

**ADDENDUM #2
 BID 2025-21-088B**

Surfside Educational Academy Campus Modernization - Increment 2

The following changes, additions, deletions, clarifications, revisions, modifications or corrections shall become part of the BID DOCUMENTS and CONTRACT DOCUMENTS for the above-listed project.

Acknowledge receipt of ALL Addendum on the Bid Form. Failure to do so may result in the bid being deemed non-responsive. It is the responsibility of all bidders to notify all subcontractors from whom they request bids and from whom they accept bids of all changes contained in this addendum.

Oceanside Unified School District	Program Management: CCM/MAAS
BID 2025-21-088B Surfside Educational Academy Campus Modernizations – Increment 2	Program Manager: Jim O'Reilly

ITEM #	DESCRIPTION
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1.01 Bid due date and time of Thursday, July 24, 2025, at 2:00 PM at District Office, Bond Construction Management Office located at 2111 Mission Ave. Oceanside, CA 92058 remains the SAME.

1.02 SCOPE CLARIFICATION:

The renovations originally planned for Buildings B and F have been removed from the project scope. Buildings B and F will now be abated and demolished. In their place, a new prefabricated Building B has been added to meet the program needs.

Increment 2 Contractor, consistent with the scope and requirements applicable to the other nine prefabricated buildings will be responsible to include in base bid but not limited: all associated site work for the new Building B, site preparation, grading, foundations, data, electrical, utilities, and installation.

Please refer to the revised drawings and documentation provided in Addendum #1 and Addendum #2 for detailed scope and design information.

1.03 BIDDER QUESTIONS / PRE-BID REQUESTS FOR INFORMATION:

#	Question	Response
1	Is there an Engineer's Estimate for the Surfside Educational Academy Campus Modernization - Increment 2?	The Engineer's Estimate for this project is \$11,150,000.
2	Can you please clarify what the required limits for insurance are on this project? There are no per occurrence/aggregate limits listed in the documents provided.	Refer to Exhibit Y. OUSD Liability Insurance Requirements.

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3	Reference Exhibit L, sheet D-1.1-2. Drawing states “contractor to confirm demo done by others” regarding the residence on the northern corner of the property. By whom and when will this be complete? It is in the same location as the contractor’s yard. As well, the contractor’s yard is shown to remain in-place throughout the playfield’s construction. Please explain.	This property is scheduled to be demolished and rough graded by a separate Contractor during the summer 2025, prior to the anticipated start of construction for Increment 2. The area will serve as the laydown and office space for the Increment 2 contractor throughout the duration of the work. Upon project completion, the contractor will clear the area, and it will be restored and incorporated into the final playfield layout.
4	Reference Exhibit T. What are the milestones/dates associated with the 13 proposed construction phases?	The exhibit has since been revised to Exhibit T R1 and reissued in Addendum #2, which supersedes the original version. Refer to Exhibit W: OUSD Surfside Academy Modernization Schedule, which will be included as part of Addendum #2. Increment 2 Contractor to include milestone dates for each phase in their baseline schedule.
5	The Invitation to Bid refers the Contractor to the Site Logistics plan as an exhibit to the project’s documents. However, the Site Logistics Plan is not shown in the list of exhibits nor located elsewhere. Please provide the referenced Site Logistics Plan.	Exhibit T, the Phasing Logistics Plan, was originally issued on 6/23/2025 as part of Addendum #1. The exhibit has since been revised to Exhibit T R1 and reissued in Addendum #2, which supersedes the original version.
6	Please provide a comprehensive scope responsibility matrix clearly defining the work scopes between Increment 2 and the OFOI Increment 3 modular buildings.	Refer to Exhibit U. Increment 2 and 3 Responsibility Matrix which has been included in Addendum #2.
7	For this project, docs say prequalification is required. However, I can find the prequal docs/link on your website (for projects over \$1M). Can you please send back a link or docs.	There are no prequalification requirements for this project.
8	Please confirm a cost-loaded schedule in P6 will be required for this project.	Confirmed. Refer to contract documents for schedule requirements.
9	01 50 00 Temp Field Office Requirements. 1. 3.2 iv: Please specify how many 5 gallon water bottles we are to provide each month for bidding purposes. 2. 7.0 Allowance for Adjustments i: This line item may require adjustments to be made but does not include any compensation for changes. We cannot put a price on adjustments that we do not know about or can assume. Please provide an allowance for this item or specify what adjustments might be made so that we can price accordingly.	1. Only a water dispenser (cold-hot) dispenser that holds 5-gallon containers is required to be provided. CM-PM team will procure their 5-gallon containers. 2. Once temp field offices are fully functional and set-up, there are no anticipated adjustments.
10	F2.50 & F2.50N 1. Please confirm that all Anchor/Base/Pier plates shown for any location for the	1. Anchor, base, and pier plates required for the prefabricated building foundations

