

**RFP 2024-21-109P
ADDENDUM #3**

**DESIGN-BUILD SERVICES –
PREFABRICATED BUILDINGS FOR JEFFERSON MIDDLE SCHOOL**

The following changes, additions, deletions, clarifications, or corrections shall become part of the Request for Proposals for the above-listed project. This Addendum #3 forms part of the RFP document and modifies the original documents. **Addendum #3 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 2024-21-109P Design-Build Services – Prefabricated Buildings for Jefferson Middle School	Program Manager: Penny McGrew

Informational Updates
See attached HPI Addendum 3 RFP Documents

	Question	Response
1.	Please confirm the number of submissions required? There is a conflict in the RFP which requests for (1) paper submission and (1) thumb drive and elsewhere it requests for (1) original and (5) copies	One (1) hard copy submittal and one (1) thumb drive.
2.	Please confirm that this project is a Progressive Design-Build and as such, at Bid Bond is not required?	This project is intended to use a progressive design build process. Please refer to Section 3.4.2 for the bid bond requirements
3.	Please confirm that Estimated Cost is an estimate only and that any Price Proposal that exceeds this amount will <u>not</u> be deemed nonresponse and will be included for further consideration?	Confirmed. Estimate is a preliminary cost.
4.	Item 2.2 of the RFP notes the Price Proposal shall include any temporary or interim facilities which contradicts page 5 of the Design-Criteria (HPI - Basis of Design) that indicates the interim scope will be part of a separate package. Please confirm interim scope is not included in this package?	Interim Housing is not included in the Design Build scope of work.
5.	Item 2.4 of the RFP lists liquidated damages at a rate of \$5,000 per day which contradicts the draft Agreement that notes \$1,500 per day. Please confirm the liquidated damages rate?	\$5000 per day.
6.	Please confirm that Price Proposal can include a list of qualifications/clarifications?	Per Section 1.4.10, no qualifications or clarifications are permitted on a price proposal.

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7.	Item 3.1 of the RFP requests consultant information including for the Civil Engineer, Landscape Architect, Acoustical/Vibration Consultant and Laboratory Design Consultant. These are not applicable, as such please confirm these can be excluded?	The Design Build A/E team to include: Architect, Structural Engineer, Mechanical Engineer, Electrical Engineer, Plumbing Engineer, Fire Alarm Engineer, Fire Protection consultant, Low voltage consultant, Food Consultant, and Acoustic consultant.
8.	Item 3.2 of the RFP states “Additional presentation boards, slides, models, videos, computer animation, or other presentation materials not specifically included in this RFP are not allowed”. Please confirm that a PowerPoint presentation is allowable?	All are allowable for scheduled presentation.
9.	Item 6.4 of the RFP requests for the “Proposed price delivered at time of interview in a sealed envelope.” Please confirm is the Price Proposal should be included with the RFP submission, or only brought at time of interview?	Price to be in a sealed envelope and brought on scheduled presentation day.
10.	Please confirm if the Payment and Performance bond applies to Construction only?	The Payment and Performance bond applies to Construction only, but errors and omission coverage is required to cover all design and architectural services.
11.	Please confirm if Building C – Lunch Shelter and Entry Canopy is included in the Design-Build scope of work or is included in a separate package?	Building C - Lunch Shelter and Entry Canopy are included in the Design-Build scope of work.
12.	A geotechnical report is mentioned in various places of the RFP. Please provide a copy of the Geotechnical Report if available?	Geotechnical report provided in Addendum 1.
13.	Please confirm who is responsible for providing the Audio Visual equipment?	OFCl
14.	Page 5 of the Design-Criteria (tk1sc – Basis of Design) notes that “all new buildings shall be designed to receive an emergency responder radio coverage (ERRC) system.” Please confirm if the ERRC is required and if so, who will provide?	Yes, a system will be required, but who will be providing and installing will be determined at a later date.

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15.	<p>In an effort to streamline our submission and to focus on delivering the most relevant aspects of our preliminary design submittal, please confirm that elements listed under 3.2.1 Technical Component can be omitted in its entirety and that the preliminary design submission should include only those items specified in Section 3.2 Preliminary Design Submission, being:</p> <ul style="list-style-type: none"> Design Narratives Drawings Perspectives Design Innovations Outline Specification Area Tabulation 	<p>The design-build team is required to deliver the specified items outlined in the RFP item 3.2. However, the deliverables listed in 3.2.1 are optional and subject to the design-build team's discretion.</p>
16.	<p>Request the District review the deadline and extend it to allow adequate time for their design and submission.</p>	<p>The schedule has been extended.</p>
17.	<p>RFP Section(s) Page 2 1.3.2 Proposal Documents #6 Self-Certification and Page 3 1.4.9 Submittal Requirements #8 Self-Certification Please clarify what requirement or form “Self-Certification” is referring to? Please confirm this document can be omitted from the proposal as no Self-Certification form was provided.</p>	<p>This is not required.</p>
18.	<p>RFP Section(s) Page 2 1.4.2 states: March 5th by 3:00pm. Provide 1 paper submittal and 1 thumb drive of RFP submittal and RFP Section(s) Page 9 states: Each Prequalified Proposer shall provide one (1) original and five (5) copies of their written Proposals to be submitted in 8-1/2” x 11” vertically formatted 3-ring binders (items not physically suitable for inclusion into binder may be submitted separately) and have sections tabbed as identified below. Please clarify how many proposal copies and format of copies are to be submitted?</p>	<p>Refer to response on item 1.</p>
19.	<p>RFP Section(s) Page 3 1.4.9 Submittal Requirements #7 Design Professionals Please clarify what requirement or form “Design Professionals” is referring to?</p>	<p>Architectural and Engineering Team.</p>
20.	<p>Are the following items listed in 1.4.9 to be included in the sealed envelope with the Price Proposal form? · Expanded List of Subcontractors</p>	<p>Forms to be included in RFP submittal.</p>

