



November 7, 2022

**Subject: Bid Package #1**  
Beresford Elementary School HVAC Replcmt-DSA 01-120124  
Foster City Elementary School HVAC Replcmt DSA 01-120214  
Lead Elementary School HVAC Replcmt-DSA 01-120182  
San Mateo Park Elementary School HVAC Replcmt DSA 01-120214  
**San Mateo - Foster City School District**

### **ADDENDUM NO. 1**

CHANGES AND/OR CLARIFICATIONS OF THE DRAWINGS AND SPECIFICATIONS ARE AS FOLLOWS FOR THE FOUR DSA PROJECTS ASSOCIATED WITH BID PACKAGE NO.1. PLEASE NOTE THAT THIS ADDEDUM IS BEING ISSUED IN A COMBINED PACKAGE IN PARTS.

Part 1. Cover section addressing all four projects with overlapping information impacting each campus project.

Part 2. Addendum documentation exclusively for Beresford Elementary School Project.

Part 3. Addendum documentation exclusively for Foster City Elementary School Project.

Part 4. Addendum documentation exclusively for Lead Elementary School Project.

Part 5. Addendum documentation exclusively for San Mateo Park Elementary School Project.

**Part 1. Cover section addressing all four projects with overlapping information impacting each campus project.**

### **RFI QUESTIONS**

ITEM NO 1.1 Question, Please provide copies of the Pre-bid sign-in sheets?

Response, Copies of the 11.15. 2022, 11.17.2022 & 11.29.2022 sign-up sheets are attached.

ITEM NO 1.2 Question, Regarding the HVAC Replacement Project Phase Two Bid Package for the San Mateo-Foster City School District, will the Prime Contractors be able to list different MEP subcontractors per school or will they only be allowed to list one (1) MEP for the entire bid package?

Response, Contractors may list different sub-contractors per campus.

ITEM NO 1.3     Question, My company is already prequalified to work with the district for projects ranging up to \$7,500,000.00. The engineers estimate for this project is approximately \$11,732,239.00. Will we need to do anything on our end to get the approval to bid on projects of this magnitude. Please advise.

Response, Yes, in order to be eligible to bid this project as a General Contractor, your firm's Quality Bidders authorized bid limit must be higher than the Project's Engineer's Estimate. Please submit additional project related information that may be evaluated in order to determine if circumstances have changed over this past year with higher dollar value projects having been completed. The project types need not be exclusively public-school projects. The District will consider other Public Type Work Projects in their dollar value limit assessment.

## **SPECIFICATIONS**

### ITEM NO 1.4     DOCUMENT 00 11 16 NOTICE TO BIDDERS/INVITATION TO BID

Add, DOCUMENT 00 11 16 NOTICE TO BIDDERS/INVITATION TO BID has been updated to reflect the elimination of bids for HVAC equipment. The revised Bid Notice is attached.

### ITEM NO 1.5     DOCUMENT 00 70 00 SPECIAL CONDITIONS

Add, DOCUMENT 00 70 00 SPECIAL CONDITIONS for the four schools of Bid package No 1 has been modified. Specifically, Special Conditions for Beresford ES, Foster City ES, Lead ES and San Mateo Park ES has been modified to correct dates and clerical items. The entire section has been reissued for clarity, attached.

### ITEM NO 1.6     DOCUMENT 01 11 00 SUMMARY OF WORK FOSTER CITY ELEMENTARY SCHOOL

Add, DOCUMENT 01 11 00 SUMMARY OF WORK FOSTER CITY ELEMENTARY SCHOOL has been revised to reflect changes with the summary of work associate with OFCI MSB equipment. Specifically, there will be no Owner Furnished Contactor Installed Electrical equipment, all will be provided by the Contractor. The revised document has been reissued and is attached.

### ITEM NO 1.7     DOCUMENT 01 74 00 PROGRESS CLEANING AND FINAL (DEEP) CLEANING-**Lead Elementary School**

Add, the Lead Elementary School campus wide annotated cleaning plan has been amended to reflect changes in the specific areas of Owner and Contractor Cleaning responsibilities. The revised document has been reissued and is attached.



## RECORD AND UTILITY DRAWINGS

ITEM NO 1.8 REFERENCE DOCUMENT AS POSTED TO DOCUMENT 00 31 15 EXIS DOCUMENTATION  
REGARDING PROJECT SITE (NOT part of the Contract Documents)  
Add, Utility Survey Drawings for Foster City Elementary School-Final -48 x3 6 as prepared  
by Subtonics Corporation. The missing document has been issued and is attached.

## TECHNICAL PROJECT DOCUMENTATION

### Part 2. Addendum 1 Items for Beresford Elementary School

- Review posted Addendum No. 1 documents as prepared by Aedis Architects, *attached*.

### Part 3. Addendum 1 Items for Foster City Elementary School

- Review posted Addendum No. 1 documents as prepared by Aedis Architects, *attached*.

### Part 4. Addendum 1 Items for Laurel Elementary School

- Review posted Addendum No. 1 documents as prepared by Aedis Architects, *attached*.

### Part 5. Addendum 1 Items for San Mateo Park Elementary School

- Review posted Addendum No. 1 documents as prepared by Aedis Architects, *attached*.

END OF ADDEDUM #1



# Attendance Sign-in Sheet

(408) 483-4267

DATE: Tuesday, November 15 at 10:00am

PROJECT: San Mateo-Foster City School District – Beresford Elementary School  
HVAC Replacement – Phase 2  
Bid Number #22-206

MEETING: PRE-BID CONFERENCE-*signature represents attendance at Beresford ES*

Pre-Bid Conference Sign-In Sheet			
	Name	Company Name	Telephone
1	<b>Kevin Randall</b>	<b>Strawn</b>	<b>408-393-5056</b>
	Email: <b>krandall@scmdinc.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
2	<b>Kevin Hayes</b>	<b>Environmental Systems Incorporated</b>	<b>916-956-2194</b>
	Email: <b>khayes@esite.net</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
3	<b>Juan Ochoa</b>	<b>Coastwide Environmental</b>	<b>831-673-1190</b>
	Email: <b>juanjose@coastwide.net</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
4	<b>Kent Brown</b>	<b>Kitchell</b>	<b>408-315-6610</b>
	Email: <b>kbrown@kitchell.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
5	<b>Ernesto Castanares</b>	<b>Kitchell</b>	<b>317-709-3423</b>
	Email: <b>castanares@kitchell.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
6	<b>Kaitlin Bailey</b>	<b>AEDIS Architects</b>	<b>408-219-3929</b>
	Email: <b>kbailey@aedisarchitects.com</b>		

Pre-Bid Conference Sign-In Sheet

	Name	Company Name	Telephone
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
7	<b>Scott Burnham</b>	<b>Aedis</b>	<b>916-949-1440</b>
	Email: <b>sburnham@aedisartchitects.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
8	<b>Tyler Valencia</b>	<b>GLS</b>	<b>650-360-4122</b>
	Email: <b>tvalencia@gls-inc.net</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
9	<b>Brian Liquori</b>	<b>GLS</b>	<b>408-640-1073</b>
	Email: <b>brian@gls-inc.net</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
10	<b>David Alves</b>	<b>Aire Sheet Metal</b>	<b>650-451-8179</b>
	Email: <b>dave@airesm.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
11	<b>Jordan Bramlett</b>	<b>Aire Sheet Metal</b>	<b>650-451-8179</b>
	Email: <b>jordan@airesm.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
12	<b>Devin Debouk</b>	<b>Syserco</b>	<b>510-680-0236</b>
	Email: <b>d.debouk@syserco.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
13			
	Email:		
	Foster City Y/N	Lead ES Y/N	SMP Y/N
14			
	Email:		
	Foster City Y/N	Lead ES Y/N	SMP Y/N



