

ADDENDUM NO. 1

(Issued August 28, 2024)

Request for Qualifications and Proposals for Asset Management and Real Property Services Project #24156

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: The submission deadline has been changed on September 4, 2024 from 2:00 p.m. to 11 a.m.

District Clarification #1: The criteria for “Relevant Project Experience and References” was duplicated (items d and e). Item e shall be considered “not used” for the purposes of the proposal submission.

District Clarification #2: The link to the Report on the Real Property Assets of the District can be found at the following:

<https://ousd.legistar.com/MeetingDetail.aspx?ID=1194484&GUID=6A320AA1-20BF-4CD1-9549-5102D6BDA363&Search=>

Question #1:

There are two different Proposal Formats listed within the above RFQ-P (and attached). Would you please confirm which is the one we should follow? Page 9 lists a Proposal Format limited to 25 pages with items a. through h. Then page 15 lists another Proposal Format with additional items listed (Sample Work, List of Exhibits/Questionnaire, etc.). Page 15 also refers to experience with “Executive Search Services.”

District Response #1:

The main body of the proposal shall include items a through h, which would be limited to 25 pages. A separate proposal for the information requested on page 15 is not required if it is redundant (i.e., Statement of Firm Qualifications, Staff Qualification, and Budget). An Executive Summary shall be incorporated into the item c (Project Approach and Relevant Qualifications). The Approach and Timeline shall also be included in item c as item ix.

References, Sample Work, and List of Exhibits shall be placed in an Appendix, which would not be counted against the 25-page limit.

Question #2:

Is Oakland Unified School District (OUSD) comfortable with the current Asset Management strategies being discussed?

District Response #2:

Yes but the District would be open to further discussion with the selected firm.

Question #3:

What is the timeline for completion of the scope of work within this RFQ/P?

District Response #3:

The District is open to receiving proposals with estimated timelines that align with the scope of work detailed in the RFQ/P. The District is currently engaged in ongoing discussions and efforts related to Re-envision, Redesign, and Restructure. These initiatives, along with the executable recommendations on property usage and associated financial strategies, will significantly inform and influence the final timelines for this project. Please consider that the completion of this scope of work will also play a crucial role in informing our Facilities Master Plan updates, which are due for Board approval in Fall 2025.

We encourage you to submit your proposals with an estimated timeline that reflects your approach to the scope of work. Please note that the district's ongoing strategic work may affect these timelines, and we may provide additional information or adjustments as necessary based on the evolving recommendations.

For more information on the Re-envision, Redesign and Restructure (3Rs):

<https://ousd.legistar.com/LegislationDetail.aspx?ID=6658332&GUID=CA353A48-DBB2-44D8-B31A-E44E8A140E61&Options=&Search=>

Question #4:

Are there any priorities within the sites listed?

District Response #4

The District has discussed two sites as priorities in our current strategic considerations: the Former Administrative Building at 1025 2nd Ave, Oakland, CA 94606, and the Ralph J. Bunche Academy at 1240 18th St, Oakland, CA 94607. Recommendations for these properties will significantly influence the strategies for other sites.

Given the District's anticipated financial deficit, there is an emphasis on exploring revenue-generating opportunities. We will encourage the selected firm to identify as many viable possibilities as possible and consider a phased approach that includes both short-term and long-term strategies. Additionally, please take into account the upcoming 2028 Bond and the Facilities Master Plan updates in Fall 2025, as these factors will impact future planning and priorities. Please consider reflecting these priorities in your proposals.

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