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	<ul style="list-style-type: none"> · Design Professionals – Pending RFI clarification on this. · Self -Certification – Pending RFI clarification on this · Iran Contracting Act Certification · Drug-Free Workplace Certification · Certification of Contractor and Subcontractor Division of Industrial Relations Registration · Asbestos-Free Materials Certification 	
21.	<p>RFP, Item 1.4 Submittal of Proposal and Required Documents, 1.4.1 states “The Price Proposal Form, Proposal Security, and all other documents required to be submitted with the Design Builder’s Price Proposal Form shall be enclosed in a sealed opaque envelope and brought with you to your specified presentation appointment.”</p> <p>Please confirm the proposal is to be submitted on March 5, 2024, prior to the presentation date of March 11, 2024, and the above-mentioned documentation is an additional copy of the proposal.</p>	Refer to response in item 9.
22.	<p>RFP, Item 1.6 Selection of Successful Proposer states “Selection shall be based upon a “best value” approach which will be calculated on a “cost per point” basis as identified in the Proposal Evaluation Process document.</p> <p>This document cannot be found in the RFP. Please provide a copy of the Proposal Evaluation Process Document.</p>	Refer to RFP section 6.0 Presentations.
23.	<p>RFP, Item 2.2 Scope of Contracted Work states “... including any temporary or interim facilities required to maintain essential existing functions in operation throughout the construction period as identified in the Detailed Project Program. Please confirm temporary or interim facilities are not within the scope of work of this project and the Guaranteed Maximum Price Proposal shall exclude these facilities.</p>	Refer to response on item 4.
24.	<p>RFP, Item 2.4 Liquidated Damages shows an intended use date of “{TBD}”.</p> <p>RFP, Conceptual Project Timeline – Design-Build (Schedule) shows Construction Administration beginning approximately April 15, 2025, and continuing indefinitely.</p> <p>Please provide the “To Be Determined” estimated date and scheduled duration and deadline for completion of construction.</p>	DB Team to provide schedule based on DB scope and sequence schedule provided by HPI Architects.

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25.	<p>RFP, 3.1 Cover Letter states to identify the Landscape Architect.</p> <p>RFP, Basis of Design, 1.2 Architectural, Design Approach states “site work, the remodel of the Existing MPR building, and the renovations of Buildings L, M, and N, will follow a Design-Bid-Build approach.”</p> <p>Please confirm sitework is not in scope for this project and will be under a separate contract, and therefore a Landscape Architect is not required for this scope of work and may be excluded from the cover sheet.</p>	<p>Site improvements and Landscape (Hardscape and softscape) are not included in the Design Build scope of work.</p>
26.	<p>RFP, 3.1 Cover Letter states to identify the Acoustical/Vibration Consultant and Laboratory Design Consultant. After review of the limited acoustical and laboratory scope, we feel that additional discipline specific consultants are not necessary.</p> <p>Please confirm an Acoustical/Vibration Consultant and a Laboratory Design Consultant are not required for the Design-Build team.</p>	<p>Acoustic consultant is required.</p>
27.	<p>RFP, Item 3.2 Preliminary Design Submittal states the submittal shall include a “site model”.</p> <p>RFP, Basis of Design has indicated site work shall be under a separate Design-Bid-Build project and is not within the scope of work of this Design-Build project.</p> <p>Please confirm a “site model” is not a requirement of this proposal and shall be deleted from the submittal requirements.</p>	<p>Site model not required.</p>
28.	<p>RFP, Item 3.2.1. Technical Component includes an extensive list of requirements for a proposal phase of approximately 27 days (less than 4 weeks) from the issuance of the RFP until the proposal is due.</p> <p>RFP, Schedule, Concept Project Timeline – Design Build showed an RFQ/RFP period of approximately 9 weeks between January 16 through March 22.</p> <p>The actual RFP period seems to have been reduced to 4 1/2 weeks between February 7 and March 11.</p> <p>It is in the Districts best interests to allow Proposers additional time in order to formulate the best proposal to the RFP.</p> <p>Please consider a two-week extension beyond the March 5, 2024 proposal date.</p>	<p>RFP submittal is due on April 11th by 3:00pm. Cost proposal is due at time of scheduled presentation in a sealed envelope .</p>

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29.	<p>RFP, Item 3.2.1 Technical Component states to provide 30"x40" foamcore board. Please confirm standard size 30"x42" foam core boards are acceptable in addition to 30"x40" boards.</p>	<p>Standard size is acceptable.</p>
30.	<p>RFP, Item 3.2.1.1 Site Plan, B. states "Include relationships with existing site elements and buildings". RFP, Drawings exclude an Existing Site Plan or Site Demolition Plan. RFP, Drawings, AS116-2 provides a schematic site plan that includes relationships with existing site elements and buildings. Please provide drawings if available that may include existing site plan conditions, existing civil drawings, existing underground utilities, existing planting and irrigation plans. Please provide available drawings for the adjacent Design-Bid-Build project that may include the Increment 1 scope of work, Increment 2 scope of work, showing relationships and impact to the Design-Build Scope of Work. Please provide any available information for existing or future sitework that may impact this project.</p>	<p>All prospective Design-Build teams to complete and return Digital Data Transfer Agreement in order to receive progress drawing documents and files. Upon receipt of all agreements, files will be released in a subsequent addendum. Release forms to be returned no later than March 6, 2024. Agreement attached as Addendum 2 Exhibit B to updated Design Criteria Documents. TRANSFER AGREEMENT to be emailed directly to Nancy Rosenberg PRIOR to COB on March 6th, 2024.</p>
31.	<p>RFP, Item 3.2.1.1 Site Plan, C.1.b through h. includes ...hardscape, parking, roads, landscaping, etc... design elements which are outside the scope of work of this project. Drawings of existing facilities and site amenities have yet to be provided. Drawings of future site hardscape and amenities of the Design-Bid-Build project have yet to be provided. Please confirm there is no hardscape, ramps, site accessibility, parking, roads, landscaping, etc... scope of work (beyond five feet of the building) within the Design-Build Scope of Work.</p>	<p>Site work, including hardscape and landscape, is not part of the design-build scope of work. The preliminary design submittal by the design build team shall include a site plan exhibit to show the placement of the design-build buildings within the context of the school campus site. Refer to the answer in question 30 for the proposed site design as part of increment 2.</p>
32.	<p>RFP, Item 3.2.1.2 Landscape Plan includes requirements for planting, etc...as part of this proposal. RFP, Basis of Design, 1.2 Architectural, Design Approach indicates site work shall be in Design-Bid-Build project scope of work, and not in the Design-Build project scope of work. Please confirm Landscape Drawings shall be deleted for the Preliminary Design Submittal requirements in this proposal.</p>	<p>See response in question 31.</p>

