

**ADDENDUM #3  
 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 BIDDER QUESTIONS / PRE-BID REQUESTS FOR INFORMATION:**

#	Question	Response
1	Please provide specifications for both Artificial Grass and Synthetic Track.	Artificial grass has been taken out of the project. See Addendum 3 for the following information: Specification: 32 18 29 Synthetic Running Track Surfacing Drawings: A1.02 & A1.11
2	Within Spec section 23 74 13 – 4, the manufacture listed is only Trane. However, on Page M-0.02 within the Mechanical Schedule it shows the basis of design for the RTU's as Carrier. Which document supersedes the other?	Mechanical Schedule showing Carrier supersedes.
3	Within Spec section 23 74 13 – 7, under CONTROLS it specifies Spec Section 230900 "Instrumentation and Controls for HVAC". However, there is no Spec section 230900 "Instrumentation and Controls for HVAC" within the Spec Book provided. Furthermore, on M-4.01 Detail #10 it shows hard wiring to the T-Stat as a Stand-Alone. Are we to assume there is no DDC Required, instead they are Stand-Alone?	Units are to have Carrier iVUE equipment for future connections, but will be stand-alone for the project.
4	Reference Exhibit L, sheet C-1.1-2. Drawing states "sump pump force main by design / builder." Please clarify who the design / builder is.	The awarded contractor is responsible for providing the design/builder for the sump pump system.

**ADDENDUM #3  
 BID 2025-21-088B**

**Surfside Educational Academy Campus Modernization - Increment 2**

5	Will the Rubberized Playground Safety Surfacing be a part of the bid line items on this project? If yes, please provide the bid specifications 32 18 23 for playground safety surfacing	See Addendum 3 for the following information: Specification: 32 18 16 Playground Surface Systems.
6	The specifications 08 44 14 is titled Glazed Aluminum Storefronts and windows. Kawneer does not have a center glazed storefront system that is 2 1/4" x 7" as indicated in the specifications. Kawneer has a window wall / curtain wall system that is 2 1/4" x 7 1/2". But the glazing in these systems are not centered in the mullion as shown in the contract drawings. Can you confirm a 2-1/4" system, flush glazed is acceptable? See attached for further clarification.	Arcadia AG 751 Series shall be used as the basis of design.
7	AE-3.00-2 1. Does this pattern imply new plaster? Please see attached 2. Is there a plaster patch around door E7, E8 & E9? 3. Door schedule on A-7.00-2 calls out detail 15/A8.03 for the head and jamb. There is no sheet A8.03. Please see attached	1. No 2. Yes, see the revised Schedule and Details in Addendum 3. 3. See the revised Schedule and Details in Addendum 3.
8	At Building C,H,D,K,J1 and J2 there are new 12"x12" catch basins that are scheduled to be installed. All of the invert elevations are too shallow will not work with the 12"x12" Books box schedule to be installed. These elevations will either be in conflict with the grate itself and you will be cutting out the main structure of the catch basin and it will fall apart. In addition to the majority are not deep enough per detail 2/C0.3-2 Please advise if these will all need to be cast in place basins due to depth Please advise if the drain body can change to a " flat atrium drain or other approved by design team drain Please advise if all the piping can change to 4" this will help in some cases but not all	Substitution of flat atrium drains or other types will be considered as well as the substitution of 4-inch pipe under the modular buildings in lieu of 6-inch at the time of the submittals. Please note approval of the substitutions is likely provided suitable (in kind) products are provided for review.
9	1-At the bottom of Civil Plans C-0.1-2,C-0.2-2,D-1.1-2,C-1.1-2,C-2.1-2. There is a red note stating "SUPPERCEDED - REFER TO SUPPLEMENTAL CIVIL BID SET " Please advise which Civil bid set or exhibit this is referring to. 2-On C-1.1-2 Strom Drain Construction notes 29,29A and 44 mention a sump pump and force main by DESIGN/BUILDER. Please provide a complete make, model , install detail, note 44 pipe size etc. that will be required on this project.in order to provide a cost for this project 3- From "Exhibit G - Remaining Plumbing Inventory from Increment 1" please confirm this material will be handed over to the awarded contractor with no credit due 4-From "Exhibit L - Civil Added Scope to Increment 2	1. Refer to Addenda for latest Civil Plans C-0.1-2,C-0.2-2,D-1.1-2,C-1.1-2,C-2.1-2. 2. Please note awarded contractor is responsible for providing design/builder for sump pump system. 3. Confirmed 4: Refer to Exhibit L. Clouds indicate the added scope from Increment 1 into Increment 2 drawings. 5. Refer to Off-site Plans in Addendum #2 for utility connections. The Increment 2 Contractor is responsible for obtaining and paying all required encroachment permit, traffic control, city, and other fees to perform the right-of-way work. OUSD has paid for the inspection fees.