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	<p>Modulars are furnished by Silver Creek.</p> <p>2. Please verify who is to furnish and install the vent/grates at perimeter of the Modular Buildings</p> <p>3. Please confirm that Increment 2 Contractor is responsible for the 3" of 3/8" pea gravel at all vents/grates per 10/F-2.50N.</p> <p>4. Please confirm that Silver Creek is responsible for all welding of Modular buildings to all Anchor/Base Pier plates.</p>	<p>will be procured by the Increment 2 contractor. These components may be sourced through Silver Creek Modular or an alternative supplier, at the contractor's discretion. Contractor will be responsible for coordinating special inspections associated with all building foundation embedment plates.</p> <p>2. Increment 2 Contractor to furnish and install vent/grates at perimeter of the Modular Buildings.</p> <p>3. Confirmed.</p> <p>4. Confirmed.</p>
11	Will a baseline schedule be provided during the pre-bid phase? Please advise.	Yes, refer to Exhibit W: OUSD Surfside Academy Modernization Schedule, which will be included as part of Addendum #2.
12	Can you provide the Pre-bid/Site tour Sign-in-sheet/Attendees list for Surfside Educational Academy Campus Modernization - Increment 2?	Refer to Exhibit X. Pre-Bid Conference Sign-in Sheet
13	Who will be responsible to chlorinate the plumbing system for the prefabricated buildings?	Silver Creek will pressure test the prefabricated building's plumbing systems, once signed off by Inspector, Increment 2 Contractor will chlorinate the prefabricated buildings and site plumbing systems. Increment 2 Contractor will be responsible for submitting third party test results to OUSD via Procore.
14	Who will be responsible for insuring that the sewer, water and all existing underground is not damaged during Silver Creek's Crane operations?	The Increment 2 Contractor shall provide video documentation submittal verifying that existing underground infrastructure remains undamaged following each phase of Silver Creek Modular's crane operations prior to any site concrete placement. It is anticipated that Silver Creek will perform crane activities in three phases.
15	Does this project require the use of a project management information system?	Yes, Procore, refer to contract documents for requirements.
16	<p>Can you please verify what scope is preferred for this project? There are no locations shown for shades.</p> <p>1) Are they to be Manual, or Motorized, or BOTH?</p> <p>2) IS the fabric to be Blackout Fabric? The Fabric listed is a Vision Fabric.</p> <p>3) Are the shades to be ADA compliant? There is a special note within the spec under QA 1.5.G. that mentions twisting or pulling ..So no chains would be allowed, yet it is also in the specs to have chains.</p> <p>4) Are the shades to be single shades or dual</p>	<p>Window Shades are Silver Creek Modular Scope of Work. Refer to Exhibit U. Increment 2 and 3 Responsibility Matrix which has been included in Addendum #2.</p>