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33.	<p>RFP, Conceptual Project Timeline – Design-Build (Schedule) shows Construction Documents beginning approximately April 8, 2024, and continuing for approximately 17 weeks (a little over 4 months). RFP includes language for Schematic Design, Design Development and Construction Document design submittals.</p> <p>Note that the 17-week design period is very limited for three submittals that will include design, QC, review, comment, response, and correction. Please provide the number of working days or weeks the District will require for their review and comment of each Design Submittal.</p> <p>Please confirm that the District’s intent is to have all Design and Construction Documentation completed in 17 weeks, as we feel this limited duration is likely not achievable.</p>	<p>The schedule provided with the RFP is conceptual. The design-build teams shall provide a proposed schedule for DD, CD, DSA review, and construction phases considering the following:</p> <ol style="list-style-type: none"> 1. District and Master Architect review of DD package - 1 week duration 2. District and Master Architect review of 50% CD - 2 weeks duration 3. District and Master Architect review of 100% CD (DSA set) - 4 weeks duration <p>The design-build team proceeds with the next design phase while the District and Master Architect reviews happen concurrently.</p>
34.	<p>RFP, Conceptual Project Timeline – Design-Bid-Build shows construction beginning approximately mid-November 2024 into summer 2025 which overlaps with the Design-Build construction schedule. Please provide phasing and other information regarding the scope and schedule of Design-Bid-Build Increments 1 and 2 and their impact on the Design-Build contract and work adjacencies.</p>	<p>Phasing Schedule and Phasing Plan attached as Exhibits C and D to updated Design Criteria Documents.</p>
35.	<p>RFP, Contract, Article 1 General Provisions, 1.1.2 includes reference to LEED. Please confirm that LEED Certification is not a requirement for this Design-Build project.</p>	<p>LEED Certification is not required.</p>
36.	<p>RFP, Basis of Design, 1.2 Architectural states “To achieve the project goals above, the proposed design concept considered demolishing the current Administration and interior campus finger classroom buildings.....”.</p> <p>RFP, Basis of Design seems to exclude a specific Demolition Scope of work.</p> <p>Please confirm that demolition of the current Administration and Classroom Buildings are not part of the Design-Build Scope of Work.</p> <p>Please confirm there is no Design-Build Demolition Scope of Work.</p>	<p>Design Build scope of work does not include demolition of existing site and buildings. See response to item 30.</p>

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37.	<p>RFP, Basis of Design, 1.1 Project Description states “.... a preliminary geotechnical report will be provided to confirm the extent of the remedial grading and extent of contaminated soil. Please provide the Geotechnical Report if available. Has the geotechnical report been reviewed and approved by the California Geological Society (CGS)?</p>	Refer to response on item 12.
38.	<p>RFP, Basis of Design, 1.2 Architectural, Design Approach references “utilization of modular pre-engineered buildings for the new VAPA and Science classrooms, Administration, Gym/MPR, and Food Service facilities.....while the remaining aspects of the project, including site work, the remodel of the Existing MPR building, and the renovations of Buildings L, M, and N, will follow a Design-Bid-Build approach. Please confirm site work, Buildings H, L, M and N shall be bid separately as a Design-Bid-Build project and are not a part of the Design-Build scope of work under this contract.</p>	Buildings H, L, M, and N will be bid as separate project.
39.	<p>RFP, Basis of Design, 1.2 Architectural, Design Approach, Building A states “the classrooms inside feature a unique folding wall system....” Drawings, A-101-A Floor Plan does not seem to indicate a “unique folding wall system”. Please confirm a unique folding wall system is not to be integrated into the design.</p>	"Unique folding wall system" removed from design, refer to updated Architectural Basis of Design.
40.	<p>RFP, Basis of Design, 1.2 Architectural, Design Approach states “.....sitework, the remodel of the Existing MPR building, and the renovations of Buildings L, M, and N, will follow a Design-Bid-Build approach. RFP, Drawings, General Sheet G-002, Scope of Work, Site note 2 states “(N) Slurry seal coat at parking lot, Parking stalls to be re-striped. Note that no Civil Drawings or site details are provided. Please confirm Scope of Work, Site note 2 is not applicable to this project and should be deleted.</p>	Refer to response on item 45.
41.	<p>RFP, Basis of Design, 1.2 Architectural, Building C – Lunch Shelter states “It will offer ample seating.....” Please confirm the pre-engineered lunch shelter, seating, hardscape paving and site accessories for this area shall be part of the Design-Bid-Build Scope of Work, and not within the Design-Build Scope of Work.</p>	Building C - Lunch Shelter is part of the design-build scope of work. The site work associated with this item is not included in the design-build scope of work.