# Attendance Sign-in Sheet

(408) 483-4267

DATE: Thursday, November 17 at 10:00am

PROJECT: San Mateo-Foster City School District – Beresford Elementary School  
HVAC Replacement – Phase 2  
Bid Number #22-206

MEETING: PRE-BID CONFERENCE-*signature represents attendance at Beresford ES*

Pre-Bid Conference Sign-In Sheet			
	Name	Company Name	Telephone
1	<b>Francisco Jimenez</b>	<b>F&amp;H Construction</b>	<b>209-931-3738</b>
	Email: <b>estimating@f-hconst.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
2	<b>Kaitlyn Bailey</b>	<b>AEDIS Architects</b>	<b>408-219-3929</b>
	Email: <b>kbailey@aedisarchitects.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
3	<b>Dylan Zugar</b>	<b>Cool Tech Mechanical</b>	<b>650-678-1186</b>
	Email: <b>dzugar@cooltech-mech.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
4	<b>CJ Infantino</b>	<b>ESI</b>	<b>408-888-9139</b>
	Email: <b>cjenfantino@esite.net</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
5	<b>Mark Sherril</b>	<b>SMFCSD</b>	<b>650-312-7884</b>
	Email: <b>msherill@smfc.k12.ca.us</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
6	<b>Kent Brown</b>	<b>Kitchell</b>	<b>408-315-6610</b>
	Email: <b>kbrown@kitchel.com</b>		

Pre-Bid Conference Sign-In Sheet

	Name	Company Name	Telephone
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
7	<b>Andy Chan</b>	<b>Cal-Pacific Construction</b>	<b>650-557-1238</b>
	Email: <b>andy@pacific888.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
8	<b>Dzhemoli Oulionuyshuih</b>	<b>JUV Inc.</b>	<b>510-836-1300</b>
	Email: <b>juv@juvinc.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP YN yes
9	<b>Travis Durbin</b>	<b>TD Builder</b>	<b>650-759-2127</b>
	Email: <b>travis@tdbuilder.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
10	<b>Jake Burner</b>		<b>402-643-0661</b>
	Email: <b>jburner@airtreatment.com</b>		
	Foster City Y/N yes	Lead ES Y/N <b>yes</b>	SMP Y/N
11	<b>Victor Marcelo</b>	<b>Rodan Builders</b>	<b>510-302-8945</b>
	Email: <b>vmarcelo@rodanbuilders.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
12	<b>Bryan Martin</b>	<b>OC McDonald</b>	<b>408-569-8264</b>
	Email: <b>bmartin@ocmcdonald.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
13	<b>Abel Arcuiril</b>	<b>LHL</b>	<b>650-915-4822</b>
	Email: <b>lhusen@outlook.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
14	<b>Ernesto Castanares</b>	<b>Kitchell</b>	<b>317-709-3423</b>
	Email: <b>castanares@kitchell.com</b>		
	Foster City Y/N yes	Lead ES Y/N <b>no</b>	SMP Y/N <b>no</b>



# Attendance Sign-in Sheet

(408) 483-4267

DATE: Tuesday, November 29 at 10:00 am

PROJECT: San Mateo-Foster City School District – Beresford Elementary School  
HVAC Replacement – Phase 2  
Bid Number #22-206

MEETING: PRE-BID CONFERENCE-*signature represents attendance at Beresford ES*

Pre-Bid Conference Sign-In Sheet			
	Name	Company Name	Telephone
1	<b>Teena Singley</b>	<b>Sausal Corporation</b>	<b>925-568-220</b>
	Email: <b>tsingley@sausal.net</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
2	<b>Antonio Aguilar</b>	<b>Wickman Dev &amp; Construction</b>	<b>415-239-4500</b>
	Email: <b>estimating@wickmandev.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
3	<b>Chris Slack</b>	<b>CWS Construction</b>	<b>415-599-6545</b>
	Email: <b>charlieJR.cws@gmail.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
4	<b>Kent Brown</b>	<b>KCEM</b>	
	Email: <b>kbrown@kitchell.com</b>		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
5	<b>Kaitlyn Bailey</b>	<b>AEDIS Architects</b>	<b>408-219-3929</b>
	Email:		
	Foster City Y/N <b>yes</b>	Lead ES Y/N <b>yes</b>	SMP Y/N <b>yes</b>
6	<b>Ernesto Castanares</b>	<b>KCEM</b>	<b>317-709-3423</b>
	Email: <b>castanares@kitchell.com</b>		



**Pre-Bid Conference Sign-In Sheet**

	Name	Company Name	Telephone
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
7	<b>Michael Young</b>	<b>Bobo Construction</b>	<b>916-383-1681</b>
	Email: <b>bestimating@constructioninc.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
8	<b>Felipe Garcia</b>	<b>Grand Electric</b>	<b>650-450-0611</b>
	Email: <b>felipe@grandelec.com</b>		
	Foster City Y/N no	Lead ES Y/N no	SMP Y/N no
9	<b>Ryan Lacy</b>	<b>ALCAL Specialty</b>	<b>510-634-1354</b>
	Email: <b>ryan.lacy@alcal.com</b>		
	Foster City Y/N no	Lead ES Y/N no	SMP Y/N no
10	<b>Samuel Lee</b>	<b>Grand Electric</b>	<b>415-830-2020</b>
	Email: <b>sam@grandelec.com</b>		
	Foster City Y/N	Lead ES Y/N	SMP Y/N
11	<b>Sarah Young</b>	<b>BANA Builders</b>	<b>415-508-9253</b>
	Email: <b>bids@banabuilders.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
12	<b>Ruben Peterson</b>	<b>Atlas/Pellizzari Electric</b>	<b>650-421-3587</b>
	Email: <b>r.peterson@atlas.pellizzari.com</b>		
	Foster City Y/N yes	Lead ES Y/N yes	SMP Y/N yes
13			
	Email:		
	Foster City Y/N	Lead ES Y/N	SMP Y/N
14			
	Email:		
	Foster City Y/N	Lead ES Y/N	SMP Y/N

**DOCUMENT 00 11 16**

**NOTICE TO BIDDERS / INVITATION TO BID**

1. Notice is hereby given that the governing board ("Board") of the San Mateo-Foster City School District ("District") will receive sealed bids for the following two projects:

**BID PACKAGE #1-SMFCSD BID**

The replacement of existing HVAC equipment within the identified campus facilities as well as primary and secondary electrical system upgrades on various campuses, listed as follows,

- Beresford Elementary School, 300 28<sup>th</sup> Avenue, San Mateo, California
- Foster City Elementary School, 461 Beach Park Blvd., Foster City, California
- Lead School, 949 Ocean View Avenue, San Mateo, California
- San Mateo Park Elementary School, 161 Clark Drive, San Mateo, California

~~Campus specific HVAC Replacement Equipment Various sites: Audubon ES, Bayside Academy, Baywood ES and Parkside ES.~~

