June 25, 2025:

1. Does the District have funding for this project?
Answer: Yes. Additional clarification as of July 9 – The District does not have funding to construct a collection and treatment solution. It does have funding to cover the costs of this 90% Design and Costing effort.
2. Is another firm doing the Environmental?
Answer: Yes, Padre and Associates has the contract for Environmental.

July 3, 2025:

The due date for RFP responses was moved to August 1 (from July 18) due to the unavailability of one RFP response rater. Given his unavailability, it was decided that responders should be given as much time as possible to respond.

1. What level of topographical mapping does the District possess?
Answer: The District has recent topographical mapping information for parcels within the District’s boundaries. We relied on the County of Santa Barbara for such information for parcels along the Alamo Pintado Avenue corridor. It is expected that responders will likely need to shoot new topo for that corridor. Note: The District would anticipate having full rights to any such data obtained.

July 9, 2025

1. What is the District’s priority with this RFP?
Answer: The District is trying to accomplish three primary goals with the RFP.
(1) to reconcile disparate designs/costs that were obtained from Stantec and REGEN. The disparities are not a result of the work completed by these firms, but are due to the District’s approach to obtaining the information. The reconciliation process is intended to allow the District to make a final decision regarding the collection approach (effluent, gravity, or a mix) it intends to use within the District’s boundaries.
(2) to advance the design far enough to have high confidence in an accurate estimate and budget for the project in order to proceed to a Proposition 218 compliant Assessment vote. For purposes of this effort, 90% design will not include preparation of detailed technical specifications. Proposers should clearly state their qualifying factors in preparation of a 90% design according to information they find in the reference studies and documentation.
(3) to establish a relationship with an engineering firm that can carry the District through final design of its wastewater treatment solution.
2. Will the proposer you select at this stage be your consultant through final design (full PS&E)?

Answer: Yes, we may use the winner of this RFP process as our engineering firm through final design (full PS&E) for the items covered in this RFP.

1. We noted the change in due dates for responses. Do you anticipate moving the award date as well?
Answer: Yes, the contract award date is now targeted for September 10, 2025.
2. Are there firms that are excluded from responding to the RFP?
Answer: Yes. MNS Engineering is excluded from responding as an MNS employee serves as the LOCSD District Engineer and will serve on the RFP Response review team.
3. How much latitude do we have in responding to the RFP?
Answer: To be responsive, you must include the effort and costs related to getting the District to the 90% Design and Cost level. Respondents should be clear what 90% design will include and exclude. As noted in the RFP, responders can consider offering additional or different services that may go along with the 90% effort or other District activities. Additionally, responders can consider breaking their proposal down into “work packages” that allow for a methodical approach to getting to design and cost figures, while also supporting the District’s overall goals of the project.
4. Is another firm performing Assessment Engineering prior to the Prop 218?
Answer: The District used NV5 to complete an initial pass at an Assessment Engineer’s report. The District anticipates obtaining new quotes for completing a “final” Assessment Engineer’s report prior to the Prop 218.
5. Advancing the 30% design performed by others requires some level of verification to advance the design and assume responsibility as engineer-of-record. Should we include these costs in our proposal?
Answer: Yes, it is assumed that the successful proposer will review the previously prepared survey and design efforts sufficiently to use the previously generated engineering products as a basis for their efforts.
6. The 30% effluent collection system design makes assumptions on cost for work performed on individual lots (e.g. effluent tanks, pumps, electrical and laterals). How does the District want us to address moving this part of the design forward?
Answer: The 30% effluent collection design concluded that all lots within the District had sufficient room to hold an appropriately sized tank and provided estimates for on-parcel components. At this point in time, the District is assuming that all on-parcel components, including installation of laterals, will be the responsibility of parcel owners. Ideally, respondents would list the costs to “ensure feasibility” of placement of tanks and other components as an optional work package.
7. Are the sewer laterals going to be constructed by the District as part of the project or is the project stubbing out the lateral at the property line?
Answer: Design and construction of sewer laterals will be the responsibility of parcel owners. Depending on the collection approach selected by the District (effluent or gravity), the District may establish a contractual relationship with a consultant who can provide design support work performed on individual parcels. Regardless, the District anticipates a process where it “approves” the final connection to the District’s sewer main.
8. Is there geotechnical information available? Is additional geotechnical testing on the Alamo Pintado pipe route expected?
Answer: There are boring logs available for the five groundwater monitoring wells recently built within the District Boundaries. This information is available on our website. Other geotechnical study or borings required for a competent 90% design should be included in your proposal.
9. Is the City of Solvang requiring a metering tank / equalization tank?
Answer: Yes. The City of Solvang has said that for LOCSD to connect to their infrastructure they require a “metering tank” to mitigate and control peak flows. Proposers should include the effort to recommend the optimal design and placement of this tank (tanks) and whether it may be integrated into the wet-well storage for the primary lift station located at the south end of the District.

July 21, 2025

1. What is the last date I can ask questions regarding the RFP?
Answer: Questions will be accepted and answered through the end of the day on Monday July 28, 2025.
2. What time on August 1 are RFP responses due?
Answer: Responses should be submitted by 6 PM Pacific
3. NOTE: Regarding question/answer #2. Padre was awarded the environmental contract on July 9, 2025.