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42.	RFP, Basis of Design, 1.2 Architectural, Entry Canopy. Please confirm the pre-engineered Entry Canopy Shelter, bike racks, site accessories, hardscape paving for this area shall be part of the Design-Bid-Build Scope of Work, and not within the Design-Build Scope of Work.	Entry Canopy is part of the design-build scope of work. The site work associated with this item is not included in the design-build scope of work.
43.	RFP, Basis of Design, 1.2 Architectural, Entry Canopy. The Basis of Design does not include language regarding the decorative fence at this location. Please confirm the AESS Fence, and gate as shown on AS116-2 is excluded from the Design-Build Scope of Work.	The decorative fence at the main school entry between building A and B is included in the design build scope of work. This item will be coordinated closely with the design bid build project.
44.	RFP, Basis of Design, 1.2 Architectural, Design Objectives, Flexibility in Classroom Layout notes “Consideration should be given to modular furniture arrangements. Please confirm FF&E design and installation is excluded from this Design-Build Scope of Work.	FF&E is excluded from the design-build scope of work.
45.	RFP, Drawings, AS116-2 Phase 4 - Site Improvement Plan shows an extensive Limit of Work that seems to be beyond the Scope of Work of the Design-Build Limit of Work which seems to only include Building A and Building B. Please confirm the Design Build Limit of Work is limited to the immediate construction zone around Building A and B and is not as indicated on AS116-2. Please provide a revised Site Plan showing the actual Limit of Work for the Design-Build phase only.	Design Build scope of work is limited to the buildings A, B, C, Entry Canopy, AECC fence, and extending the utilities up to 5 feet from the buildings. Site improvements are part of the design bid build scope of work. Refer to response item 30.
46.	RFP, Basis of Design, 1.2 Architectural, Outdoor Learning and Recreational Spaces states “Integrate outdoor learning spaces and recreational areas...” Please confirm outdoor learning spaces and recreational areas are not within the Design-Build Scope of Work.	Refer to response on item 45.
47.	RFP, Basis of Design, Structural Design Criteria, Slab on Grade Design states “Interior slabs on grade shall be the more restrictive of a minimum of 5” thick with #4 bars at 18” o.c. each way as set forth in the Geotechnical Report....” Please provide the above-mentioned Geotechnical Report.	Refer to response on item 12.

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48.	<p>RFP, Basis of Design, Mechanical Division 23, Mechanical Scope of Work states “Work includes the furnishing and installation of new heating, ventilation, and air conditioning (HVAC) systems to serve the existing buildings. Please confirm that no work to existing buildings is within the Design-Build Scope of Work.</p>	<p>Design-Bid scope of work does not include any mechanical work to serve existing buildings, refer to updated Mechanical Basis of Design.</p>
49.	<p>RFP, Basis of Design, Mechanical Division 23, Mechanical Scope of Work states “New Carrier brand rooftop packaged heat pump units” as well as other proprietary equipment. Please confirm that other equipment (including HVAC and Energy Management Systems) brands and models as specified in the RFP, will be considered.</p>	<p>For Roof Top Packaged Units and other equipment, Carrier is the district's preference. Greenheck for Exhaust Fans/MAU's. Other alternatives will be added in Mech BoD for equipment alternates. Energy Management Systems, I-VUE (Carrier) is used by district and will only be solely specified. Refer to updated Mechanical Basis of Design.</p>
50.	<p>RFP, Basis of Design, Mechanical Division 23, Mechanical Scope of Work states “Classroom building HVAC condensing units will be located outdoors on grade within a protected enclosure.” RFP, Drawings, AS116-2 do not seem to show any Mechanical enclosures as part of the Site Plan design. Please confirm the classroom HVAC condensing units do not require a Mechanical Enclosure.</p>	<p>Classroom HVAC condensing units shall be located outdoors on grade at a secured accessible location per revised BoD and zoning intent sketch.</p>
51.	<p>RFP, Basis of Design, Mechanical Materials states “unless otherwise required in the acoustical consultant’s basis of design for each space.” After reviewing the scope of work there does not appear to be the need for an acoustical consultant. Please confirm the services of a licensed/certified Acoustical Consultant are not a requirement for this project.</p>	<p>Refer to response on item 26.</p>
52.	<p>RFP, Basis of Design, Electrical Distribution states “Each respective new building shall be provided with a feeder from the existing main distribution switchboard sized for the electrical load of that building including future expansion.” Please confirm the location of the existing main distribution switchboard. Please confirm this feeder utility installation, transformers</p>	<p>The existing main switchboard shall be at the north end of the site. A conduit only pathway will be provided to the building location. The design build scope shall include the conductors from the main switchboard to the building and all necessary conduit</p>

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	and switchgear shall be within the Design-Build Scope of Work, and not a part of the Design-Bid-Build Scope of Work.	to extend the existing conduit to the building's switchboard. All transformers, switchgear, and panelboards shall be part of the design build scope of work. Refer to updated Electrical Basis of Design.
53.	RFP, Basis of Design, Electrical, Exterior Lighting lists Average Foot Candles for Walks, General Areas, Parking Lots, etc... Please confirm site lighting is not within the Design-Build Scope of Work.	Refer to response on item 45. Design Build scope shall include exterior building-mounted lighting as required to meet DSA required egress illumination.
54.	RFP, Basis of Design, Plumbing Scope of Work includes "All new plumbing fixtures and equipment for all new building such as classrooms, library, and kitchen...". Please confirm the Library is not within the Design-Build Scope of Work.	Refer to response on item 45.
55.	RFP, Basis of Design, Plumbing Scope of Work states "Extend water, waste and storm drain piping 5'-0" outside of new buildings. Final connections to site piping will be provided by Civil Engineer." No Civil Basis of Design or Scope of Work is included in the RFP. Please confirm that underground utilities beyond 5ft from the face of the buildings are part of the Design-Bid-Build sitework scope and are not a part of the Design-Build Scope of Work. Please confirm the Design-Build Scope of Work only includes underground points of connection 5ft beyond the face of the building.	Refer to response on item 45.
56.	RFP, Basis of Design, Plumbing Scope of Work states "Install new grease interceptor below grade for the kitchen." Please confirm the new grease interceptor is within the Design-Build Scope of Work.	Grease interceptor will be outside of the building and within the Design-Bid-Build scope of work. Design Build contractor shall provide required sizing information. Refer to updated Plumbing Basis of Design.

