

ADDENDUM # 01
RFP #2025-21-018P

ARCHITECTURAL SERVICES –
North Terrace School Rebuild

The following changes, additions, deletions, clarifications, or corrections shall become part of the Request for Proposals for the above-listed project. This Addendum #01 forms a part of the RFP document and modifies the original documents. **Addendum #01 MUST Be acknowledged in the cover letter.** Failure to do so may subject response to disqualification.

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| Oceanside Unified School District RFP 2025-21-018P Architectural Services – OUSD Operations Center | Program Management: CCM/MAAS Program Manager: Fred Parker |
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| Informational Updates |
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| <p>Please use this link (https://www.dropbox.com/scl/fo/jv4qaq0bmxwheqpngjajo/AKn_KScqIWwpPH12L-z20ow?rlkey=9vc8rwdrg144kj9j2ha3ibfzf&st=wns0gwxs&dl=0) to access the following documents:</p> <ul style="list-style-type: none"> • NT Package Draft • Record Documents, Site Survey and Existing Utilities Report • DOD Minimum Antiterrorism Standards for Buildings • DOD Security Engineering Facilities Planning Manual • Hazmat Report • DOD Assessment • MP Site Assessment • Department Programming • Geotechnical Investigation • DOD Application Lease Agreement • Geologic Seismic Statements |

| Question | Response |
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| 1. Please describe “full project lifecycle Architectural Services”. Is this different than normal Architectural Services? | The intent of this comment is to ensure Architect's Basic Service fees include ALL services necessary for all phases and for the complete delivery of this project. |
| 2. In Section 4.2.3 Key Personnel, the 20-page limit is tight when including resumes for our entire team in addition to the teams from the | Yes, no exceptions taken. |

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| consulting engineering firms. Can those resumes be included in an appendix and not count toward the 20-page limit? | |
| 3. Is there a preliminary phasing plan that can be shared? | Yes, please see attached. |
| 4. Please provide the information used as a basis of the estimated construction cost. | No estimated construction costs have been developed. |
| 5. What does estimated not-to exceed-fee mean? What could change it? | In essence, provide a guaranteed maximum price to provide ALL scopes/requirements/services as defined in the RFP and as necessary to comply with ALL applicable codes and regulations. |
| 6. RFP states that programming and Schematic Plans have been completed. Can we see these, to better understand the scope of the project. | Yes, see attached documents for your reference. |
| 7. Where will the single point of entry be located and accessed? | See attached documents for your reference. |
| 8. Would a site plan and other pertinent information be made available to the firm(s) selected for an interview? | Yes, see attached documents for your reference. |
| 9. Will there be any badging requirements for the site for CA phase (DBIDS)? | Currently there is no Badging requirements to access the site on the Civilian side. |
| 10. Is solar array envisioned – PV and BESS system? | Yes, however, size and locations have not been determined. The selected Architect will need to provide the PV design in their Basic Services. |
| 11. When will the Schematic Drawings be made available? | See attached documents for your reference. |
| 12. Will the final drawings be required to follow DOD standards? | Correct, see attached documents for further clarification and details. |
| 13. Has a risk assessment been performed that resulted in the identification of project specific design basis threats in accordance with Table | No, please include any required risk assessments within Architect's Basic Services. |

