

2018-2019 Request for Proposal

Addendum #1

November 13, 2018

The CREATE Board of Directors issues the following clarifications to the 2018-2019 Request for Proposal:

1. Clarification 1

Question: We encountered the information regarding the tiny house's building code and we wanted to clarify whether the tiny house must be to UCB or Department of Transportation building code?

Answer: Tiny houses aren't specifically addressed in building codes. It is recommended that teams base their designs on guidelines taken from any acceptable code document such as the California Building Code (CBC), International Building Code (IBC), International Residential Code (IRC), etc. Dimensional guidelines are based on CalTrans requirements.

2. Clarification 2

Question: Where is this tiny home located geographically?

Answer: That is up to the determination of the team. Due to the fact the tiny home is intended to be mobile it is conceivable that the tiny home can be located anywhere.

3. Clarification 3

Question: Does it have to comply with uniform building code?

Answer: Tiny houses aren't specifically addressed in building codes. It is recommended that teams base their designs on guidelines taken from any acceptable code document such as the California Building Code (CBC), International Building Code (IBC), International Residential Code (IRC), etc.

4. Clarification 4

Question: Is this tiny home allowed to have pop-outs?

Answer: Pop-outs are permitted provided that when mobile, the dimensional requirements of the RFP are met.

5. Clarification 5

Question: Is the height requirement when the tiny home is stationary, moving, or both?

Answer: Height requirements are based on CalTrans requirements when mobile.

6. Clarification 6

Question: Is the overall square footage the square footage of all floors (loft included) or just the footprint (one floor, does not include loft, etc.)?

Answer: Overall square footage refers to occupied interior space (including lofts and any expandable, enclosed areas). Roof decks, porches, balconies, etc. on the exterior of the building are not included.

7. Clarification 7

Question: Does a fold-able ramp count towards the square footage?

Answer: See response to item #6.

8. Clarification 8

Question: Do we need a permit for the tiny home?

Answer: Permitting is not required as part of this RFP.

9. Clarification 9

Question: What are the size constraints for the miniature model?

Answer: It is recommended to limit the physical mockup to 2'-0"x2'-0"x2'-0". The mockup must be easily transported to the presentations and fit through a standard door.

10. Clarification 10

Question: Does the total cost include the cost for the trailer?

Answer: The trailer cost is not included in the project budget as stated in the RFP.

11. Clarification 11

Question: Do we include the cost of labor in the total cost?

Answer: Labor would typically be included in the project budget if the labor is being hired. If the intent is to self-perform the work then teams may choose to state that when considering their budget.

12. Clarification 12

Question: If we have pop outs do they count as part of the sf? Thinking similar to a camper. During transport they would not be popped out.

Answer: See response to item #6.

13. Clarification 13

Question: Is square footage calculated for only the first floor or does it count towards living areas such as lofts, patios or high walkways?

Answer: See response to item #6.

14. Clarification 14

Question: Does square footage calculations begin on the interior or exterior of the walls?

Answer: Square footage is a gross number. It should include all area within the exterior face of wall. Note this is based on the final at-rest configuration of the tiny house with any pop-out fully expanded.

15. Clarification 15

Question: Is the trailer prefabricated or custom built?

Answer: That is at the discretion of the design team. Design of the trailer is not required as part of the RFP.

16. Clarification 16

Question: Are personal belongings included in the weight total?

Answer: The total weight would include anything within the tiny house including furniture and personal belongings.

17. Clarification 17

Question: How many will occupy the space, and what occupants will be there such as animals, children, or adults?

Answer: That is at the discretion of the design team.

18. Clarification 18

Question: Does this tiny home need to be ADA compliant?

Answer: ADA compliance is not required. The tiny house is a private residence.

19. Clarification 19

Question: Are there any location or environment requirements?

Answer: No. Because the tiny house is mobile it does not need to be designed to any one set of requirements. Compliance with local laws and requirements is the responsibility of the end user, not the design team.

20. Clarification 20

Question: Can the cost be reduced by state or local available rebates?

Answer: Team may utilize any actual state or rebates when considering their overall budget.