### ADDENDUM #3 BID 2025-21-088B

#### Surfside Educational Academy Campus Modernization - Increment 2

	<p>from Increment 1" which portion of this work is not included in the bid day set file named "04-123278_INC 02_DWG_A"</p> <p>5-Please confirm there is no offsite/right of way work for this increment 2 i.e. POC to City Water, City Sewer or City Storm drain etc.</p> <p>If any offsite/right of way work is part of Increment 2 please provide the approved city plans prior to bid day.</p> <p>Please confirm the awarded Contractor shall not pay any; connection fees, meter fees, inspection fees, traffic control plan approval by the city fees, city fees, encroachment permit fees, traffic control plan, or any other fee associated with the right of way work.</p>	
10	<p>1. From Section 221316-3.10.D no hub cast iron shall be used in conjunction with corrosion protection per 221316-2.4 for all below grade drain waste and vent. Please consider changing to PVC DWV for the below grade Drain, waste and vent since the soils onsite has moderate to high corrosion potential.</p> <p>2. For the Two Storm drain pumps our supplier will need the below information</p> <ul style="list-style-type: none"> <li>-Phase and voltage on site that will be operating the pumps. We will need three phase power available.</li> <li>-If there is an estimated head pressure requirement from the pumps (it looks to be less than 20 feet of head for either system)</li> </ul> <p>Please confirm the below is correct</p> <ul style="list-style-type: none"> <li>-To value engineer I was going to make each system a duplex (two pump) system and split the flow rate up between the two pumps.</li> </ul> <p>i.e. 5.1 CFS = 2550 GPM = 1275 GPM per pump        3.2 CFS = 1600 GPM = 800 GPM per pump        Let me know if this is OK or if they need 100% redundancy.</p>	<p>1. Provide cast-iron per specification.</p> <p>2a. Design / Builder will be responsible for final coordination of power requirements. See updated Addendum 3 drawings for schedules and pathway.</p> <p>2b. The static head is about 15-feet (depending on the design wet well depth. The design/builder will need to also account for the friction head which would be proportional to the force main size.</p> <p>2c. The pump system can be duplex with the flow rate split between the two pumps.</p>
11	<p>RFI for the sump pump next to the Underground Detention basin notes 29- 29A on C-1.1-2 the below questions and statements are from a local pump supplier. please provide</p> <p>Where the pumps will be installed</p> <p>How deep the wet well will be if required</p> <p>What size the wet well will need to be if required</p> <p>Where the Storm drain/force main will need to discharge to</p> <p>What size the piping will need to be in the wet well after the pumps</p> <p>What size the piping will need to be on the discharge side of the pumps</p> <p>What material type the force main will need to be</p>	<p>1. The location of the pump is shown on C-1.1-2</p> <p>2. The depth of the wet well will be determined by Increment 2 design/builder to maximize the efficiency of the pump system</p> <p>3. See above</p> <p>4. The discharge location is near the field in the northerly portion of the project site into a detention system as shown on C-1.1-2</p> <p>5. The size of the force main will be determined by Increment 2 design/builder to maximize the efficiency of the pump</p>

**ADDENDUM #3  
 BID 2025-21-088B**

**Surfside Educational Academy Campus Modernization - Increment 2**

		system 6. See above 7. The material of the force main will be determined by Increment 2 design/builder
12	1. A-700-2 finish & door schedule - Type G2 door with half lite would typically be a HM door. The schedule calls them out as aluminum or wood with AL or WD frames. Please clarify the material type for these doors and frames. 2. A-700-2 finish & door schedule - Type G3 door with narrow lite is typically a HM door. The schedule calls them out as being AL or wood with AL or wood frame. Please clarify the material type for these doors and frames. 3. G1 type door is drawn as storefront and listed on the schedule as aluminum with a wood frame at E8 & E9. 4. A-700-2 finish & door schedule - Type F door is typically a HM door. The schedule lists them as AL or wood with AL or wood frame. Please clarify the material type for these doors and frames. 5. Spec section 084414 2.3A - calls out 2 1/4" x 7" front set. All opening details on A-801, A-802, A-803 show center set 2 x 8 storefront system. Kawneer doesn't make a 2 x 8 center set system. Could you please clarify the design intent: storefront or curtainwall, front or center?	1. G2 doors and frame to be aluminum. Please see attached schedule. 2. G3 has been omitted. See Addendum 3 drawings. 3. Revised to Aluminum frame. See Addendum 3 drawings. 4. Schedule has been revised. See Addendum 3 drawings. 5. Basis of design is Arcadia AG751 system. See Addendum 3 drawings.
13	Please reference sheet E-0.3 of the construction documents. Are the IDF cabinets shown on E-0.3 new or existing? If new, are the existing cabinets in buildings B, E, and F to be removed as part of increment 2?	Existing cabinets will be demolished as part of demolition plans.
14	Please reference sheet ES-2.1.00 of the construction documents. Building A currently shows the existing MDF but is being demolished as part of phase 1. 1. Where is the new MDF being relocated? 2. Does the existing fiber connected to the MDF need to be rerouted? If so, please confirm quantities and requirements.	Refer to Logistics/phasing plan exhibit for phasing. Existing MDF will be demolished after new MDF and IDF's are installed in Building E and modular buildings. 1. Refer to Increment 3 drawings for new MDF room location. 2. No
15	Please reference sheet ES-2.1.02 of the construction documents. Is new fiber/copper backbone required for buildings B, E, and F? If so, what are the backbone requirements and where are they to be routed?	Increment 2 indicates C.O for fiber optic to only permanent building E as the campus main signal room will be as part of Increment 3. District Standard cable is 12 Strands single mode cable.
16	Will increment 2 contractor be compensated for weekend work if required?	No, the District will not compensate Increment 2 Contractor for weekend work. Any weekend work required shall be at the General Contractor's expense and discretion. If the Contractor anticipates the