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57.	<p>RFP, Basis of Design, Plumbing Scope of Work, Rainwater System notes roof drains. Please confirm the Design-Build Scope of Work only includes underground points of connection 5ft beyond the face of the building, and storm drainages systems beyond 5ft are part of a separate project.</p>	Refer to response on item 45.
58.	<p>RFP, Basis of Design, Technology, Pathways, Spaces &; Site Recommendations states “The new buildings will be provided with underground conduit pathway stubbed and capped within 5’ of the building foundation. Please confirm work to install pathways and conduits from the Library building is not within the Design-Build Scope of Work.</p>	<p>The campus MDF shall be in Bldg. H Library. A conduit only pathway will be provided to the building location. The design build scope shall include the Technology / Low Voltage conductors from the campus MDF and all necessary conduit to extend the existing conduit to the building's IDF, and build-out of IDF to support technology and low voltage systems per design criteria. Refer to updated Electrical Basis of Design.</p>
59.	<p>RFP, Basis of Design, Fire Suppression, Water Supply states “One underground fire service will supply the building, size to be determined. A backflow prevention device will be installed at each fire service entrance to prevent cross-connection between the building sprinkler/standpipe system and the potable water supply. Please confirm the underground fire service to within 5ft of the building, and backflow preventer shall not be within the Design-Build Scope of Work.</p>	<p>An underground fire water line and backflow preventer will be designed for each proposed building in Increment 2 Civil plans. Civil will show routing and sizing for reference. The proposed fire water lines will end within 5 ft of the proposed buildings to provide a point of connection.</p>
60.	<p>RFP, Basis of Design, Fire Suppression, Water Supply states “Obtain (from the Client) and review water flow test information for the project site to confirm that the available water supply is sufficient to meet the anticipated fire sprinkler system demand. Please provide the most recent water flow test information. Does the District have fire flow data from a current or recent project? Does the District have an updated site utilities plan showing the layout of the existing site fire main system with hydrants and fire services to other buildings with fire sprinklers?”</p>	<p>See response in question 30. Fire Flow testing is in progress and data will be released in a subsequent addendum.</p>

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61.	RFP, Basis of Design, PV BESS System states “PV system must also have a battery storage system...” RFP, Drawings seems to exclude a specified location or room for the battery storage system. Please provide the preferred location to house the battery storage system.	The design criteria has been updated accordingly. Please refer to Section 1.2.1. A performance approach is intended to show building energy compliance with no (zero) battery (BESS) scope of work.
62.	RFP, Basis of Design, PV + BESS, page 2 includes a site plan showing a sketch of “line of canopy above” which seems to be a canopy mounted PV system. Page 4 shows options for a roof mounted PV System. Please confirm the canopy structure shown on page 2 is not within the Design-Build Scope of Work.	The client is agreeable to either a rooftop flush-mounted solution atop the metal standing seam roof(s), or a canopy-style structure covering the lunch shelter and breezeway, to achieve PV compliance. Both solutions are not required.
63.	RFP, Section 1.5, Estimated Cost, states “Estimated Cost: \$[17M]. Proposals that exceed this amount will be determined to be nonresponsive and will be excluded from further consideration.” Due to the short proposal duration and budget restraints, proposers are requesting that this statement is changed to “Proposals that exceed this amount shall be scored lower in the Proposal Evaluation Process document.”	Cost is preliminary only and will not disqualify the proposer.
64.	RFP, Section 2.2, Scope of Contracted Work, states “including any temporary or interim facilities required to maintain essential existing functions in operation throughout the construction period” RFP, Design Criteria Documents, Part A, Section 1.2 Architectural, Paragraph Interim Housing, states “The interim scope of work will be under a separate package.” Please confirm that interim housing is part of a separate project.	Refer to response on item 4.
65.	RFP, Section 2.2, Scope of Contracted Work, identifies a “Detailed Project Program.” Please provide the Detailed Project Program.	Refer to Design Build Criteria Document.
66.	RFP, Section 2.3.1, Paragraph .1, states “construction work will be completed and ready for student use by {TBD}.” Does the District have an anticipated school year for construction completion?	Jan-26

