

RFP 2023-21-005P

**ARCHITECTURAL SERVICES –
JEFFERSON MIDDLE SCHOOL MODERNIZATION & NEW GYM/MULTI-PURPOSE
ROOM PROJECT**

ADDENDUM #2

The following changes, additions, deletions, clarifications, or corrections shall become part of the Request for Proposals for the above listed project. This Addendum #2 forms a part of the RFP document and modifies the original documents. **All addenda 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 2023-21-005P Architectural Services – Jefferson Middle School Modernization & New Gym/Multipurpose Room Project	Program Manager: Penny McGrew

Informational Updates
<p>1. The point of contact for this RFP is now Colette Leyva, coletteleyva@maasco.com. Completed proposal submissions should now be mailed or delivered to Colette Leyva at the Oceanside Unified School District, Bond Construction Management Office, 2111 Mission Ave., Building E, Oceanside, CA 92058 no later than 2:00pm on Friday, August 26, 2022.</p>
<p>2. Indemnification requirements are outlined in the current master agreement. A sample of the master agreement for architectural services is located in the shared folder, https://maasco-my.sharepoint.com/:f/p/coletteleyva/EpVkyNIQaqpJssga2sY6CVkBsd66rIH5GfpWjevmdweaw?e=eJ3l0e. Indemnification requirements are located in Article XIII of the sample master agreement. As a result, section 7.5 of the RFP is no longer required.</p>

Question	Response
1. I'd like to request the as built drawings for the above referenced campus.	See Informational Update #2
2. In doing our research for the above referenced project, we saw that the attached consent item was approved by the board on Oct 12, 2021. Can you clarify if this project is actually already awarded or under contract? ^A . If the District is pursuing a new firm for	<p>A. The project is not under contract.</p> <p>B. Completed programming documents will be provided to the selected firm.</p> <p>C. The named firm did not attend the mandatory site walk.</p>

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this project, do they plan on following the programming completed by PJHM? If so, will that be provided? ^B . Based on the depth of insight that PJHM has on this project/campus and the prior work completed, will they be allowed to proposed on the project? ^C .	
3. I wanted to confirm if the District had a construction budget established for this project.	Anticipated construction budget is \$27,300,000.
4. What is the district's proposed project budget?	Project budget is \$37,000,000.
5. For Section 4.2.7, would it be possible to submit (6) folded 11x17 pages?	Yes.
6. A not-to-exceed fee by phase and hourly rates are asked for (section 4.3) Yet no pages have been allotted to this section in the format section (section 5.3). Would the district like the fee sealed separately or included in the proposal? If included in the proposal, can we be given extra pages?	Please provide not to exceed fee and hourly rates as an appendix to the proposal. This will not count against the page count.
7. Can we obtain the existing campus drawings for our reference?	See Question #1
8. Would you be able to disclose the estimated construction budget for this project?	See Question #3
9. In Section 2 – Project Site, Background, and Description – it states “Programming has been completed for the modernization.” Can the District please release this document to proposing teams?	The selected firm will receive current programming documents. For purposes of this response, assume the capacity of 650-700 students.
10. Please provide a target construction budget for Jefferson MS construction?	See Question #3

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11. Is there an anticipated Construction start date and occupancy date for Jefferson MS Completion.	The selected firm will work in conjunction with the program management team to determine the schedule.
12. Please confirm if a combined Gym/MPR spaces is preferred or separate spaces?	Board of Education direction was to include a combine gym/MPR space.
13. What would the target student capacity for dining be for the MPR?	The existing MPR is 3,600 square feet and is not an adequate space for dining for all students at the same time. Please plan accordingly.
14. What would the target student capacity for Events be in the MPR?	See Question #13
15. Confirm since there is no formatting requirements stated for the (6) design concept pages, pages can be any size (fold outs) within the packaged RFP response.	See Question #5 Any size page up to 11x17.
16. Can the District please provide a Site plan of the campus with identifiers of each building.	See Informational Update #2
17. Is a Site Plan or Limits of Work Exhibit available?	Site plan is available in the as-builts. Please do not include the blacktop peninsula in your concept, as discussed at the mandatory site walk.
18. Will Topographic Survey Basemap be provided by the District, or is to be included in our proposal.	The District will provide to the selected firm.
19. Were there any scope diagrams or additional information developed during the programming phase that can be made available?	All available documents will be made available to the selected firm.
20. Can the District please provide the list of attendees from the mandatory site walk?	See Informational Update #2
21. Given the page count limitation for item 4.2.3 – Key Personnel, are we	Yes, these can be included.

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able to includes resumes as an appendix?	
22. Are sheets within our submittal limited to 8.5x11 or may 11x17 sheets be used? If so, will the 11x17 be counted as 1 or 2 pages?	See Question #5 11x17 will be counted as one page.
23. Will Kitchen used as full kitchen or warming kitchen?	Full kitchen.
24. What is the anticipated square footage of the new Gym/MPR?	This will be determined during programming. This is a new element to the project.
25. What is the construction budget for the project?	See Question #3
26. Does the existing Campus have a voice evacuation fire alarm system that meets current Code?	No.
27. What is the desired extent for AV systems in the new Gym/MPR?	Jefferson Middle School has a strong VAPA program.
28. Will the modernization and new Gym/MPR be designed under a common package and be built in a common construction phase?	To be determined.
29. What is the intended purpose(s) for the multipurpose room?	The MPR is being considered for the VAPA program, so it should have a stage. The MPR should also function for a gym, assemblies, cafeteria, and kitchen/food service.
30. Does the District plan to design to LEED, WELL, CHPS or something similar?	No.

END OF ADDENDUM #2