Addendum No 1

2. To bid on this Project, the Bidder is required to have been prequalified by the District. To bid on this Project, the Bidder is required to have been prequalified by the District. Pre-qualification for all bidding General Contractors is to be through Quality Bidders at [www.qualitybidders.com](http://www.qualitybidders.com) In addition, if the Project has electrical, mechanical, or plumbing components that will be performed by subcontractors performing under the following license classification (s), C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46. then each of those subcontractors that intend to bid as a first-tier subcontractor to a general contractor (prime contractor) are required to have been prequalified by the District, through Quality Bidders at [www.qualitybidders.com](http://www.qualitybidders.com) Prior to the bid, a minimum of five days before bids are received the District will issue by Bid Addendum all MEP Contractors pre-qualified through Quality Bidders.
3. All prequalification questionnaires will be received until **4:00 P.M., December 5, 2022**, through Quality Bidders using their web ling at [www.qualitybidders.com](http://www.qualitybidders.com)
4. Sealed Bids will be received for **Bid Package #1** until **2:00 P.M., December 15, 2022**, at the District Office, located at **1170 Chess Drive, Foster City, California-94404**, at or after which time the bids will be opened and publicly read aloud. Any claim by a bidder of error in its bid must be made in compliance with section 5100 et seq. of the Public Contract Code. Any bid that is submitted after this time shall be non-responsive and returned to the bidder.
5. The project consists of the following scope of work with the Engineer's estimated construction value posted immediate below each campus project with a summary of the total bid package construction value as indicated:

**BID PACKAGE #1-SMFCSD BID # 22-206**

The replacement of existing HVAC equipment within the identified campus facilities as well as primary and secondary electrical system upgrades on various campuses, listed as follows,

- **Beresford Elementary School**, 300 28<sup>th</sup> Avenue, San Mateo, California
  - Engineer's estimated construction value for this work is **\$ 1,369,817.00**
- **Foster City Elementary School**, 461 Beach Park Blvd., Foster City, California
  - Engineer's estimated construction value for this work is **\$4,569,599.00**
- **Lead School**, 949 Ocean View Avenue, San Mateo, California
  - Engineer's estimated construction value for this work is **\$ 3,248,239.00**

## Addendum No 1

- **San Mateo Park Elementary School**, 161 Clark Drive, San Mateo, California
- ~~Engineer's estimated construction value for this work is \$ 2,544,451.00~~
- ~~Campus specific HVAC Replacement Equipment Procurement only, Various sites. Audubon ES, Bayside Academy, Baywood ES and Parkside ES.~~
- ~~No Engineer's estimate has been provided for the requested item~~

**Combined total Engineer's estimated construction value for Bid Package #1 is \$11,732,105**

6. All bids shall be on the form provided by the District. Each bid must conform and be responsive to all pertinent Contract Documents, including, but not limited to, the Instructions to Bidders.
7. To bid on this Project, the Bidder is required to possess one or more of the following State of California Contractor Licenses:

- A -General Engineering Contractor
- B- General Building Contractor

The Bidder's license(s) must be active and in good standing at the time of the bid opening and must remain so throughout the term of the Contract.

8. As security for its Bid, each bidder shall provide with its Bid form
  - a bid bond issued by an admitted surety insurer on the form provided by the District,
  - cash, or
  - a cashier's check or a certified check, drawn to the order of the **San Mateo-Foster City School District** in the amount of ten percent (10%) of the total bid price. This bid security shall be a guarantee that the Bidder shall, within seven (7) calendar days after the date of the Notice of Award, enter into a contract with the District for the performance of the services as stipulated in the bid.
9. The successful Bidder shall be required to furnish a 100% Performance Bond and a 100% Payment Bond if it is awarded the contract for the Project.
10. The successful Bidder may substitute securities for any monies withheld by the District to ensure performance under the Contract, in accordance with the provisions of section 22300 of the Public Contract Code.
11. The successful Bidder and its subcontractors shall pay all workers on the Project not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are on file with the District and are available to any interested party on request or at [www.dir.ca.gov/oprl/statistics\\_and\\_databases.html](http://www.dir.ca.gov/oprl/statistics_and_databases.html). Bidders and Bidders' subcontractors shall comply with the registration and qualification requirements pursuant to sections 1725.5 and 1771.1 of the California Labor Code.
12. There will be a total of three mandatory pre-bid conference and site visits combined for Bid Package #1. Bidding general contractors are only required to attend one of the ~~two~~ **three** mandatory pre-bid conference and site visits.

## Addendum No 1

- **Mandatory pre-bid conference and site visit #1**, for the combined Bid Package #1, will be held on **November 15, 2022, at 10:00 A.M.** meeting at Beresford Elementary School, 300 28<sup>th</sup> Avenue, San Mateo, California, main campus entry and will visit all four campuses.

- All participants are required to sign in at the Administration Building. The Site Visit is expected to take approximately ninety minutes hours. Failure to attend or tardiness will render bid ineligible.
- **Mandatory pre-bid conference and site visit #2**, for the combined Bid Package #1, will be held on **November 17, 2022, at 10:00 A.M.** meeting at Beresford Elementary School, 300 28<sup>th</sup> Avenue, San Mateo, California, main campus entry and will visit all four campuses.
- All participants are required to sign in at the Administration Building. The Site Visit is expected to take approximately ninety minutes hours. Failure to attend or tardiness will render bid ineligible.
- **Mandatory pre-bid conference and site visit #3**, for the combined Bid Package #1, will be held on **November 29, 2022, at 10:00 A.M.** meeting at Beresford Elementary School, 300 28<sup>th</sup> Avenue, San Mateo, California, main campus entry and will visit all four campuses.
- All participants are required to sign in at the Administration Building. The Site Visit is expected to take approximately ninety minutes hours. Failure to attend or tardiness will render bid ineligible.
- **Bidding Contractors are required to attend only one (1) pre-bid conference of the three offered.**

13. Contract Documents are available on **Monday November 14, 2022**, for review at the District Facilities Office. In addition, Contract Documents are available for review at the following builders' exchanges:

Bay Area Builder's Exchange	(510) 483-8880
Construction Bid Board	(800) 479-5314
Dodge Data & Analytics	(877) 784-9556

A list of these builders' exchanges is available at the District's Facilities Office.

**Arc**  
 829 Cherry Lane  
 San Carlos, CA 94070  
 Contact: Scott Barley  
 Tel: 650.631.2310  
 Email: [sancarlos@e-arc.com](mailto:sancarlos@e-arc.com)

Contract Documents are also available for purchase direct through Arc Solutions, San Carlos.

- **Bid Package #1** for *"hard" copy of documents* equals **Four-Hundred Seventy-Five Dollars and Sixty Cents (\$475.00).**
- **Bid Package #1** for *"digital" copy of documents* will be available at no cost to qualified bidders.

14. The District's Board has found and determined that the following item(s) shall be used on this Project based on the purpose(s) indicated. (Public Contract Code section 3400(c).) A particular material, product, thing, or service is designated by specific brand or trade name for the following purpose(s):

- In order to match other products in use on a particular public improvement either completed or during completion.
- Door Hardware (Schlage)
- Energy Management System (Delta)
- Fire Alarm System (Notifier)
- Classroom Split System Heat Pump (Samsung)

- Packaged Indoor Wall Heat Pump System (BARD)

15. The District's Board reserves the right to reject any and all bids and/or waive any irregularity in any bid received. If the District awards the Contract, the security of unsuccessful bidder(s) shall be returned within sixty (60) days from the time the award is made. Unless otherwise required by law, no bidder may withdraw its bid for ninety (90) days after the date of the bid opening.
16. The District shall award the Contracts, if it awards it at all, to the lowest responsive responsible bidder for each individual bid package. Specifically, there will be one successful bidder for Bid Package # 1 based upon the combined total base bid amount only for each individual bid package. The project total base bid shall be based upon the sum of the listed school bid costs per individual bid packages. It is possible to be the successful bidder on each separately bid package.
17. Bid period questions relative to the building projects are to be submitted to KCEM, project Construction Manager in writing to the attention of **Kent Brown** , [kbrown@kitchell.com](mailto:kbrown@kitchell.com) and **Mark Sherrill**, SM-FCSD Staff, [msherrill@smfc.k12.ca.us](mailto:msherrill@smfc.k12.ca.us)

## DOCUMENT 00 71 00

### SPECIAL CONDITIONS

#### **1. Project Description**

The information provided here is a summary only. All bidders must thoroughly review the Plans and Specifications and the other Contract Documents for a full understanding of the scope of the Work of the Project.