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67.	<p>RFP, Design Criteria Documents, Part A, Section 1.1 Project Introduction, states “An existing landfill is located immediately south of the campus limits and a preliminary geotechnical report will be provided to confirm the extent of the remedial grading and extent of contaminated soil.” Please confirm that no contaminated soil is anticipated for this project.</p>	<p>No contaminated soil is anticipated to be encountered by the Design Build scope. Refer to Geotechnical Report attached as Exhibit E to updated Design Criteria Documents. Refer to response on item 12.</p>
68.	<p>RFP, Design Criteria Documents, Part A, Section 1.2 Architectural, states “The decision entails a distinct Design-Build process for the pre-engineered modular building, while the remaining aspects of the project, including site work, the remodel of the Existing MPR building, and the renovations of Buildings L, M, and N, will follow a Design-Bid-Build approach.” Please confirm that proposers are only responsible for the pre-engineered modular Building A and Building B.</p>	<p>Refer to response item 30.</p>
69.	<p>RFP, Design Criteria Documents, Part A, The Design-Build Project Overview, states “The proposed project includes the construction of a premanufactured modular gymnasium, kitchen, and classrooms (refer to the floor plans).” Please confirm that the lunch shelter and entry canopy will be the responsibility of the Design-Bid-Bild contract, and not within the Design-Build Scope of Work.</p>	<p>Refer to response item 45.</p>
70.	<p>RFP, Basis of Design: Fire Protection Division 21, Water Supply, states “Obtain (from the Client) and review water flow test information for the project site to confirm that the available water supply is sufficient to meet the anticipated fire sprinkler system demand.” Please confirm that the available water supply is sufficient for the project without the need for booster pumps.</p>	<p>See response in question 60.</p>
71.	<p>RFP, Basis of Design: Plumbing Division 22, Plumbing Scope of Work, states “Extend water, waste, and storm drain piping 5’-0” outside new buildings.” Please provide a site utility plan showing the proposed point of connections for domestic water, fire services, waste, storm, gas and include the current layout of existing fire hydrants.</p>	<p>See response in question 30.</p>
72.	<p>RFP, Basis of Design: Plumbing Division 22, Plumbing Scope of Work, states “Soil, waste, vent and Industrial or Lab waste and Vent piping systems. (Lab</p>	<p>Neither Industrial nor Lab waste and vent piping is required. Refer</p>

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	waste if applicable).” Please confirm that Industrial or Lab waste and Vent piping is not required.	to updated Plumbing Basis of Design.
73.	RFP, Basis of Design: Plumbing Division 22, Gas System, states “Provide emergency gas shut-off valves at all Science Classrooms (if applicable).” Laboratory gas is not referenced in the Plumbing Basis of Design or in the Drawings. Please confirm that gas distribution systems within the Lab Classrooms are not required.	Gas distribution systems within the lab classrooms are not required. Refer to updated Plumbing Basis of Design.
74.	RFP, Design Criteria Documents, Part B, Drawings, depict table, chairs, desks, lecture seating, etc. Please confirm that all FF&E will be funded under a separate contract.	FF&E will be provided by District.
75.	General · Can the District provide As-Builts? · Can the District provide the native Revit/AutoCAD files for this project and associated Design-Bid-Build Projects? · Can the District provide additional renderings and axonometrics?	See response in question 30.
76.	RFP Section(s) Page 127 Design-Build Criteria Can the District provide the Geotechnical Report referenced in the Design-Build Criteria on page 127 of the RFP?	Refer to response on item 12.
77.	RFP Section(s) Page 19 Schedule Can the District provide the drawings for concurrent Design-Bid-Build Project referenced in the schedule on page 19?	See response in question 30.
78.	Please provide a Design and Construction Phasing Plan for all phases of the project including Increments I & II, Interim Housing, and the Design-Build Phases referenced in the schedule on page 19.	See response in question 34.
79.	It appears that the entire construction duration was not included in the schedule on page 19. Please provide the anticipated duration of construction for the project.	DB Team to provide schedule duration based on criteria document and project scope.

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80.	RFP Section(s) Page 53 Sample Agreement Section 4.2.5.3 Given the short nature of the design phase, it appears appropriate that we would have a DD and CD package deliverable. Please confirm that this is acceptable.	Confirmed.
81.	RFP Section(s) Page 9 2.3 Design and Page 50 Sample Agreement Section 4.2.1.5 Since design criteria documents have been developed to a schematic design level, please confirm that programming and schematic design submittals will not be required.	Confirmed. Not required.
82.	RFP Section(s) Page 8 1.8.29 of General Provisions Design innovations have been requested; however, it is unclear if there are any points associated. To what extent will innovation be valued by the District?	Refer to RFP Section 6.0 Presentations
83.	Site, Will the Design-Bid-Build team be preparing a Storm Water Pollution Prevention Plan (SWPPP) that will provide coverage to the pre-engineered modular building Design-Build team's scope of work and activities?	Design-Bid-Build team Civil engineer will provide SWQMP. Design-Build scope to include SWPPP. Refer to updated Architectural Basis of Design.
84.	Will the design-bid-build team be providing storm water treatment and hydromodification compliance facilities withing their design and permitted site drawings?	Design-bid-build team to provide.
85.	Will the design-bid-build team be designing (including DSA permitting) precise grading elevations including hardscape and landscape right up to the pre-engineered modular building Design-Build team's face of wall?	Design-bid-build team to provide.
86.	Will the design-bid-build team be providing a building pad that has already been over excavated in conformance with the Geotechnical Engineer requirements and with a Geotechnical pad certification?	Design-bid-build team to provide.
87.	Will the design-bid-build team be providing a building pad that has already been over excavated in conformance with the Geotechnical Engineer requirements and with a Geotechnical pad certification?	Refer to response item 86.
88.	Utilities, Design-Build Criteria on Page 2 of the Plumbing Division 22 BOD it states "Extend water, waste, and storm drain piping 5'-0" outside of new buildings. Final connections to site piping will be provided by Civil Engineer." Please confirm that the pre-	Design-Bid-Build team will determine points of connection for Design-Build team to design to. There will be opportunities for coordination during the overlap

