

**ADDENDUM #1  
RFP 2023-21-004P**

**ARCHITECTURAL SERVICES –  
LAUREL ELEMENTARY – SITE IMPROVEMENTS**

The following changes, additions, deletions, clarifications, or corrections shall become part of the Request for Proposals for the above listed project. This Addendum #1 forms part of the RFQ document and modifies the original documents. **Addendum #1 MUST be acknowledged in the cover letter.** Failure to do so may subject response to disqualification.

Oceanside Unified School District	Program Management: CCM/MAAS
RFP 2023-21-004P	Program Manager: Penny McGrew
Architectural Services – Laurel Elementary – Site Improvements	

<b>Question</b>	<b>Response</b>
1. Please define the scope of the HVAC replacement for the administration building and B-building	Remove and replace existing rooftop HVAC equipment with like for like.
2. What is the construction budget for the HVAC replacement component specifically?	\$400,000
3. What is the anticipated size/area of the shade structure to be installed?	The district did a preliminary investigation of potential locations for shade structures in 2020, but code changes may alter the location. The location will be finalized once an architect is selected.
4. Are there geotechnical reports available for Laurel Elementary School? If so, can the District share please with the proposing firms?	A geotechnical investigation may have been done during a modernization. The selected firm will receive those reports. At sites where no modernization has been done, once the location for the shade structure is identified, the district can have a geotechnical investigation completed.
5. What is the anticipated size/area of the playground to be installed?	It is anticipated that the size/area would remain the same as the existing playground.

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6. Are there any specifications or programming requirements for the playground equipment?	The district is currently working with several playground manufacturers and site to identify specific need. This may require some involvement from the selected architectural firm.
7. Are they anticipating any planting and irrigation changes around these playgrounds?	This is a removal and replacement of the current playground(s) and surface(s) only.
8. What is the anticipated construction cost breakdown for site work versus roof/HVAC replacement?	It is anticipated that playground(s), surface and shade structure will be \$400,000. The remaining balance will be put towards the roof/HVAC replacement.
9. Is HVAC equipment nearing the end of its useful life and intended to be replaced with new? How many units? Does District have a condition assessment of the Administration Building and B-Building to help the design team evaluate replacement versus refurbishment?	HVAC units are at the end of their useful life. A Facility Conditions report can be found with the Facility Master Plan at <a href="http://www.ousdplan.org">www.ousdplan.org</a> . A Facility Conditions report is available for each district site. As a reminder, the roof/HVAC replacement is only for the Administration and B Buildings.
10. Does District have, or will District provide, a Geotech report for the site?	A geotechnical investigation may have been done during a modernization. The selected firm will receive those reports. At sites where no modernization has been done, once the location for the shade structure is identified, the district can have a geotechnical investigation completed.
11. Is it anticipated that grading permits would be triggered for any of the playground and shade structure sites?	The scope of the project includes replacement of the existing playground(s) equipment and surface(s) and installing fabric shade structures at each site. The selected architectural firm will need to

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	determine what site improvements are required.
12. Will the grading limits of any of the playgrounds/shade structures be greater than 5,000 SF?	See #11
13. Will the grading limits of any of the playgrounds/shade structures be greater than 1 AC?	See #11
14. Are there any anticipated proposed utilities outside of drainage improvements?	Any DSA or code requirements should be considered as part of the project.
15. Should we assume there are no offsite improvements and therefore no coordination/plan processing outside of DSA?	Correct.
16. Should we include survey work; topography, boundary, plotted easements, utility locating (pothole) or will OUSD provide this information?	A civil investigation may have been done during a modernization. The selected firm will receive those reports. At sites where no modernization has been done, once the location for the shade structure is identified, the district can have a civil investigation completed.
17. Please confirm there is not any scope associated with the plumbing, only HVAC?	No internal plumbing requirements.
18. Is the intent to replace the units in-kind or reconfigure the zoning, etc.?	In-kind.
19. Is there any scope associated with the ductwork distribution or is the extent of work at roof level only?	Roof level only.
20. Is the intent to replace the existing DDC controls or remove the existing controls from the old units and reinstall on the new units?	To be determined during design.

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21. Can the District share record drawings for the Admin Building and B-Building?	If a site has been modernized, as-builts will be provided to the selected architectural firm.
22. Will an electrical study be required by design team to confirm load capacity?	No.
23. Will there be lighting for the structures or path of travel?	No.
24. Will there be power / WAP at the shade structures?	No.
25. Will there be a drinking fountain?	No.
26. Will there be power for an irrigation controller?	No.
27. Please confirm rooftop HVAC replacement includes removing and reinstalling supporting rooftop piping and conduits (natural gas piping, condensate, controls, etc.) and curb.	Confirmed.
28. Please confirm rooftop HVAC replacement will be in kind in regards to capacity or if any existing capacity issues are to be addressed in the design.	Confirmed.
29. Please confirm any solar panel equipment scope is to be excluded from electrical design.	Confirmed.

END OF ADDENDUM #1