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	shades?	
17	Is the contractor responsible for encroachment permit fees? If so, what is the cost?	Yes, the Increment 2 Contractor is responsible for obtaining and paying all required encroachment and right-of-way permit fees. It is the Contractor's responsibility to coordinate, investigate and include all associated permit costs in their bid. No additional time and compensation will be provided for permit fees.
18	Please confirm if the CARB compliance acknowledgement form is to be filled out by the prime contractor and listed subcontractors. In addition, must we provide proof of certification for all subcontractors at the time of bid or within 24 hrs?	The Increment 2 Contractor shall complete and submit the signed CARB compliance form at the time of bid. CARB forms for all applicable subcontractors shall be submitted prior to contract award.
19	Distribution panels are known to have extended lead times. Please clarify who will be responsible to procure these panels or can this be confirmed to be responsibility of the Increment 2 contractor to furnish and install them.	The distribution panels will be Owner-Furnished, Contractor-Installed (OFICI). Procurement of the panels will be handled by the District to mitigate lead time delays. However, it will be the responsibility of the Increment 2 contractor to receive, store (as needed), and install the panels per the project specifications and schedule requirements. If necessary, Increment 2 Contractor will assist OUSD with any warranty coordination.
20	Could you please confirm the permitted construction hours for this project?	Construction hours for this project are Monday through Friday, from 7:00 AM to 6:00 PM. Weekend work is also permitted during the same hours; however, it requires at least one (1) week advance notice to the District for approval.
21	Bid Form does not reflect the add alternate for irrigation at the play field shown on sheet L1.02. Please provide a revised Bid Form.	No bid alternate is required. Please refer to the updated landscaping drawings, exhibits included in Addendum #2, located within the Student Center Building package (DSA A#04-124647) and contract documents.
22	The system drawing shown on C0.4.2 and C-1.1.2 on your plans are not complete, so I provided a ROM estimate based on the attached drawing. There are a few things needed by the Engineer to provide a hard quote of the system : • System invert , final grade elevations	Please note pipe soffit and invert are shown on C-1.1-2 Please note inlet and outlet locations, sizes and inverts are shown on C-1.1-2 Manhole/maintenance locations shall be provided on shop drawings by Contractor.

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	<ul style="list-style-type: none"> • Inlet /outlet – sizes , locations , elevations • Manhole – sizes , locations, rim elevations • Height of cover , any special loading requirements other than H 20 loading • Double manifold systems are not the most economical , can we bulkhead one side of system vs duel manifolds 	<p>Locations should avoid play striping and the field.</p> <p>No special load requirements. Per C-1.1-2 height of cover from surface to pipe soffit varies from approximately 0.5-feet to 2.1-feet.</p> <p>Manifold on one side is acceptable as long as system meets minimum capacity requirements.</p>
23	<p>Please confirm the following scope items will be by Silver Creek Modular:</p> <ol style="list-style-type: none"> 1. Lighting and Title-24 Compliant Controls 2. Fire Alarm Conduit 3. Final Connections of Feeders to Building Panels 4. Grounding for Modular Classroom Panels 	<p>Refer to Exhibit U. Increment 2 and 3 Responsibility Matrix which has been included in Addendum #2.</p>
24	<p>Sheet ES-2.1.01 note #11 & 12 references “PC Drawings”. To what does this note refer and where can these drawings be found?</p>	<p>PC Drawings” refers to “Pre-Checked Drawings,” which are pre-approved construction documents. Refer to Exhibits C, E, J, and any other applicable exhibits within the bid documents for relevant information and scope coordination.</p>
25	<p>Sheet ES-2.1.02 note #10 – Please clarify the intent of this note. Please also confirm the existing underground raceways are assumed to be adequate and usable to feed the new low voltage systems in these buildings.</p>	<p>Refer to Exhibit K for the updated Site Signal Plan, which includes new raceways serving the proposed prefabricated buildings. Per the revised exhibits and addenda, Buildings B and F are to be demolished, and a new Prefabricated Building B will be installed in alignment with the design and layout of the other nine new prefabricated buildings.</p>

1.04 EXHIBITS AND ATTACHMENTS:

The following exhibits and attachments were re-issued, replaced or added in Addendum #1. (Access additional documents in the Dropbox)