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	engineered modular building Design-Build team have the freedom to dictate water, waste, and storm drain points of connection size, invert/elevation, and point of connection locations and the design-bid-build team Civil Engineer will correspondingly design to the pre-engineered modular building Design-Build team's info.	period in the schedule. The proposed sewer and domestic water laterals servicing the Design Build buildings will be designed and shown in the Design Bid Build Civil drawings.
89.	Will the Design-Build Contractor be responsible for obtaining local agency permits and approval for the grease interceptor?	Design Build contractor will be responsible for obtaining local agency permits and approval for the grease interceptor. Design Bid Build team will provide information and support as required. Refer to updated Plumbing Basis of Design.
90.	Will the design-bid-build team be performing site domestic water hydraulic modeling to ensure CPC required flow rates and pressure are provided to the pre-engineered modular building Design-Build team's domestic water points of connections?	Design-Bid-Build team will perform site hydraulic calculations and provide results to the Design-Build team.
91.	Will the design-bid-build team be performing appropriate site sewer calculations to confirm adequate capacity?	Design-Bid-Build team will perform site sewer calculations and provide results to the Design-Build team.
92.	Per the draft schedule shown on page 19 of the RFP the Design-Bid-Build package should be around 50% drawings. Is it possible to receive a copy of the current progress plans to use as the foundation for the site plans requested under 3.2.1.1 Site Plan and 3.2.1.2 Landscape Plan if required for the Design Build submittal?	See response in question 30.
93.	RFP Design Criteria Documents – Architectural Design Criteria (Page 4 - Design Approach), Structural Design Criteria (Page 3 - Minimum Material Strengths), and Drawings G-120-2 and AS116-2 There are discrepancies between building construction types and areas shown within the Design Criteria documents and on G-120-2 and AS116-2. Please confirm that building construction types and areas shown in the Design Criteria for Architectural and Structural criteria govern (i.e., “New MPR/Gym and VAPA Classroom buildings to be structural and/or light-gauge steel construction”).	Building areas shown on AS116-2 shall govern. Building areas shown on G-120-2 include the adjacent shade structures. Building construction types shall be as shown in the Structural Basis of Design. Refer to updated Architectural Basis of Design.

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94.	RFP Design Criteria Documents – Drawing A-101-A Drawing indicates “fabric shade structure per Landscape”, but no other information is provided nor is this referenced in the RFP Design Criteria. Please confirm this is excluded from the Design-Build project scope.	Refer to response item 45.
95.	Mechanical Basis of Design is silent on thermal zoning requirements. Please confirm the following thermal zoning criteria proposed is acceptable for the MPR Building: Unitary equipment may serve a zone composed of a maximum of 5 interior offices, 3 exterior offices, or an area with a maximum square footage of 2,000 square feet.	Refer to zoning intent sketch in updated Mechanical Basis of Design.
96.	Mechanical Basis of Design is silent on thermal zoning requirements. Please confirm the following thermal zoning criteria proposed is acceptable for the Classroom Building: Small Practice Rooms A114, A115 and A116 to be served by Air Conditioning unit serving adjacent Music Classroom A113.	Refer to zoning intent sketch in updated Mechanical Basis of Design.
97.	Mechanical Basis of Design is silent on make-up air and grease exhaust requirements for the kitchen. Please confirm the following proposed criteria is acceptable: Furnish 100% OSA Makeup Air Unit (MAU) to compensate kitchen exhaust for Type 1 and Type 2 hoods. MAU unit will be gas-fired type. Furnish rooftop-mounted exhaust fans and duct systems to serve kitchen exhaust requirements.	Kitchen make-up-air unit will be a rooftop gas fired unit along with Type-1 upblast fans and welded steel ducting. Dishwasher hood shall be served with stainless steel ductwork. If dishwasher hood is provided it will be Type-2, if no hood is provided for dishwashing station the room shall be exhausted and stainless steel ducting shall be used. See revised BoD and zoning intent sketch.
98.	Mechanical Basis of Design is silent regarding OSA requirements for Science Labs. Please confirm the following proposed criteria is acceptable: Science Lab A103 does not need 100% OSA and can be served by systems with recirculating air.	Science labs are being provided, and expected to be generic in application. Fume hoods will not be provided. The HVAC room requirements will follow code, no additional requirements are needed. Code provides for 1 CFM/square foot of exhaust for science labs. Makeup air shall be provided through the room air conditioning unit. Sizing of unit will need to include this increased

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		ventilation load. See revised BoD and zoning intent sketch.
99.	<p>Electrical Basis of Design page 2 states under HVAC and Plumbing Equipment: “480/277 3-phase 4-Wire Panel boards shall be provided near the large mechanical equipment at the nearest electrical room. 208/1020V 3-phase 4-Wire Panel boards shall be provided for control circuits, VAV units, exhaust fans, and any other smaller mechanical equipment loads.” Most mechanical equipment is expected to be of unitary packaged and split system heat pump type. Please provide a demarcation line for voltage in equipment nominal tonnage size for large equipment (i.e. greater than 5 tons). Alternatively, confirm if the electrical designer is allowed to dictate this requirement.</p>	Units about 1.5 tons shall be 480V, 3 phase. All motors 1/2HP and larger shall be 480V, 3 phase. Refer to updated Electrical Basis of Design.
100.	<p>PV Basis of Design page 3 states “Design shall be sized to meet the minimum prescriptive PV requirements per Title 24 Section 140.10...” Please confirm District will allow the design team to pursue a performance-based compliance approach under Title 24 in lieu of a prescriptive compliance approach.</p>	Confirmed, the District will allow a performance approach. Please intend to submit form DSA 403-B compliance checklist. Refer to updated PV Basis of Design.
101.	<p>The design criteria indicate the PV and BESS shall be provided to comply with the Title 24 prescriptive requirements. Utilizing a performance-based compliance path, batteries and PV may not be necessary pending the result of the performance of the other systems and components. Confirm if a PV and/or BESS can be removed if one or both of the components can be removed utilizing a performance-based approach. Alternatively, confirm a BESS and/or PV are required for all compliance paths, prescriptive or performance based.</p>	Confirmed, the District will allow a performance approach. Please intend to submit form DSA 403-B compliance checklist. Refer to updated PV Basis of Design.
102.	<p>Please confirm that there are no Skilled; Trained Workforce (“STW”) Requirements for this project.</p>	Applies to all persons, firms, or corporations performing construction on a school district site.
103.	<p>Are utilities included in Scope of Work related to just the buildings?</p>	Refer to response item 45.