##### a. Scope.

The Project is the replacement of existing HVAC equipment within the identified campus facilities as well as primary and secondary electrical system upgrades on the following campuses, Beresford Elementary School, Foster City Elementary, Lead Elementary School, and San Mateo Park Elementary School.

##### b. Project Schedule.

These dates are subject to change, at the District's discretion.

This is a multiple phase project over four campuses with similar progress milestone dates and separate contractual completion dates.

The District anticipates issuing a Notice to Proceed to the successful Contractor during January 2023

Based on this, the District expects Project Completion on the entire contract on July 12, 2024.

**A detailed project schedule by campus follows.**

#### **Important Project Dates –BERESFORD ELEMANTARY SCHOOL**

**December 15, 2022** – Bid Package #1 – Bids Due

**December 16, 2022** – Letter of Intent to award to be issued

**January 4, 2023** – Notice of Award issued to Contractor

**January 11, 2023**, Contractor to comply with Notice of Award document requirements

**January 25, 2023**, Notice to Proceed Issued to Contractor

**March 3, 2023–MAJOR MILESTONE #1 DATE**, Project Submittals & Shop Drawings Due

**March 6, 2023**, On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**March 6, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas, only with Witten Owner Approval (see below) as outlined within DOCUMENT 01 11 10 and the Campus Phasing Plan

**March 27, 2023 – March 31, 2023** – Spring Break On-site Construction Work authorized – No School

**April 3, 2023**– On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**April 3, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**June 7, 2023** – Last Day of School

**June 8, 2023**, Staff last day on campus

**June 9, 2023**, Movers removing campus FF & E items into designated storage areas

**June 12, 2023** — District Summer Break – On-site Construction Work-No School

Addendum No 1

**July 24, 2023**, Campus Administrative team return to campus on site working–Administrative Office Area must have power

**Addendum No 1**

**August 4, 2023, MILESTONE DATE #2-All HVAC scope complete, Minimum requirement is for mechanical air movement in all renovated spaces**

**August 7, 2023**, Contractors to commence Deep Cleaning of all required contract spaces as required by the project documents

**August 10, 2023**, Movers returning campus FF & E items into designated classrooms

**August 11, 2023**- Deep Cleaning of Campus MPR Building Area

**August 14, 2023**– Teaching Staff return to campus

**August 15, 2023**, First day of new school year, Students return

**August 15, 2023**, On-site Construction Work may continue within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**August 15, 2023**, On-site Construction Work may continue off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**October 2, 2023 – October 5, 2023**, Fall Break On-site Construction Work authorized – No School

**November 20, 2023 – November 22, 2023**, Thanksgiving Break On-site Construction Work authorized – No School

**December 18, 2023 – January 1, 2024**, Winter Break On-site Construction Work authorized – No School

**Addendum No 1**

**December 28, 2023, MILESTONE DATE #3-Project scope with the exception of the replacement electrical service is complete inclusive of commissioning.**

**January 3, 2024**, First day of new calendar year, Students return

**April 1, 2024 – April 5, 2024**, Spring Break On-site Construction Work authorized – No School

**June 11, 2024**, Last Day of School

**June 12, 2024**, Staff last day on campus

**Addendum No 1**

**July 12, 2024, PROJECT IS COMPLETE-Primary Electrical Service Equipment replaced Beresford ES**

**Important Project Dates –FOSTER CITY ELEMANTARY SCHOOL.....**

**December 15, 2022 – Bid Package #1 – Bids Due**

**December 16, 2022 – Letter of Intent to award to be issued**

**January 4, 2023 – Notice of Award issued to Contractor**

**January 11, 2023**, Contractor to comply with Notice of Award document requirements

**January 25, 2023**, Notice to Proceed Issued to Contractor

**Addendum No 1**

**March 3, 2023–MAJOR MILESTONE #1 DATE**, Project Submittals & Shop Drawings Due

**March 6, 2023**, On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**March 6, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas, only with Witten Owner Approval (see below) as outlined within DOCUMENT 01 11 10 and the Campus Phasing Plan

**March 27, 2023 – March 31, 2023 – Spring Break** On-site Construction Work authorized – No School

**April 3, 2023**– On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**April 3, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**June 7, 2023 – Last Day of School**

**June 8, 2023**, Staff last day on campus



**June 9, 2023,** Movers removing campus FF & E items into designated storage areas  
**June 12, 2023** — District Summer Break – On-site Construction Work-No School

**July 24, 2023,** Campus Administrative team return to campus on site working–Administrative Office Area must have power

Addendum No 1

**August 4, 2023, MILESTONE DATE #2-All HVAC scope complete, Minimum requirement is for mechanical air movement in all renovated spaces**

**August 7, 2023,** Contractors to commence Deep Cleaning of all required contract spaces as required by the project documents

**August 10, 2023,** Movers returning campus FF & E items into designated classrooms

**August 11, 2023-** Deep Cleaning of Campus MPR Building Area

**August 14, 2023–** Teaching Staff return to campus

**August 15, 2023,** First day of new school year, Students return

**August 15, 2023,** On-site Construction Work may continue within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**August 15, 2023,** On-site Construction Work may continue off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**October 2, 2023 – October 5, 2023,** Fall Break On-site Construction Work authorized – No School

**November 20, 2023 – November 22, 2023,** Thanksgiving Break On-site Construction Work authorized – No School

**December 18, 2023 – January 1, 2024,** Winter Break On-site Construction Work authorized – No School

**December 28, 2023, MILESTONE DATE #3-Project scope with the exception of the replacement electrical service is complete inclusive of commissioning.**

**January 3, 2024,** First day of new calendar year, Students return

**April 1, 2024 – April 5, 2024,** Spring Break On-site Construction Work authorized – No School

**June 11, 2024,** Last Day of School

**June 12, 2024,** Staff last day on campus

Addendum No 1

**July 12, 2024, PROJECT IS COMPLETE-Primary Electrical Service Equipment replaced expanded as called for within the documents Beresford-Foster City ES**

**Important Project Dates – LEAD ELEMENTARY SCHOOL.....**

**December 15, 2022** – Bid Package #1 – Bids Due

**December 16, 2022** – Letter of Intent to award to be issued

**January 4, 2023** – Notice of Award issued to Contractor

**January 11, 2023,** Contractor to comply with Notice of Award document requirements

**January 25, 2023,** Notice to Proceed Issued to Contractor

Addendum No 1

**March 3, 2023–MAJOR MILESTONE #1 DATE,** Project Submittals & Shop Drawings Due

**March 6, 2023,** On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**March 6, 2023,** On-site Construction Work may start off hour work on campus outside of authorized areas, only with Witten Owner Approval (see below) as outlined within DOCUMENT 01 11 10 and the Campus Phasing Plan

**March 27, 2023 – March 31, 2023** – Spring Break On-site Construction Work authorized – No School

**April 3, 2023–** On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**April 3, 2023,** On-site Construction Work may start off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram



**June 7, 2023** – Last Day of School  
**June 8, 2023**, Staff last day on campus  
**June 9, 2023**, Movers removing campus FF & E items into designated storage areas  
**June 12, 2023** — District Summer Break – On-site Construction Work-No School

**July 24, 2023**, Campus Administrative team return to campus on site working–Administrative Office Area must have power.

