

**RFP 2023-21-052P
ADDENDUM #1**

**ARCHITECTURAL SERVICES –
DEMOLITION AND REPLACEMENT OF NORTH TERRACE SCHOOL**

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 RFP document and modifies the original documents. **Addendum #1 MUST be acknowledged in the cover letter.** Failure to do so may subject the response to disqualification.

Oceanside Unified School District	Program Management: CCM/MAAS
RFP 2023-21-052P Architectural Services – Demolition and Replacement of North Terrace School	Program Manager: Penny McGrew

Informational Updates
1. The attendee list for the Informational Site Zoom Meeting is attached to this addendum, Attachment 1.
2. A site map is attached to this addendum, Attachment 2. The administration and kinder areas are in the red box and are to be protected in place.

Question	Response
1. In regards to the single point of entry, will that be on the civilian side or the base side?	The single point of entry is to get onto the actual school campus. There will be 2 vehicular entries, but only 1 foot traffic entry.
2. Is the ATRP requirement the same for both the civilian side and base side?	Yes.
3. Is there an opportunity for both entries to be relocated?	The vehicular entries to the site have to stay as is, but how they are configured is up to the designers.
4. Will the site remain a K-8 school?	Yes. The site is actually preK – 8. New configuration should include a gym/MPR combo and locker rooms.
5. Is the population expected to increase?	The student population increase/decrease is unclear due to fluctuation with the unstable housing market. The new design should assume an increase in population.
6. Is the anticipated budget expected to stay the same?	Yes, but that is dependent on DOD.

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7. Will the attendee list be published?	Yes. See Attachment 1.
8. Are there any special programs at the site? (Independent study, special education, etc.)	The only special programs on site are preschool, transitional kinder, and special education. All students are integrated.
9. Can the District provide a school site plan that identifies the buildings, i.e. Location of Admin, Kindergarten Classroom, gym, MPR, etc.	See Attachment 2.
10. Where is the Admin and kindergarten building to be protected in place on the site?	See Attachment 2.
11. Will the site continue to include K-8 students, or will pre-k and other grade levels be introduced?	See Question #4.
12. What is favored by the district a 1-story or 2-Story building design? The site phasing, as well as space on-site, is impacted by the footprint of the buildings. The footprint of the buildings impacts space on-site.	No preference.
13. Is there any requirement/desire to have a separate parking lot/drop-off for the kindergarten students?	No.
14. Does the preschool/pre K programs need to be separate or can they be combined into an early education area?	They can be combined; however, they must meet State PreK and Kindergarten requirements.
15. Can you confirm the total enrollment we should be planning for?	To be decided during programming.
16. Should we plan for approximately equal amount of parking and drop-off for each side (civilian/base) of the campus?	The majority of parking and drop-off will be on the base side.
17. In the RFP Section 2 PROJECT SITE, BACKGROUND, AND DESCRIPTION paragraph 2 it states in the second paragraph "Due to the proposed site	The proposed site plan submitted to DOD may or may not be accepted. In redesigning the site, please submit

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plan phasing, there will be no need for interim housing”. Where can we find the proposed site plan?	recommendations for phasing that do not require interim housing.
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END OF ADDENDUM #1



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ADDENDUM #1 – ATTACHMENT 1**

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Informational Site Zoom Meeting Attendee List
October 27, 2022
10:00am

Architectural Firm	Attendee
DLR Group	Alex Gordon Kevin Fleming Andrew Thompson
PBK Architects, Inc.	Mark McKnight José Videla Eren Moctezuma Isabel Tejeda
Morrissey Associates, Inc.	Thomas Morrissey Steve Park
HPI Architecture, Inc.	Jacob Blatt

2022-2023 NORTH TERRACE
SITE MAP

RFP 2023-21-052P
ADDENDUM #1 - ATTACHMENT 2

ARCHITECTURAL SERVICES –
DEMOLITION AND
REPLACEMENT OF NORTH
TERRACE SCHOOL