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104.	What are the interim housing requirements for this project that are included in the project budget?	Refer to response item 4.
105.	The \$17M budget is not enough to cover the program requirements. Is there an alternative solution to the program, such as phases?	There is no alternative solution to the program the district is looking for the design-build team to provide ideas with cost efficiency in mind.
106.	What are the timeline limitations on this project?	See response in question 34.
107.	Does the District have program priorities that can be used to determine how to best accommodate the budget limitations?	The two buildings are critical for the school program, pedagogy, and operations. The district is looking for the design build team to provide the most cost efficient solution.
108.	Is there a schedule for design and construction work available to review?	See response in question 34.
109.	Please provide a deadline date for follow up RFI's. Please provide an expected date for the subsequent Addendum.	Part A: RFI's closed Part B: March 29, 2024
110.	Please confirm the determination date will be prior to submittal of bid date at the Proposal Presentation.	Confirmed.
111.	RFP Section 6.0 does not seem to include a Proposal Evaluation Process Document. Please provide a point evaluation document.	Evaluation process is internal.
112.	HPI has provided REVIT files for Building A and Building B RFP design only. Not included: Existing Site Plan Site Demolition Plan Existing Civil Utility Plans Existing Landscape Plans Increment 1 Design Development Drawings Increment 2 Design Development Drawings Please provide any available information for existing or future sitework that may impact the Design-Build Scope of Work, in particular the Increment 2 Design Development Drawings for the site work.	See DB Criteria and Site plan

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<p>113.</p>	<p>Please confirm the sizing and specifications for the grease interceptor shall be designed and engineered by the Design-Build Plumbing Engineer, and the Design-Build Team shall be responsible for Health Dept agency approval.</p> <p>Please confirm the Design-Bid-Build Team and DBB Contractor shall be responsible for detailing, obtaining the permit, and installing the grease interceptor.</p> <p>Note that it seems unusual that the grease interceptor design and permit approvals shall be divided between two separate contracts.</p> <p>Note this may have potential conflicts.</p>	<p>The grease interceptor shall be fully designed, engineered, detailed, and permitted by the Design-Build team. Also, the grease interceptor with sample box shall be installed by the design build team. The POC will be provided by the Design Bid Build team as shown in Exhibit F. A close coordination will be required to determine the RIM and the Box elevations.</p>
<p>114.</p>	<p>Response states that a backflow preventer will be designed for each building in Increment 2 Civil plans. The site appears to be furnished with a private site fire main system that is connected to the public water supply at the end of Poplar Street, where there is an existing 8" backflow assembly.</p> <p>Are the fire service laterals described in the response connected to this fire service? If so, and the service is a dedicated fire main, additional backflow prevention equipment is not required, and each building should be furnished with its own post-indicator valve/fire department connection assembly.</p> <p>Please affirm the proposed arrangement of the master site fire main system, and whether there are any other connections to the public water supply.</p> <p>Does the existing site fire service supply fire sprinklered building, on-site hydrants or both?</p>	<p>Correct. -Yes, the proposed fire water service laterals are connected to the private site fire main system. No additional backflow preventer will be proposed. Design-Bid-Build Civil Engineer will propose a new PIV and FDC for each building.</p> <p>-There are no other connections to the public water supply.</p> <p>-Existing buildings on site are fully sprinklered. There are on-site fire hydrants.</p>
<p>115.</p>	<p>RFP Section 6.0 Presentations includes the list below</p> <p><i>6.1 Team: Past experience of proposed team working together.</i></p> <p><i>6.2 Phasing and Logistics plan</i></p> <p><i>6.3 Identify successes and challenges with the Jefferson Middle School Modernization project.</i></p> <p><i>6.4 Proposed price delivered at time of interview in a sealed envelope.</i></p>	<p>No.</p>

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	<p><i>6.5 Identify distinguishing qualities that separate your team from your competitor's.</i></p> <p>Can the District provide the point system applied to the list above if available?</p>	
116.	<p>Please confirm the sizing and specifications for the grease interceptor shall be designed and engineered by the Design-Build Plumbing Engineer, and the Design-Build Team shall be responsible for Health Dept agency approval.</p> <p>Please confirm the Design-Bid-Build Team and DBB Contractor shall be responsible for detailing, obtaining the permit, and installing the grease interceptor.</p> <p>Note that it seems unusual that the grease interceptor design and permit approvals shall be divided between two separate contracts.</p> <p>Note this may have potential conflicts.</p>	Refer to response provided to question 113.

END OF ADDENDUM #3

March 22, 2024

ADDENDUM NO. 3

To the

RFP DOCUMENTS FOR

**Jefferson Middle School Whole Site Modernization
Oceanside Unified School District**

GENERAL

Bidders shall acknowledge receipt of this Addendum on the Bid proposal. Failure to do so may render Bidder's Bid non-responsive.

The following changes, additions, or deletions shall be made to the following documents as indicated; and all other conditions shall remain the same.

Provide labor, materials, tools, and equipment required for the proper and complete performance of the following work in accordance with contract documents including, THIS ADDENDUM, TO BE MADE PART OF THE WORK, AND SHALL BE MADE PART OF THE LUMP SUM CONTRACT AGREEMENT BETWEEN THE OWNER AND THE GENERAL CONTRACTOR. The separation of those documents into various sections is for convenience only and is not intended in any way to limit the scope of this Agreement. Without limiting the generality, hereof, the scope includes but is not necessarily limited to the following:

- 3.1 Replace Jefferson Middle School Whole Site Modernization Design Criteria Documents Exhibit A with attached updated version.
- 3.2 Add attached plumbing site plan sketch as Exhibit F to Plumbing Basis of Design.

Attachments:

- Exhibit A - JMS DB RFP#Addendum 2
- Exhibit F – Plumbing Site Plan Sketch

END OF ADDENDUM NO.3

EXHIBIT F