**Addendum No 1**

**August 4, 2023, MILESTONE DATE #2-All HVAC scope complete, Minimum requirement is for mechanical air movement in all renovated spaces**

**August 7, 2023**, Contractors to commence Deep Cleaning of all required contract spaces as required by the project documents

**August 10, 2023**, Movers returning campus FF & E items into designated classrooms

**August 11, 2023**- Deep Cleaning of Campus MPR Building Area

**August 14, 2023**– Teaching Staff return to campus

**August 15, 2023**, First day of new school year, Students return

**August 15, 2023**, On-site Construction Work may continue within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**August 15, 2023**, On-site Construction Work may continue off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**October 2, 2023 – October 5, 2023**, Fall Break On-site Construction Work authorized – No School

**November 20, 2023 – November 22, 2023**, Thanksgiving Break On-site Construction Work authorized – No School

**December 18, 2023 – January 1, 2024**, Winter Break On-site Construction Work authorized – No School

**Addendum No 1**

**December 28, 2023, MILESTONE DATE #3- PROJECT IS COMPLETE**

**July 12, 2024**, Overall project contract is complete, Lead ES

**Important Project Dates –SAN MATEO PARK ELEMANTARY SCHOOL.....**

**December 15, 2022** – Bid Package #1 – Bids Due

**December 16, 2022** – Letter of Intent to award to be issued

**January 4, 2023** – Notice of Award issued to Contractor

**January 11, 2023**, Contractor to comply with Notice of Award document requirements

**January 25, 2023**, Notice to Proceed Issued to Contractor

**Addendum No 1**

**March 3, 2023–MAJOR MILESTONE #1 DATE**, Project Submittals & Shop Drawings Due

**March 6, 2023**, On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**March 6, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas, only with Witten Owner Approval (see below) as outlined within DOCUMENT 01 11 10 and the Campus Phasing Plan

**March 27, 2023 – March 31, 2023** – Spring Break On-site Construction Work authorized – No School

**April 3, 2023**– On-site Construction Work may start within authorized areas during the school day – with Witten Owner Approval (see below) and the campus Phasing Diagram

**April 3, 2023**, On-site Construction Work may start off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**June 7, 2023** – Last Day of School

**June 8, 2023**, Staff last day on campus

**June 9, 2023**, Movers removing campus FF & E items into designated storage areas

**June 12, 2023** — District Summer Break – On-site Construction Work-No School

**July 24, 2023**, Campus Administrative team return to campus on site working–Administrative Office Area must have power

**Addendum No 1**

**August 4, 2023, MILESTONE DATE #2–All HVAC scope complete, Minimum requirement is for mechanical air movement in all renovated spaces**

**August 7, 2023**, Contractors to commence Deep Cleaning of all required contract spaces as required by the project documents

**August 10, 2023**, Movers returning campus FF & E items into designated classrooms

**August 11, 2023**– Deep Cleaning of Campus MPR Building Area

**August 14, 2023**– Teaching Staff return to campus

**August 15, 2023**, First day of new school year, Students return

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**August 15, 2023**, On-site Construction Work may continue off hour work on campus outside of authorized areas only with Witten Owner Approval (see below) and the campus Phasing Diagram

**October 2, 2023 – October 5, 2023**, Fall Break On-site Construction Work authorized – No School

**November 20, 2023 – November 22, 2023**, Thanksgiving Break On-site Construction Work authorized – No School

**December 18, 2023 – January 1, 2024**, Winter Break On-site Construction Work authorized – No School

**Addendum No 1**

**December 28, 2023, MILESTONE DATE #3–Project scope with the exception of the replacement electrical service is complete inclusive of commissioning.**

**January 3, 2024**, First day of new calendar year, Students return

**April 1, 2024 – April 5, 2024**, Spring Break On-site Construction Work authorized – No School

**June 11, 2024**, Last Day of School

**June 12, 2024**, Staff last day on campus

**Addendum No 1**

**July 12, 2024, PROJECT IS COMPLETE–Primary Electrical Service Equipment replaced Beresford San Mateo Park ES**

- 2. Prevailing Wages:** Contractor shall pay and shall cause to be paid each worker engaged in Work on the Project not less than the general prevailing rate of per diem wages determined by the Director of the Department of Industrial Relations (“DIR”) (“Director”), regardless of any contractual relationship which may be alleged to exist between Contractor or any Subcontractor and such workers. Companies that manufacture and deliver ready-mixed concrete directly to construction sites using their own drivers, are not subject to this requirement pending the final adjudication of *Allied Concrete & Supply Co., v. Edmund Gerald Brown Jr., et al.*, United State District Court, Central District of California, Case. No. 2:16-CV-04830-RGK (FFM).

**3. Prequalification**

All bidders are required to have been prequalified by the District through Quality Bidders. In addition, since the Project has electrical, mechanical, or plumbing components that will be performed by subcontractors performing under the following license classification(s), then each of those subcontractors that intend to bid as a first-tier subcontractor to a general contractor (prime contractor) are required to have been prequalified by the District: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46. The District will be issuing an Addendum with all the MEP contractors pre-qualified through Quality Bidders at a minimum of 5 days prior to the Bid Date.

**• Mechanical Subcontractors**

\_\_\_\_ CA; \_\_\_\_\_ CSLB No.  
\_\_\_\_ CA; \_\_\_\_\_ CSLB No.

• **Electrical Subcontractors**

\_\_\_\_\_, CA; \_\_\_\_\_ CSLB No.  
\_\_\_\_\_, CA; \_\_\_\_\_ CSLB No.

• **Plumbing Subcontractors**

\_\_\_\_\_, CA; \_\_\_\_\_ CSLB No.  
\_\_\_\_\_, CA; \_\_\_\_\_ CSLB No.

**4. Mitigation Measures**

Contractor shall comply will all applicable mitigation measures, if any, adopted by any public agency with respect to this Project pursuant to the California Environmental Quality Act. (Public Resources Code section 21000 et. seq.)

**5. Modernization Projects**

- a. **Access.** Access to the school buildings and entry to buildings, classrooms, restrooms, mechanical rooms, electrical rooms, or other rooms, for construction purposes, must be coordinated with District and onsite District personnel before Contractor commences Work. Unless agreed to otherwise in writing, only a school custodian will be allowed to unlock and lock doors in existing building(s). The custodian will be available only while school is in session. If a custodian is required to arrive before 7:00 a.m. or leave after 3:30 p.m. to accommodate Contractor's Work, the overtime wages for the custodian will be paid by Contractor, unless, at the discretion of District, other arrangements are made in advance. Refer to school year calendars issued as part of this section.
- b. **Master Key.** Upon request, District may, at its own discretion, provide a master key to the school site for the convenience of Contractor. Contractor agrees to pay all expenses to re-key the entire school site and all other affected District buildings if the master key is lost or stolen or if any unauthorized party obtains a copy of the key or access to the school.
- c. **Maintaining Services.** Contractor is advised that Work is to be performed in spaces regularly scheduled for instruction. Interruption and/or periods of shutdown of public access, electrical service, water service, lighting, or other utilities shall be only as arranged in advance with District. Contractor shall provide temporary services to all facilities interrupted by Contractor's Work.
- d. **Maintaining Utilities.** Contractor shall maintain in operation during term of Contract, drainage lines, storm drains, sewers, water, gas, electrical, steam, and other utility service lines within working area.
- e. **Work During Instructional Time.** By submitting its bid, Contractor affirms that Work may be performed during ongoing instruction in existing facilities. If so, Contractor agrees to cooperate to the best of its ability to minimize any disruption to the school up to, and including, rescheduling specific work activities, at no additional cost to District. Refer to campus site phasing diagrams issued as part of the Summary of Work Document 01 11 00 for specific campus defined allowable work zones.
- f. **Staging and Laydown Areas.** The contractor must stage and store all construction materials within the construction area. The construction area is identified as the area within the temporary construction fencing as shown on the graphic phasing plan located in Summary of Work Document 01 11 00.