21. Clarification 21

Question: Is there a minimum distance from the bottom of trailer to the road?

Answer: The minimum recommended distance is 6" but that is at the discretion of the team.

22. Clarification 22

Question: Is the 400 square feet limit static or can it be increased while the home is stationary through use of expandable parts?

Answer: See response to item #6.

23. Clarification 23

Question: Are we responsible for designing the trailer that the tiny home will be mounted on? If not, should we research a general trailer size or specific trailer for our tiny home and use those dimensions when determining how tall to make the home?

Answer: See response to item #15. However, some reasonable assumption for trailer height should be considered when determining the overall height of the tiny house.

24. Clarification 24

Question: Can the shower be outside?

Answer: Yes.

25. Clarification 25

Question: Does the 40 feet length maximum include the hitch of the trailer?

Answer: For the purposes of this RFP assume the 40' length is the maximum length of the house that can be mounted on the trailer. The hitch length is variable and need not be included in that 40' requirement.

26. Clarification 26

Question: The RFP states, "The tiny house must be mobile" however, there is no indication of the final location or potential temporary locations of the tiny house. What would be the specific location of the tiny house? Specifically, what are the environmental factors that need to be taken into consideration? The environmental factors will affect aspects of the structural design of the tiny house. Please provide the region where it will be inhabited.

Answer: That is at the discretion of the design team. See response to item #19.

27. Clarification 27

Question: The RFP provides information about the design intent of the tiny home, however, there is no indication of whether ADA code compliance will be a factor. Does the tiny house have to follow ADA standards in terms of design and construction? The design of accessibility features would be dependent on whether they need to be ADA compliant.

Answer: See response to item #18.

28. Clarification 28

Question: If the tiny house is located in a rainy place, then gutters or roof overhangs would be included. Would gutters or roof overhangs be included in the maximum width?

Answer: Yes, any permanent appendage on the tiny house must be considered within the dimensional limits.

29. Clarification 29

Question: The RFP states, "The tiny house must be mobile (trailer mounted)", yet there is no indication of the type of trailer to be used. Will the trailer be a 5th wheel or will it be a regular trailer that can hook up to any vehicle? Please provide the type of trailer mount to be used as it will affect design.

Answer: See response to item #23.

30. Clarification 30

Question: The RFP states that the livable area of the tiny house has to be between 100 and 400 square feet. However, it is unclear whether or not the water heater would be allowed, and/or if it would be included as part of the square footage even though it is not livable.

Answer: See response to item #6. Any interior space counts against the square footage limit.

31. Clarification 31

Question: Can solar panels attached to the tiny house be used as an energy source? If so, what portion of the budget would the solar panels fall under, if at all?

Answer: Use of solar is at the discretion of the team. It would be captured as an individual line item within the overall budget.

32. Clarification 32

Question: Does the cost include labor?

Answer: See response to item #11.

33. Clarification 33

Question: How high does the space for the wheels need to be?

Answer: See response to item #21.

34. Clarification 34

Question: Do the dimensions include any exterior add-ons or would that breach the permit requirements?

Answer: See responses to items #4 and #28.

35. Clarification 35

Question: Who is our specific client?

Answer: There is no specific client other than to say it is intended for a person or persons to occupy. The design of the tiny house can be tailored to a particular type of occupant at the discretion of the design team. The team narrative should include their intent when describing what inspired the team's design.

36. Clarification 36

Question: How much space is dedicated to water if any?

Answer: Dedication of space is at the discretion of the design team within the limits/requirements of the RFP.

37. Clarification 37

Question: What utilities are needed for construction?

Answer: That is up to the discretion of the team. Tiny homes may rely on external utility hookups or be completely self-sufficient.

38. Clarification 38

Question: What are the dimensions of the trailer?

Answer: See responses to items #15, #21, and #25.

39. Clarification 39

Question: Is the mobile house allowed to have additional changes made to the exterior for the design aesthetic?

Answer: Aesthetic design decisions are at the discretion of the design team.

40. Clarification 40

Question: What kind of family is the house dedicated to?