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| <p>3-27 of UFC 4-020-01 Security Engineering Facilities Planning Manual? If not, please confirm that only the minimum standards of UFC 4-010-01 DoD Minimum Antiterrorism Standards for Building are required and compliance with Appendix A and B is not required.</p> | <p>Unable to confirm at this point. The District will rely on the selected Architecture firm to determine and comply with all DoD standards, requirements, regulations, etc.</p> |
| <p>14. Should the design teams assume that the school rebuild drawings will require formal review processes by both the DOD and DSA for jurisdictional approval?</p> | <p>Yes.</p> |
| <p>15. Is there a geotechnical report that can be shared?</p> | <p>See attached Geotechnical report.</p> |
| <p>16. Is the district aware of any hazardous soil or varying ground conditions that would be a significant design consideration?</p> | <p>See attached Hazardous Material Report.</p> |
| <p>17. Section 4.2.6 had been updated to “Case Studies or Equivalent Architectural Projects”, this section is now very similar to Section 4.2.4 where it asks for our relevant experience. Please advise if we can address both sections with the same project examples.</p> | <p>Yes, the expectation is that section 4.2.6. elaborates and goes into greater detail about the projects identified in section 4.2.4.</p> |
| <p>18. Can only Architecture firms from an approved ‘pool of firms’ respond to this RFP? Or is it open to all firms with educational/operations center experience?</p> | <p>Only those in the OUSD pool of firms can submit proposals.</p> |
| <p>19. May experience from Key Personnel’s previous firm’s be utilized for Experience and Technical Competence, provided it is clearly noted as “completed with previous firm”?</p> | <p>No exceptions taken as long as it is clearly stated and identified.</p> |
| <p>20. Section 4.2.4.i: <i>“The Firm shall provide a list of relevant experience</i></p> | <p>Yes, we will consider both as relevant experience.</p> |

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| <p><i>on similar projects within California and provide descriptions of at least two (2) school projects located on a military base. In addition, the Firm shall provide descriptions of experience with Department of Defense requirements and provide specific examples.”</i> Our firm has extensive experience in both Federal DoD Design-Build projects and K-12 school modernization/new construction projects, but no school projects located on a military base. Would this combination of experience satisfy this requirement?</p> | |
| <p>21. Section 4.2.6: <i>“This section shall contain Firm’s build, or in progress, case studies or similar projects relevant to schools located on military installations and/or, if Firms do not have this experience, completely new school campus projects.”</i> Our firm does not have direct experience with schools located on military installations or recent completely new school campus projects, but we do have experience with major new construction and extensive modernization on existing school campuses. Would this combination of experience satisfy this requirement?</p> | <p>Yes, we will consider both as relevant experience.</p> |
| <p>22. Section 4.2.7: Should consultant hourly rates be included in addition to the Architectural firm hourly rates?</p> | <p>Yes.</p> |
| <p>23. Section 4.2.7: To break down the fee by phase and consultant, should we be listing the phases as outlined in Exhibit A? (1. Initial Planning, 2. Schematic, 3. Design Development, 4. Final Working Drawings &</p> | <p>Please list the phases as identified in Exhibit A- 1. Initial Planning, 2. Schematic, 3. Design Development, 4. Final Working Drawings & Specifications, 5. Construction Contract Documents, 6.</p> |

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| <p>Specifications, 5. Construction Contract Documents, 6. Bid, 7. Construction, 8. Record Drawings, 9. Warranty Period) OR if not, please provide list of phases for fee breakdown.</p> | <p>Bid, 7. Construction, 8. Record Drawings, 9. Warranty Period.</p> |
| <p>24. Can the district provide the completed schematic design drawings showing extent of demolition scope and new site layout and buildings?</p> | <p>Please see attached documents for reference.</p> |
| <p>25. Can the district provide tentative milestones for Construction Start and Close-out?</p> | <p>Tentative Construction start will be Fall/Winter of 2025 with an estimated construction duration of 3 years.</p> |
| <p>26. We have a question regarding the RFP for the North Terrace School rebuild. Section 4.2.4 indicates that military base / DoD experience is required, but Section 4.2.6 sounds as if it's implying that military base experience is not required – could you please clarify?</p> | <p>DoD experience is preferred.</p> |
| <p>27. Can the District confirm which agencies will be performing a review for the approval of the construction documents?</p> | <p>Assume at a minimum, DoD and DSA will be the authorities having jurisdiction. However, included in the Architect's Basic Services is providing designs that comply with ALL applicable agencies and codes where required.</p> |

END OF ADDENDUM #01