DOCUMENT	DESCRIPTION
00_Addendum 2 - Narrative	Morrissey Associates, Inc Narrative
01_Addendum 2 - Campus Modernization - Specs & Exhibits	Campus Modernization - Increment #2 (DSA A# 04-123278)

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SPECIFICATIONS	
00 01 10	Added and Removed Sections
09 51 10	Added system and components at MPR
11 13 20	Revised Size of Screen
27 10 00	Deleted
27 10 10	New section that replaces 27 10 00
27 41 10	Deleted
27 41 11	New section that replaces 27 41 10
28 31 10	Deleted
28 31 11	New section that replaces 28 31 10
28 46 00	Deleted
28 46 10	New section that replaces 28 46 00
SPEC EXHIBITS	
EXHIBIT AA	Added "Play Equipment Material Specifications"
EXHIBIT BB	Added" Play Equipment Design Specifications"
DOCUMENT	DESCRIPTION
02_Addendum 2 - Campus Modernization - Drawings	Campus Modernization - Increment #2 (DSA A# 04-123278)
ARCHITECTURAL DRAWINGS	
A-0.01-2	Revised Sheet Index
A-0.03-2	Removed Area of Work in Northeast Corner of Site
CIVIL DRAWINGS	
C-0.1.2	Revised Construction Notes/Estimate of Quantities
C-0.3.2	Deleted Drawing
C-0.4-2	Deleted Sheet
D-1.1-2	Revised Demolition Scope
C-1.1-2	Removed Area of Work in Northeast Corner of Site
C-2.1-2	Removed Area of Work in Northeast Corner of Site
C-3.1-2	Removed Area of Work in Northeast Corner of Site
C-4.1-2	Removed Area of Work in Northeast Corner of Site
LANDSCAPE DRAWINGS	
L1.01	Removed Area of Work in Northeast Corner of Site
L1.02	Removed Area of Work in Northeast Corner of Site
L1.03	Deleted Sheet
L2.01	Removed Area of Work in Northeast Corner of Site
L2.02	Removed Area of Work in Northeast Corner of Site

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L2.03	Removed Area of Work in Northeast Corner of Site
ARCHITECTURAL DRAWINGS	
A-1.00-2	Removed Area of Work in Northeast Corner of Site
A-1.01-2	Removed Area of Work in Northeast Corner of Site
A-1.02-2	Removed Area of Work in Northeast Corner of Site
A-1.03-2	Removed Area of Work in Northeast Corner of Site
A-1.04-2	Removed Area of Work in Northeast Corner of Site
A-1.06-2	Updated perforated metal panel
A-1.06A-2	Added Sheet
A-1.07-2	Removed Area of Work in Northeast Corner of Site
A-1.23-2	Removed Details
AB-2.00-2	Deleted Sheet
AB-2.03-2	Deleted Sheet
AB-3.00-2	Deleted Sheet
AB-3.01-2	Deleted Sheet
AF-2.00-2	Deleted Sheet
AF-2.01-2	Deleted Sheet
AF-4.00-2	Deleted Sheet
AE-2.00-2	Added walls to be demolished
AE-2.01-2	Revised Keynotes. Indicate fixtures, equipment, ceiling etc. to be demolished. Added suspended ceiling system, gyp board ceiling, etc.
AE-4.00-2	Revised section
A-9.09-2	Added details
A-9.10-2	Added Sheet
MECHANICAL DRAWINGS	
M-0.02	Revised Air Distribution Schedule
M-2.02	Revised Supply Registers
ELECTRICAL DRAWINGS	
E-0.1	Revised Symbol list per attached revised Drawing E-0.1
E-0.2	Revised single line diagram per attached revised Drawing E-0.2
E-0.3	Deleted Details 2 and 3 per attached revised Drawings E-0.3. Added fixtures 12 and 13 per attached revised Drawing E-0.4
E-0.4	Added Detail #2 per attached revised Drawing E-0.4
E-0.5	Revised fire alarm system equipment schedule per attached revised Drawing E-0.5