- g. **Contractor Parking.** All contractor parking must be within the construction area or off campus. The construction area is identified as the area within the temporary construction fencing as shown on the graphic campus logistic plans.
- h. **No Work During Student Testing.** Contractor shall, at no additional cost to District and at District's request, coordinate its Work to not disturb District students including, without limitation, not performing any Work when students at the Site are taking State-required tests. Standard State Student Testing typically occurs during the spring term from May 1 thorough approximately May 19. Actual dates vary year to year. Student Testing occurs from 8:00 AM until approximately Noon when scheduled.

## **6. Badge Policy for Contractors**

Contractor shall provide their workers and all of Subcontractors' workers with identification badges. These badges shall be worn by all members of the Contractor's staff and all of Subcontractors' staff who are working in a District facility.

- a. Badges must be filled out in full and contain the following information:
  - 1. Name of Contractor
  - 2. Name of Employee
  - 3. Contractor's address and phone number
- b. Badges must be worn when Contractor or his/her employees are on site and must be visible at all times. Contractors must inform their employees that they are required to allow District employees, the Architect, the Construction Manager, the Program Manager, or the Project Inspector to review the information on the badges upon request.
- c. Failure to display identification badges as required by this policy may result in the assessment of fines against the Contractor.

## **7. Substitution for Specified Items**

- a. Requests for substitutions prior to award of the Contract shall be done within the time period indicated in the Instructions to Bidders.
- b. Requests for substitutions after award of the Contract shall be within **THIRTY-FIVE (35)** days of the date of the Notice of Award. This time period can be extended by the District only, in its sole discretion.
- c. Whenever in the Specifications any materials, process, or article is indicated or specified by grade, patent, or proprietary name, or by name of manufacturer, that Specification shall be deemed to be followed by the words "or equal." Contractor may, unless otherwise stated, offer any material, process, or article that shall be substantially equal or better in every respect to that so indicated or specified.
  - i. If the material, process, or article offered by Contractor is not, in the opinion of the District, substantially equal or better in every respect to that specified, then Contractor shall furnish the material, process, or article specified in the Specifications without any additional compensation or change order.
  - ii. This provision shall not be applicable with respect to any material, product, thing or service for which District made findings and gave notice in accordance with Public Contract Code

section 3400(b); therefore, Contractor shall not be entitled to request a substitution with respect to those materials, products or services.

**8.** A request for a substitution shall be in writing and shall include:

- a. All variations of the proposed substitute from the material specified including, but not limited to, principles of operation, materials, or construction finish, thickness or gauge of materials, dimensions, weight, and tolerances;
- b. Available maintenance, repair or replacement services;
- c. Increases or decreases in operating, maintenance, repair, replacement, and spare parts costs;
- d. Whether or not acceptance of the substitute will require other changes in the Work (or in work performed by the District or others under Contract with the District); and
- e. The time impact on any part of the Work resulting directly or indirectly from acceptance of the proposed substitute.

**9.** No substitutions shall be made until approved, in writing, by the District. The burden of proof as to equality of any material, process, or article shall rest with Contractor. The Contractor warrants that if substitutes are approved:

- a. The proposed substitute is equal or superior in all respects to that specified, and that such proposed substitute is suitable and fit for the intended purpose and will perform adequately the function and achieve the results called for by the general design and the Contract Documents;
- b. The Contractor provides the same warranties and guarantees for the substitute that would be provided for that specified;
- c. The Contractor shall be fully responsible for the installation of the substitute and any changes in the Work required, either directly or indirectly, because of the acceptance of such substitute, with no increase in Contract Price or Contract Time. Incidental changes or extra component parts required to accommodate the substitute will be made by the Contractor without a change in the Contract Price or Contract Time;
- d. The Contractor shall be responsible for any re-design costs occasioned by District's acceptance and/or approval of any substitute; and
- e. The Contractor shall, in the event that a substitute is less costly than that specified, credit the District with one hundred percent (100%) of the net difference between the substitute and the originally specified material. In this event, the Contractor agrees to execute a deductive Change Order to reflect that credit.

**10.** In the event Contractor furnishes a material, process, or article more expensive than that specified, the difference in the cost of that material, process, or article so furnished shall be borne by Contractor.

**11.** In no event shall the District be liable for any increase in Contract Price or Contract Time due to any claimed delay in the evaluation of any proposed substitute or in the acceptance or rejection of any proposed substitute.

## **12. Fingerprinting**

Contractor shall comply with the provisions of Education Code section 45125.2 regarding the submission of employee fingerprints to the California Department of Justice and the completion of criminal background investigations of its employees, its subcontractor(s), and its subcontractors' employees. Contractor shall not permit any employee to have any contact with District pupils until such time as Contractor has verified in writing to the governing board of the District, that such employee has not been convicted of a felony, as defined in Education Code section 45122.1. Contractor shall fully complete and perform all tasks required pursuant to the Criminal Background Investigation/ Fingerprinting Certification.

## **13. Weather Days**

Delays due to Adverse Weather conditions will only be permitted in compliance with the provisions in the General Conditions and only if the number of days of Adverse Weather exceeds the following parameters:

January	<u><b>(11)</b></u>	July	<u><b>[0]</b></u>
February	<u><b>[10]</b></u>	August	<u><b>[0]</b></u>
March	<u><b>[10]</b></u>	September	<u><b>[1]</b></u>
April	<u><b>(6)</b></u>	October	<u><b>[4]</b></u>
May	<u><b>[3]</b></u>	November	<u><b>[7]</b></u>
June	<u><b>(1)</b></u>	December	<u><b>[10]</b></u>

**14. Insurance Policy Limits.** Contractor's insurance shall be with insurance companies with an A.M. Best rating of no less than \_\_\_\_\_. The limits of insurance shall not be less than:

<b>Commercial General Liability</b>	Includes: Personal & Advertising Injury, Product Liability and Completed Operations	\$2,000,000 each occurrence; \$4,000,000 general aggregate
	Product Liability and Completed Operations	\$2,000,000 each occurrence; \$4,000,000 general aggregate
<b>Automobile Liability – Any Auto</b>	Combined Single Limit	\$2,000,000 per occurrence \$4,000,000 general aggregate
<b>Excess Liability (Umbrella)</b>		\$6,000,000 per occurrence; \$6,000,000 aggregate
<b>Workers Compensation</b>		Statutory limits pursuant to State law
<b>Employers' Liability</b>		\$2,000, 000
<b>Builder's Risk (Course of Construction)</b>		Issued for the value and scope of Work indicated herein.

a. **Contractor's Risk Insurance: Contractor's Risk "All Risk" Insurance.**

- (1) Contractor shall procure and maintain, during the life of the Project, Contractor's Builders Risk (Course of Construction), or similar first party property coverage acceptable to the District, issued on a replacement cost value basis. The cost shall be consistent with the total replacement cost of all insurable Work of the Project included within the Contract Documents.
- (2) Coverage is to insure against all risks of accidental physical loss and shall include without limitation the perils of vandalism and/or malicious mischief (both without any limitation regarding vacancy or occupancy), sprinkler leakage, civil authority, sonic disturbance, collapse, wind, fire, lightning, and smoke. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for the Architect's and engineering services and expenses required as a result of any insured loss upon the Work and Project, including completed Work and Work in progress, to the full insurable value thereof.
- (3) **Earthquake and Flood Coverage.** The District may require the Contractor to include coverage for "earthquake(s)" and/or "flood" and Contractor shall provide the price for those additional coverages for the District's consideration prior to including or charging the District for those coverages.
- (4) The deductible for this insurance shall be paid by Contractor.

b. **Contractor's Pollution Liability Coverage:** The Contractor will procure and maintain contractor's pollution liability insurance, providing limits of \$1,000,000 per occurrence and \$5,000,000 the aggregate, on an occurrence form. The policy shall cover all activities and operations during construction at the Project Site. The policy must cover mold during the period of construction and throughout the statute of repose.

c. **Aircraft Liability:** If the Contractor or its Subcontractor(s) will be using unmanned aircraft during construction operations, Contractor must either have its commercial general liability and excess liability policies endorsed to provide coverage for unmanned aircraft operations or procure and maintain a separate aircraft liability policy to cover unmanned aircraft operations. Required minimum liability limits are \$1,000,000.

