

ADDENDUM NO. 5

(Issued June 25, 2024)

Request for Qualifications and Proposals

For Facilities Master Planning Services including Strategic Facilities Optimization

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the proposal documents for the project and shall be made a part thereof and subject to all the requirements thereof, as if originally specified and/or shown.

District Modification #1: The District is extending the deadlines for requests for interpretation, corrections or modifications to July 1, 2024, and the submission of proposals to July 12, 2024. The following are amended dates:

- Deadline for requests for interpretation, corrections or modifications: July 1, 2024 (4:00 p.m. (Pacific Time)).
- District will provide written responses to requests for clarifications: July 3, 2024
- **Proposals due: July 12, 2024 (4:00 p.m. (Pacific Time)).**
- District to notify short-listed firms for interviews: July 19, 2024
- In-person interviews: July 24-25, 2024 (times TBD)
- Facilities Committee Meeting – recommendation of contract to BOE: September 19, 2024
- Board Meeting – approval of contract: September 25, 2024

District Modification #2: The District is amending attendance to the Pre-proposal meetings from “Mandatory” to “Non-Mandatory”.

Question #1:

Is there a demographics study available?

District Response #1:

OUSD is finalizing a demographic study that will be made available for the Facilities Master Plan (FMP). Additionally, several resources will be made available to inform the FMP recommendations including:

1. Historical and current student enrollments by grade, program, ethnicity, and gender;
2. Student enrollment projections; and
3. Live/Go, which shows where students reside and attend an OUSD school on OUSD Dashboards.

For existing resources, please refer to the OUSD Dashboards:

<https://www.ousddata.org/public-dashboards.html>.

Question #2:

Does OUSD want State Funding Eligibility included in the scope?

District Response #2:

OUSD has consultants assisting the district in identifying State Eligibility. The findings will be made available to inform and be included in the FMP recommendations.

Question #3:

Will the selected firm be eligible to perform the architectural projects in the plan, or will the selected architectural firm be precluded?

District Response #3:

The firm selected for the FMP will not be precluded from performing architectural services for future OUSD facility projects. For all future facility projects, firms will be selected through an RFQ/P process for each project and applicable services, based on OUSD Board policies and procedures.

Question #4:

Will enrollment projections be included in the scope?

District Response #4:

No, OUSD has a team and consultants developing short- and long-term student enrollment projections. The findings will be made available to inform and be included in the FMP recommendations. Please see Response #1 for reference.

Question #5:

The timeframe given for response to this important Districtwide RFQ/P seems very tight. Would you consider extending the deadline for 2-3 weeks?

District Response #5:

The procurement timeline has been amended. See District Modification #1.

Question #6:

Can you please clarify what the specific requirements are for meeting the OUSD “local..” business requirements, and what the selection point advantages are? (Are they in the qualifications only or also in any discounted scoring of the “bid proposals” ?

District Response #6:

The District’s Local Business Utilization Consultant, 360 Total Concept, conducted an availability analysis and recommended a participation modification which the District has accepted (refer to Addendum #3). Proposing firms shall complete and include the Local Business Participation Worksheet in their proposal submissions. 360 Total Concept will evaluate the worksheet and will award up to 5 preference points in the final scoring (out of a maximum of 100 points).

For the full Board Policy 7115, please refer to the link below:

<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>

Question #7:

And again, if an Alameda County SLEB-certified Prime (or subconsultant) fully meets the “Local..” OUSD requirements, do they still need to submit 3 years of tax returns to OUSD, etc.? –does that certification alone qualify for contributing to the 25% min. now required?

District Response #7:

They are considered separate submittals. 360 Total Concept will only review the Local Business Participation Worksheet and verify the Alameda County certification as being valid.

Question #8:

If a team meets greater than 25% (up to 100%) composition meeting of the OUSD Local Requirements- what are the selection preferences or scoring preferences given, if any?

District Response #8:

Please see Response #6.

Question #9:

As the scope of work specifically cites the OUSD Climate Emergency Action Resolution, including: “ ... WHEREAS, the Oakland Unified School District intends to build on the accomplishments of our ongoing efforts aligned with ecological sustainability, including but not limited to: 1. Designing and building ecologically sustainable schools and facilities by adhering to the Collaborative for High Performance Schools (CHPS) standards;...” Will adherence to the OUSD Board Policy 07-0477 “District-wide Sustainability and the Design and Construction of High performance Schools” for High Performance and Sustainable Schools in the Facilities Master Plan be a guiding goal?

