administration period? **As the RFQ states, an approximately 12-month schedule is anticipated for design completion. At this time, construction is not contingent on funding availability.**
49. Does the District expect to have the consultant conduct and facilitate public outreach regarding the project? **Not anticipated at this time.**
50. Have target or conceptual project budgets and program sizes been identified by the District for the proposed scope of work? If so, will those be made available to bidders?
No

51. Has the District identified a target project completion date, or important schedule milestones for bidding, construction, and completion? **No**
52. Has the entitlements process been started? If so, are preliminary comments or agency reviews available? **No**
53. Are site approval coordination and document submittals to be included in the scope of services? **Unsure of the question**
54. Is the District aware of any Zoning or General Plan amendments necessary to realize the project? **No**
55. Have CEQA requirements been determined? **The District will be primarily responsible for compliance with the California Environmental Quality Act (CEQA), although may require some information and minor assistance from the Design Team.**
56. Are existing geotechnical reports available for review? **No**
57. Should a third-party security consultant be included, or will that scope be provided by the District? **Selected consultant shall provide recommendations.**