



FINANCE

RFP 823-24
Permit Ready Accessory Dwelling Unit Plans

Addendum #1
Date: April 09, 2024

Questions:

1. Could you kindly confirm whether proposals are exclusively accepted via in-person delivery to the office of the City Clerk at Lancaster City Hall, situated at 44933 Fern Ave, Lancaster, CA? Are there alternative methods for proposal submission, such as via email or Dropbox?

In person is the only form we currently accept.

2. Regarding the five distinct detached ADU designs, is there a designated location proposed for each ADU?

No designated location. ADUs will be located throughout the City.

3. Would you be able to clarify an approximate timeline needed for the design and community review process?

30 days

4. How many virtual design sessions and in-person meetings with the City of Lancaster are anticipated?

None – no in-person meetings required.

5. Apart from foundation, framing, and structural details, do you require structural calculations report for the five ADUs?

Yes

6. Is it feasible to submit drawings for plan review via the City of Lancaster's Accela Online Portal?

Yes

7. Will the end user be required to provide a soils report or will the building official waive this requirement?

Yes, a soils report will be required.

8. The scope references all utilities required. The ADU plans are not site specific so should we assume utilities to 5' outside the building or is there another expectation?

Use deepened footings detail.

9. Will there be any public review component as part of the design process, ARC, planning commission, etc.?

No

10. Is any public outreach or informational document development anticipated with this project, handbooks, handouts, check lists?

Not at this stage.

11. How to address the variety of soils conditions on different parcels which would impact the pre-approved foundation design?

Use deepened footings detail.

12. Should the proposing team include civil engineering to address site drainage and stormwater management issues?

The applicant for the ADU will be required to submit a drainage plan for their specific location.

13. Does the city request the following for all five plans to be included in the proposal?

- a) Floor Plans – **Yes**
- b) Foundation plan **Yes – Standardized foundation plan**
- c) Sections – **No**
- d) Exterior Elevations **Yes**
- e) Renderings of exterior and interior **Exterior only**
- f) All utilities, including but not limited to sewer, water, gas and electricity.
Required per site.

14. Is solar power required?

Yes

15. Can these ADU's be powered only by solar and be "Off the Grid" completely?

Yes

16. If not, does the city require the ADU to have its own separate electrical panel connected to the grid?

No

17. If not, does the city require that the existing home electrical panel be upgraded and then a sub-panel to the ADU be installed?

No

18. Is the city requiring a full set of MEP engineered and stamped final plans for approval?

Yes

19. Can the sewer line connect to the homes existing line? Or is a new connection to the street required?

Sewer line can connect to the homes existing line.

20. Can the ADU water supply line be connected to the existing home? Or is a new meter and supply line required?

Can be connected to the existing home.

21. When does the city want to provide these plans to the public?

ASAP or by the end of the year.