District Response #9:

All effective OUSD Board policies and procedures related to facilities design and construction will inform the vision and goals of the FMP. The OUSD Board has adopted the Climate Emergency Action Resolution (CEAR), which directs the Facilities Planning and Management Department’s Sustainability Team to develop and implement a Sustainability Board Policy and Plan. We are currently in Phase 2, which involves developing a Climate Action and Sustainability Board Policy. This policy is anticipated to be presented to the Board for review and approval by the end of 2024.

For additional information on OUSD Climate Emergency Action Resolution, please refer to the link below:

<https://ousd.legistar.com/LegislationDetail.aspx?ID=4641338&GUID=A50457C6-5A46-4B14-A5B5-ACA7A9D21F0D&Options=ID|Text|&Search=climate+emergency+action+resolution>.

Question #10:

Who is on the consultant team for the Strategic Plan currently in progress, and are they precluded from participating in this Facilities Master Plan RFQ/P ?

District Response #10:

The name of the firm assisting the district with strategic planning is Agency Design Inc., and they are not precluded from participating in this FMP RFQ/P.

Question #11:

Will any consultant team member selected in the future for the Asset Management and Real Properties (currently in selection progress,) be precluded from participating in this Facilities Master Plan RFQ/P And or vice-versa ?

District Response #11:

No, consultants or firms participating in the future for Asset Management and Real Properties will not be precluded from participating in this FMP RFQ/P.

Question #12:

Can you tell us what sites or school buildings currently have any energy audits or Retro-commissioning reports, if any, in preparation for the CALShape program?

District Response #12:

The district is in the process of consolidating this information and will make it available as part of the FMP visioning sessions (Part A.2).

Question #13:

Can you clarify the status of the projects by line item in the Revised OUSD Bond Measure Y Spending Plan for the Measure Y Bond funding, in slides 26-36? And in particular, clarify the status of the PPAs for solar and the batteries listed on the “Energy Efficiency, Resiliency, and Sustainability Improvements” slides 35-38?

District Response #13:

The district has completed seven sites as part of the Solar installation and intends to complete the remaining that are underway. All the pertinent information will be made available as part of the FMP visioning sessions (Part A.2).

Question #14:

Will the facilities condition assessments work need to include the 6 or so retired/mothballed campuses and/or any Administrative sites, such as at Cole or former District Admin on 2nd Ave.?

District Response #14:

Yes, assessments of administrative buildings including the Central Administrative Center at Cole will need to be part of Site Assessments (Part B). Additionally, the below sites will need to be part of the assessment, and recommendations for these sites will be informed by the Asset Management Report. Please note that sites with recent projects or that are vacant may need a different level of assessment compared to sites/campuses that are being used to house district-run schools, and will be identified on a case-by-case basis as part of the visioning session (Part A.2).

1. Hillside at Castlemont: 2369 84th Ave
2. Bond Street Annex School: 1710 45th Ave, Oakland, CA 94601
3. Former Administrative Building: 1025 2nd Ave, Oakland, CA 94606
4. Washington Childhood Development Center (Partial): 581 61st St, Oakland, CA 94609
5. Ralph J. Bunche Academy: 1240 18th St, Oakland, CA 94607
6. Golden Gate CDC: 6232 Herzog St, Oakland, CA 94608

Question #15:

Pending exact scoping for meaningful benchmarking and facilities conditions assessments along with coordination with any other Sustainability planning activities and/or work proceeding simultaneously, could the district be flexible on the timelines for the interim and final FMP Deliverables as stated in the RFQ/P (as early/mid-2025?)

District Response #15:

Yes. As noted in the RFQ-P, the district is open to feedback or considerations regarding the estimated timelines.

Question #16:

Can you share the status of any draft or final OUSD Sustainability Plan or committee planning activities, as well as tell us if the FMP team will be coordinating with those efforts as part of our scope?

District Response #16:

Please see Response #9. The Facilities Master Plan will be informed by all future Board-approved policies and procedures on CEAR and sustainability efforts. This will be part of the

Question #17:

We are very interested in responding to this pursuit, but curious to know if OUSD would consider extending the RFP deadline?

District Response #17:

See District Response #5.

RECEIPT OF THIS ADDENDUM (AS WELL AS PREVIOUSLY ISSUED ADDENDA) MUST BE ACKNOWLEDGED IN THE PROPOSAL.