### ADDENDUM #3 BID 2025-21-088B

#### Surfside Educational Academy Campus Modernization - Increment 2

		need for weekend work to meet the project schedule, such costs should be accounted for in the Contractor's bid. Refer to Section 7.3 of contract document.
17	Note 12 on site signal plan is being reference on Building E. What does this note refer to?	Refer to Addendum #3, Site Signal plan ES-2.1.02
18	GZ-5 is listed as 1/2" laminated glass in the glass schedule on pages A-7.00-2 and A-8.00-2, whereas the glazing specification indicates it as 5/8" laminated vision glass. Please confirm the correct glass thickness for GZ-5 used in Interior Storefront F3.	GZ-5 to be 1/2" Laminated Glass
19	Per the Spec Section 084414, the storefronts should be front glazed. However, the details in pages A-8.01-2, A-8.02-2, and A-8.03-2 calls for center set. Please clarify	Arcadia AG 751 Series shall be used as the basis of design.
20	Per details A-8.01-2, A-8.02-2, and A-8.03-2 and Section 084414, the depth of the storefront would be 8". As there aren't many 8" options. Would a Curtain Wall with a similar depth or a Storefront of 6 1/2" depth would be suitable option?	Arcadia AG 751 Series shall be used as the basis of design.
21	Several frames like the E10, B2 and B3 in A-8.00-2 have vertical and horizontal mullions of width between 3" to 4". However, details in A-8.01-2, A-8.02-2, and A-8.03-2 shown a 2" mullion width. Please confirm the correct mullion width	Arcadia AG 751 Series shall be used as the basis of design.
22	Several frames like the E9, E10, E12 and in A-8.00-2, show a gray sub frame in their DLO. However, details in A-8.01-2, A-8.02-2, and A-8.03-2 do not show any additional information about it. Please clarify what that ray sub frame	See revised sheets within Addenda.

#### 1.03 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 3 - Narrative	Morrissey Associates, Inc Addendum 3 Narrative
DOCUMENT	DESCRIPTION
01_Addendum 3 - Campus Modernization - Drawings	Campus Modernization - Increment #2 (DSA A# 04-123278)
ARCHITECTURAL DRAWINGS	

**ADDENDUM #3  
 BID 2025-21-088B**

**Surfside Educational Academy Campus Modernization - Increment 2**

AE-2.00-1	Revised keynotes to clarify scope
A-7.00-2	Revised door schedule
A-8.00-2	Revised window frame types
A-8.00-2	Revised window details
A-8.01-2	Revised window details
A-8.02-2	Added details
A-8.03-2	Revised detail
A-8.03-2	Added details
ELECTRICAL DRAWINGS	
E-0.2	Added Power for Sump Pump
ES-2.1.01	Added Pathway for Sump Pump
ES-2.1.02	Revised Keynote 15 to Keynote 3
<b>DOCUMENT</b>	<b>DESCRIPTION</b>
<b>02_Addendum 3 - Student Center - Drawings</b>	<b>Student Center Building (DSA A# 04-124647)</b>
ARCHITECTURAL DRAWINGS	
A1.02	Revised notes for Synthetic Running Track
A1.11	New Detail
<b>DOCUMENT</b>	<b>DESCRIPTION</b>
<b>03_Addendum 3 - Student Center - Specifications</b>	
SPECIFICATION REVISIONS	
32 18 16	Added Section "Playground Surface Systems"
32 18 29	Added Section "Synthetic Running Track Surfacing"
<b>DOCUMENT</b>	<b>DESCRIPTION</b>
Exhibit FF	Silver Creek Surfside Lift Plan

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

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

**1.06    Reminder: Acknowledge receipt of Addendum #3 on your bid form.**

**[END OF ADDENDUM #3]**