**2. Computerized Job Cost Reporting System.**

a. **Job Cost Reporting.** The Contractor and each Subcontractor with a Subcontract valued at Three Hundred Thousand Dollars (\$300,000) or greater shall maintain a computerized job cost reporting system conforming to the requirements set forth herein. The computer program(s) utilized by the Contractor and applicable Subcontractors shall be subject to the review and acceptance by the District. The job cost reporting systems for the Work shall be updated in regular intervals of not more than one (1) calendar month.

b. **Job Cost Reporting System Requirements.** The computerized job cost programs utilized by the Contractor and applicable Subcontractors shall conform and comply with generally accepted accounting principles applied in a consistent manner and with recognized and generally accepted construction industry accounting standards, guidelines and procedures. The job cost reporting system format and configuration shall follow the general format of the District approved Cost Breakdown (Schedule of Values) and budgets established for each line item shall be traceable to a bid estimate of costs. The job cost reporting systems utilized by the Contractor and applicable Subcontractors shall be capable of: (a) providing overall cost status on a monthly and cumulative basis; (b) providing comparative analysis of the original budgeted costs, actual costs, remaining budget, and projected cost of completion; the job cost reporting system shall be capable of providing comparative analysis for individual line items and the totality of the Work reflected in the job cost report and; (c) tracking adjustments to original budget amounts for Changes to the Work (including, without limitation, issued, pending and potential Change Orders).



- c. **Job Cost System Information.** Upon request of the District, the Contractor and applicable Subcontractors shall make available written job cost reports and provide the District and the Project Manager with the electronic files of the then current or requested job cost report. The Contractor's obligations hereunder are material.

### 3. Permits, Certificates, Licenses, Fees, Approval

a. **Approvals, Certificates, Fees, Inspections, Licenses, Permits, Etc.**

- (1) **Permits in Bid Price.** Contractor shall include in its Bid the cost of any approvals, certificates, fees, inspections, licenses, permits or similar requirements necessary for the performance of the Work ("Permits").
- (2) "Permits" includes, without limitation, any of the following if required: temporary or permanent building, mechanical, electrical or plumbing permits; certificates of occupancy; curb-breaking permits, highway entrance permits; water permits; local inspector fees; etc.
- (3) "Permits" does not include Project Inspector fees (which will be paid by the District unless otherwise indicated herein), professional licensing, or contractors' licensing.
- (4) The Contractor shall be required to obtain all Permits. The Contractor shall ensure sufficient time in its Construction Schedule to secure and obtain all permits and shall not be permitted to claim a delay in the Project due to a delay in obtaining a Permit.

b. **Certain Fees Not Part of Permits.** Notwithstanding the above requirements, District shall oversee the obtaining and payment of the following permits, fees or charges, but Contractor shall assist in those efforts as requested by the District at no additional cost to District:

- (1) WATER CONNECTION FEES
- (2) SEWER CONNECTION FEES
- (3) FIRE WATER CONNECTION FEES
- (4) PG&E FEES

### 4. Project Inspection

In addition to the requirements in the Contract Documents related to cooperation with and authority of the DSA Project Inspector(s) for the Project, Contractor must comply with the requirements of the most recent versions of DSA document PR 13-01. Below are provisions of this document from PR 13-01 (rev 08/21/17).

- (1) The contractor shall carefully study the DSA-approved documents and shall plan a schedule of operations well ahead of time.
- (2) If at any time it is discovered that work is being done which is not in accordance with the DSA-approved construction documents, the contractor shall correct the work immediately.
- (3) Verify that DSA 152 and, when applicable, DSA 152-IPI forms were issued for the project prior to the commencement of construction.
- (4) Meet with the design team, the Laboratory of Record and the project inspector to mutually communicate and understand the structural/material and fire/life safety



testing and inspection program, and the methods of communication appropriate for the project.

- (5) Notify the project inspector and, when applicable, in-plant inspector, in writing, of the commencement of construction of each and every aspect of the work at least 48 hours in advance by submitting Commencement/Completion of Work Notification (form DSA 156), or other agreed-upon written documents, to the project inspector.
- (6) Notify the project inspector and, when applicable, the in-plant inspector, of the completion of construction of each and every aspect of the work by submitting form DSA 156 (or other agreed-upon written documents) to the project inspector.
- (7) Consider the relationship of the signed-off blocks and sections of the form DSA 152 and the commencement of subsequent work. Until the project inspector has signed off applicable blocks and sections of the form DSA 152, the contractor may be prohibited from proceeding with subsequent construction activities that cover up the unapproved work. Any subsequent construction activities that cover up the unapproved work will be subject to a "Stop Work Order" from DSA or the school district (see IR A-13 for additional information) and are subject to removal and remediation if found to be in noncompliance with the DSA-approved construction documents.
- (8) Submit the final verified report. All prime contractors are required to submit final Contractor Verified Reports (form DSA 6-C).

**5. Posted Forms,**

- a. School year Calendar 2022 2023.
- b. School year Calendar 2023 2024.
- c. SMFCSD COVID Form.

END OF DOCUMENT

# SAN MATEO-FOSTER CITY SCHOOL DISTRICT

2022-2023

Board Approved:

2022

JULY

M	T	W	T	F
				1
4	5	6	7	8
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AUGUST

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SEPTEMBER

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OCTOBER

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NOVEMBER

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## Legal Holidays & Non-School Days

Aug. 10 Staff Work Day  
 Sept. 5 Labor Day  
 Sept. 30 Staff PD Day  
 Oct. 3-7 Fall Break  
 Nov. 11 Veteran's Day  
 Nov. 21-25 Thanksgiving Break  
 Dec. 19-30 Winter Break  
 Jan. 2 Winter Break

Jan. 3 Staff Work Day  
 Jan. 16 Martin Luther King, Jr. Day  
 Jan. 17 Staff PD Day  
 Feb. 20 President's Day  
 Mar. 27-31 Spring Break  
 Apr. 3 Staff PD Day  
 May 29 Memorial Day  
 June 8 Staff Work Day

★ 180 Student Contact Days  
 ★ 186 Teacher Work Days

★ Last Day of School

2023

JANUARY

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APRIL

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MAY

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JUNE

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■ Vacation Days (shaded) □ Staff Work Day ○ Teacher Professional Develop. Day △ Holiday ★ 1st & Last Day of School for Students

# SAN MATEO-FOSTER CITY SCHOOL DISTRICT

2023-2024

Board Approved:

2023

JULY

M	T	W	T	F
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AUGUST

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☆ First Day of School

SEPTEMBER

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OCTOBER

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NOVEMBER

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DECEMBER

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JANUARY

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2024

FEBRUARY

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APRIL

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JUNE

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17	18	19	20	21
24	25	26	27	28

☆ Last Day of School

## Legal Holidays & Non-School Days

Aug.	14	Staff Work Day	Jan.	2	Staff Work Day
Sept.	4	Labor Day	Jan.	3	Staff PD Day
Sept.	25	Non Work/School Day	Jan.	15	Martin Luther King, Jr. Day
Oct.	2-6	Fall Break	Feb.	19	President's Day
Oct.	9	Staff PD Day	Mar.	29	Staff PD Day
Nov.	10	Veteran's Day	Apr.	5-Jan	Spring Break
Nov.	20-24	Thanksgiving Break	May	27	Memorial Day
Dec.	18-29	Winter Break	June	12	Staff Work Day
Jan.	1	Legal Holiday			