- a. Where would it be stationed?
- b. Is it required to have internal plumbing tanks or external connections?
- c. Where is the water source that would be used in the shower and sinks in the mobile home?

Answer: See responses to items #26 and #37.

41. Clarification 41

Question: What natural condition would the house be located in? Meaning as to, security, national disaster coverage, etc.

Answer: See response to item #26. Where the house is located is ultimately up to the client that owns it. That is not predetermined as part of the RFP. Also see response to item #35.

42. Clarification 42

Question: Does the main building the house has to be only 1 main building, or possibly split into several pieces?

Answer: That is at the discretion of the design team. All pieces must fit on a single trailer within the dimensional constraints of the RFP.

43. Clarification 43

Question: Does the mobile house follow the mobile home regulations, or the regular home regulations?

Answer: See response to item #3.

44. Clarification 44

Question: Does the dimensions include the vertical square footage (of the multiple floors)?

Answer: See response to item #6.

45. Clarification 45

Question: Are we allowed to have more than one exit in case of an emergency?

Answer: The number of exits is at the discretion of the design team.

46. Clarification 46

Question: Are fire extinguishers recommended?

Answer: Inclusion of fire suppression is at the discretion of the design team.

47. Clarification 47

Question: Does the budget of \$50,000 include the interior amenity such as refrigerator and bed?

Answer: The budget includes everything specifically required in the RFP and all permanent fixtures or appurtenances. A refrigerator is required per the RFP and thus is part of the budget. If the bed is something that is constructed as a permanent part of the tiny house (i.e. a frame with built-in storage) then it must be included in the budget. If it's just a mattress, that can be considered FF&E (Furniture, Fixtures and Equipment) which is not part of the budget.

48. Clarification 48

Question: What theme of the interior should the house be designed as?

Answer: See response to item #35.

49. Clarification 49

Question: Is the square footage restricted to the interior and or the exterior such as patio as well?

Answer: See response to item #6.

50. Clarification 50

Question: Could the house be expandable and constructible?

- a. Would a foldable area on one side of the track be counted as the square footage because technically is it there, but usually not there?

Answer: See the response to item #6.

51. Clarification 51

Question: What colors are appropriate for the exterior of the mobile home?

Answer: That is at the discretion of the design team.

52. Clarification 52

Question: Does the total weight limit include the people in it?

Answer: The weight does not include the weight of people in it. The weight limit is when mobile. The tiny home should not be occupied when moving.

53. Clarification 53

Question: What is the source of electricity?

- a. Are we allowed to use solar panels?
- b. Will the house include generators? Or do we have to provide one from our budget?

Answer: See responses to items #31 and #37.

54. Clarification 54

Question: What is the percentage on average that the house should be environmentally safe?

- a. Should some parts be recycled and reusable?

Answer: Use of recycled material is at the discretion of the design team.

55. Clarification 55

Question: Can the top of the house include a pool or a garden?

Answer: Such amenities are at the discretion of the design team. When considering such amenities, weight and dimensional requirements of the RFP should be taken into account.

56. Clarification 56

Question: What is the max amount of cost the people have to pay because of the house?

- a. Is it rentable?

Answer: Cost considerations are not part of the RFP. However, cost or rent would be up to the end user and would be whatever the market will bear.

57. Clarification 57

Question: What laws should we adhere to in the designing process?

Answer: See response to item #1. It is assumed that this question is more related to codes than laws. That being said, laws such as zoning, parking, etc. are the responsibility of the end user to comply with, not the design team.

58. Clarification 58

Question: What are some other requirements and specifications we should keep in mind during this process?

Answer: The RFP is intended to be fairly open ended. See response to item #35. So long as reasonable backup is provided in the narrative (and/or final presentation) for the decisions made during the design process the goal is to have fun and learn!

59. Clarification 59

Question: Can the bedroom space also be used for other purposes? For example, can the bed fold up into the wall to use that space for something else?

Answer: This is at the discretion of the design team. Depending on the team's thoughts on item #35, flexibility with regard to usage of space may be desirable.

60. Clarification 60

Question: Can there be pop-outs on the tiny house? For example, can we have an overhang that folds out of the house?

Answer: See response to item #4.