

**ADDENDUM # 01
RFP #2025-25-016P**

**ARCHITECTURAL SERVICES –
OUSD Operations Center**

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.

Oceanside Unified School District RFP 2025-25-016P Architectural Services – OUSD Operations Center	Program Management: CCM/MAAS Program Manager: Fred Parker
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Informational Updates
<p>Please use this link (https://www.dropbox.com/scl/fo/944rrxqwzdjppi6xuwwcl/AKAxLjarF1ZKYgc8MUoe7kQ?rlkey=vr7ym4mn0ga07gdiqw3824hhj&st=2525xtex&dl=0) to access the following documents:</p> <ul style="list-style-type: none"> • Operations Existing Utilities • Programming Data • Hazmat Report • Site Floor Elevations • Nucor Prefab Steel Drawings • Construction Phasing Plans

Question	Response
1. Can you tell us what building manufacturer the District anticipates working with for the premanufactured 3 story buildings?	Anticipate working with Nucor Building systems. There will be 3 total steel prefab buildings, all single-story structures. See attached preliminary NUCOR drawings for reference.
2. 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?	Only those in the OUSD Board-approved pool of firms can submit proposals.
3. 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

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	and for the complete delivery of this project.
4. 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 consulting engineering firms. Can those resumes be included in an appendix and not count toward the 20-page limit?	Yes, no exceptions taken.
5. Please provide the information used as a basis of the estimated construction cost.	No estimated construction costs have been developed.
6. 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.
7. RFP states that programming, conceptual designs, site study and surveying (including utility locating) and hazardous material reports are complete. Can we see programming, conceptual designs, site study to better understand the scope of the project.	Yes, see attached documents for your reference.
8. Is there an existing floor plan of the ESS building that can be shared?	No as-builts of the building are available.
9. Is there an existing site plan that can be shared?	See attached documents for your reference.
10. Would a site plan and other pertinent information be made available to the firm(s) selected for an interview?	See attached documents for your reference.
11. Are we moving any of the driveway locations or adding one out to the public ROW?	Include in the Architect's Basic Service two (2) new driveways along Mission Ave.
12. Is food service envisioned? If so, what is the capacity?	No food service is currently planned. However, please note the

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	required Walk-in Refrigerator, Freezer and Food Storage spaces within the Warehouse Building.
13. 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.
14. Please clarify if the modernization of the ESS building includes any modifications to the primary building structure and if so, what those modifications are.	Structural modifications will need to occur to the existing ESS building to accommodate for added exterior openings (windows/doors), skylights, utilities for restrooms, Accessibility upgrades, etc. to name a few. See attached Phasing Plan document for spaces that are currently planned to be contained inside the existing ESS building.
15. Please confirm that interior non-structural elements supported by and anchored to the pre-fabricated structure such as overhead or rooftop equipment, overhead and rooftop distribution systems, support and bracing of interior partitions, etc., will be under the pre-fabricated structure's engineer's scope.	The prefab Steel structure will be provided only with exterior "shell". ALL interior floor plans and engineering required to support/brace interior element to prefab steel structure will be part of the Architect's Basic Services. See attached Schematic plans for anticipated interior build-out.
16. Our assumption is that structural engineering scope under the architect's contract will be limited to slab on grade and foundations for the pre-fabricated buildings and supporting the minor non-structural interior renovations of the ESS remodel. All scope above the slab on grade in the pre-fab buildings will be handled under the contract between the owner or contractor and the pre-fabricated building engineer. Please confirm.	Include a full and complete interior build-out and foundational systems at all Prefab Buildings in Architect's Basic Services. See attached prelim prefab steel building drawings from Nucor for the expected scope to be provided under a separate contract.

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17. Would you please provide the project program and conceptual design that has been developed and let us know how final these are?	See attached documents. The current conceptual design is not final.
18. Do you anticipate another round of programming meetings and additional conceptual designs with the selected design team or is the current conceptual design final?	The conceptual design is not final. Additional programming and conceptual design may need to occur. See attached documentation for your reference.
19. How much interior site-built improvements like interior walls, HVAC systems, restrooms, etc. are anticipated to be designed for the three prefabricated buildings?	Architect Basic Services shall include design for a complete interior build out. See attached documents for the planned spaces and functions in each building.
20. Has a seismic evaluation been done on the ESS building and how extensive of a modernization is anticipated?	No seismic evaluation has been performed. See response under question 14 for anticipated modernization scope.
21. How much of the ESS interior will be demolished and rebuilt? Will most building systems need to be replaced?	To be determined; assume a complete and full modernization in Architect's Basic Services. See attached documents for planned spaces to be included into ESS building.
22. Will the 3 prefabricated buildings be competitively bid as a separate bid package at the same time as the rest of the project or have these buildings and contractor already been selected?	The bidding method has yet to be determined. Prefab Contractor and buildings have not been selected.
23. Will we need to provide a cost estimate for the prefabricated buildings or with that be provided by the building contractor/supplier?	The Prefabricated building themselves will not require cost estimation under the Architect's Basic Services. However, the cost estimation for the interior build-out for all 3 prefabricated buildings shall be under the Architect's Basic Service.
24. How many phases are you anticipating for construction and what is the total anticipated construction duration?	Anticipating 3 to 4 phases with an estimated construction duration of 3.5 years.

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25. Do you expect the project's final parking stall count to change much from current capacity?	Please see attached programmatic information.
26. Please provide a site plan that shows the project site limit with all buildings that will be demolished and remodeled "ESS building" identified.	See attached documents.
27. Can the district provide the completed schematic design drawings showing extent of demolition scope and new site layout and buildings?	Yes, See attached documents.
28. Can the district provide tentative milestones for Construction Start and Close-out?	Estimated Construction Start Summer of 2025 and estimated Construction duration of 3.5 years.
29. I was hoping to get clarification of Section 4.2.4., Experience and Technical Competence . One of the bullets asks "Relationship to Client". Can I get some clarification for this? Are you looking for years of experience with client? How we got the job?	If there are any special or notable information as it relates to the relationship between the firm and the Client of previous projects, please identify them, if not, please disregard.
30. Section 3 notes programing, conceptual designs, site study and surveying have been completed. Can these be provide to aide in scoping and fee proposals.	Yes, please see attachments.
31. Exhibit A include #2 INITIAL PLANNING PHASE. Section 3 notes programing, conceptual designs, site study and surveying have been completed. Are respondents to include the Initial Planning Phase in the fee schedule under section 4.2.7.	Yes.
32. Are fire protection services anticipated? Are there existing sprinklers in the Educational Support Services Building?	Assume fire protection will be code required at ALL buildings and include fire suppression system in Architect's Basic Services.
33. Will the District consider allowing all personnel resumes to be excluded	Yes, no exceptions taken.

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from the page count or lengthening the not to exceed page limit to 30 pages?	
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END OF ADDENDUM #01