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E-0.6	Deleted Building "B" riser diagram per attached revised Drawing E-0.6
E-0.7	Deleted Building "F" riser diagram per attached revised Drawing E-0.7
E-0.8	Revised schedules
E-0.9	Added Detail #3 per attached revised Drawing E-0.9
E-0.12	Deleted Buildings "B" and "F" panel schedules per attached revised Drawing E-0.12
E-1.01	Added Drawing E-1.01 in its entirety
E-1.02	Revised multi-purpose room signal plan per attached revised Drawing E-1.02. Revised multi-purpose room fire alarm plan per attached revised Drawing E-1.02
E-1.03	Deleted food service lighting plan per attached revised Drawing E-1.03
ES-2.1.00	Added Sheet ES-2.1.00 Site Demolition Plan in its entirety.
ES-2.1.01	Revised Sheet ES-2.1.01 per attached revised Drawing ES-2.1.01
ES-2.1.02	Revised Sheet ES-2.1.02 per attached revised Drawing ES-2.1.02
ES-2.1.03	Revised Sheet ES-2.1.03 per attached revised Drawing ES-2.1.03
E-AV1	Added Sheet A-AV1 in its entirety
DOCUMENT	DESCRIPTION
03_Addendum 2 - Student Center Building - Drawings	Student Center Building (DSA A# 04-124647)
GENERAL	
A-0.00	New Sheet
CIVIL DRAWINGS	
C-0.1-2.2	New Sheet
C-0.2-2.2	New Sheet
C-0.3-2.2	New Sheet
C-0.4-2.2	New Sheet
C-1.1-2.2	New Sheet
C-2.1-2.2	New Sheet
C-3.1-2.2	New Sheet
C-4.1-2.2	New Sheet
LANDSCAPE DRAWINGS	
L1.01	New Sheet

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L1.02	New Sheet
L1.03	New Sheet
L2.01	New Sheet
L2.02	New Sheet
L2.03	New Sheet
ARCHITECTURAL DRAWINGS	
A-1.01	New Sheet
A-1.02	New Sheet
A-1.11	New Sheet
FABRIC SHADE STRUCTURE (A#04- 121917 PC)	
T-1.0	New Sheet
T-2.0	New Sheet
T-3.0	New Sheet
23.1-1000	New Sheet
23.2-2000	New Sheet
FABRIC SHADE STRUCTURE	
1000	New Sheet
2000	New Sheet
3000	New Sheet
DOCUMENT	DESCRIPTION
04_Addendum 2 - Off- site - Drawings	Off-Site Drawings
CIVIL DRAWINGS	
1	New Sheet
2	New Sheet
LANDSCAPE DRAWINGS	
L0.01	New Sheet
DOCUMENT	DESCRIPTION
EXHIBITS	
Exhibit T R1	Phasing/Logistics Plan. Surfside Educational Academy Campus Modernization - Increment 2 and 3. Two Phases were removed from the initial Exhibit according to Silver Creek site logistics requirements.
Exhibit U	Increment 2 and 3 Responsibility Matrix
Exhibit V	Utility Shutdown Request Form

**ADDENDUM #2
BID 2025-21-088B****Surfside Educational Academy Campus Modernization - Increment 2**

Exhibit W	OUSD Surfside Academy Modernization Schedule
Exhibit X	Pre-Bid Conference Sign-in Sheet
Exhibit Y	OUSD Liability Insurance Requirements
Exhibit Z	Prefab Building B Foundation Drawings
Exhibit CC	Existing Permanent Fence
Exhibit DD	HR Plumbing CCTV Testing of the Storm Drain and Sewer
Exhibit EE	SB&O Pads As-Builts and Coordinates

1.05 Reminder: Acknowledge receipt of Addendum #1 on your bid form.

1.06 Reminder: Acknowledge receipt of Addendum #2 on your bid form.

[END OF ADDENDUM #2]