✦ 180 Student Contact Days  
✦ 186 Teacher Work Days

■ Vacation Days (shaded) □ Staff Work Day ○ Teacher Professional Develop. Day △ Holiday ☆ 1st & Last Day of School for Students

### COVID-19 VACCINATION CERTIFICATION

Consistent with California Department of Public Health (CDPH) guidance, the District currently requires that all permittees, contract workers, and other non-District employees who will be physically present on District premises pursuant to an agreement with the District certify have been fully vaccinated against COVID-19 or submit to regular COVID-19 testing. Contractor is responsible for maintaining a log of all of its employees performing work under the Agreement that indicates each employee's vaccination status ("Vaccination Log"), collecting proof of vaccination for all such employees, and ensuring that any unvaccinated employees submit to weekly COVID-19 testing. Any unvaccinated employees who receive a positive test result will not be permitted on any District site until they have fully quarantined in compliance with all CDC and CDPH guidance. The District retains the right, upon request, to receive a copy of the Vaccination Log, proof of vaccination for any employee(s), and/or records of testing for any unvaccinated employee(s).

Contractor is responsible for maintaining proof of vaccination in any of the following forms:

- (1) COVID-19 Vaccination Record Card (issued by the Department of Health and Human Services Centers for Disease Control & Prevention or WHO Yellow Card) which includes name of person vaccinated, type of vaccine provided, and date last dose administered;
- (2) a photo of a Vaccination Record Card as a separate document;
- (3) a photo of the Vaccination Record Card stored on a phone or electronic device;
- (4) documentation of COVID-19 vaccination from a health care provider; OR
- (5) documentation of vaccination from other contracted employers who follow these vaccination records guidelines and standards.

**Please certify acknowledgment and compliance by checking the boxes below:**

- ☐ Permittee/Contractor hereby certifies that it retains a complete Vaccination Log for all of its employees who may perform any work under this Agreement.
- ☐ Permittee/Contractor has collected proof of COVID-19 vaccination for all fully vaccinated employees and will provide such proof to the District upon request.
- ☐ Permittee/Contractor certifies that all unvaccinated employees who may perform work under this Agreement undergo weekly COVID-19 testing and certifies that it will notify the District if any such employee receives a positive test result.

**The District reserves the right to terminate this Agreement immediately upon discovery that any of Permittee/Contractor's personnel who enter District property under the terms of this Agreement are not vaccinated.**

Contractor signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DOCUMENT 01 11 00**

**SUMMARY OF WORK**  
**FOSTER CITY ELEMENTARY SCHOOL**

**1. GENERAL**

**1.1. RELATED DOCUMENTS AND PROVISIONS**

Contractor shall review all Contract Documents for applicable provisions related to the provisions in this document, including without limitation:

- 1.1.1. General Conditions;
- 1.1.2. Special Conditions (if any);
- 1.1.3. Supplemental Conditions (if any);
- 1.1.4. Submittals; and
- 1.1.5. Temporary Facilities and Controls.

**1.2. SUMMARY OF WORK COVERED BY CONTRACT DOCUMENTS**

The Work may consist of but not limited to the following:

- 1.2.1. Selective demolition and construction necessary for HVAC system replacement with selected primary and secondary electrical system upgrades for four elementary schools sub-divided into one bid package. Bid Package #1 Beresford Elementary School, Foster City Elementary School, Lead Elementary School, and San Mateo Park Elementary School. The proposed scope of work may include associated civil, architectural, structural, plumbing, irrigation, and electrical work as indicated in the Drawings and Specifications. Generally, these categories of work involve new finishes, adaptive re-use and modification of certain selected areas, handicap accessibility retrofits, and pertain to changing and expanding selected infrastructure utilities, and extensive modifications.
- 1.2.2. **Foster City Elementary School**
  - 1.2.2.1. Scope of work for this site includes all work shown in the project plans and specifications but not limited to – electrical service upgrades, replacement of HVAC equipment, construction of interior HVAC equipment closets / installation ductwork & relief vents. Construction of rooftop HVAC platforms and associated roof patching. Installation of underground utilities and associated patching.
  - 1.2.2.2. Contractors be advised, that due to the need to maintain a functioning HVAC system during the operational hours of the school while students and staff are in place. Equipment designated to be replaced may not be taken offline and removed until the delivery of specific replacement equipment has been received and is ready for final installation.

- 1.2.2.3. The work also includes working multiple shifts, overtime, and/or six (6) days per week as necessary to complete the work within the specified time frames and contract completion date. The contractor is to refer to specific off hour work requirements with the project specifications.
- 1.2.2.4. On-site work during when school is in session - The District and Construction Manager must approve any on-site work. Some on-site work when school is in session will be permitted but the Contractor must submit their work plan with the areas of work, tasks to be performed and work hours for review/approval of the District & Construction Manager prior to beginning any work. See DOCUMENT 01 11 10 and the Campus Phasing Plan included with this document for additional information associated with Off-Hour Work Authorization.
- 1.2.2.5. One Superintendent or Lead Foreman must be present throughout each work shift and at each site during the course of construction.
- 1.2.2.6. Protection of all District office, classroom, and school furniture from construction damage, dust, debris, spills, and stains is required. Reference Document 01 77 00 for Contract Closeout and Final Cleaning.
- 1.2.2.7. Provide all labor and material for the lawful disposal of any excess soils / spoils from utility trenching. Any soils testing for disposal will be the responsibility of the contractor.
- 1.2.2.8. Provide all labor and material for the lawful removal and disposal of any hazardous materials removed during the performance of the work.
- 1.2.3. Specific Project Equipment are Owner Furnished Contractor Installed, (OFCI) items as noted on the plans and summarized within this section of the project manual. The current program calls for the following OFCI items per bid package.
  - 1.2.3.1. Reference is made to the "HVAC Equipment Schedules as shown on the Mechanical & Plumbing equipment schedule drawings for Beresford Elementary School. OFCI equipment consists of Carrier HVAC equipment. All other mechanical equipment is provided by the contractor.
  - 1.2.3.2. Contractor to provide all labor, material, and equipment to off-load the new OFCI Carrier HVAC units at the District's designated storage yard when delivered by the manufacturer. The Owner/ Construction Manager will provide the Contractor shipping and receiving information as issued by the manufacturer. The District's designated storage yard is located at the former Knoll School site, 525 42nd Ave San Mateo, CA 94403.
  - 1.2.3.3. ***Contractors be advised that the OFCI Carrier units may or may not arrive in time for a summer installation. SMFCSD Purchase Order issued October 2022 with an anticipated manufacturer delivery mid to late June 2023. Shipment delays may occur due to potential of missing components impacting final shipment dates. The project Contractor should be prepared for alternative installation time over the District's Fall, Thanksgiving or Winter breaks as warranted.***

## Addendum No 1

1.2.3.4. Contractor to provide all labor, material, and equipment to load the new OFCI Carrier HVAC units at the District's designated storage yard and deliver / unload the units at the PROJECT site and install the new units.

1.2.3.5. Provide all labor and material for all Crane / hoisting operations during demolition and construction phase of the work. Including all crane, hoisting & rigging cost. The Contractor will be required to provide a crane lift plan prior to performing any crane or hoisting work on-site. If the crane / hoisting operations require the Contractor to stage equipment off-site the Contractor at their sole expense will be required to obtain an encroachment permit prior to performing any work.

~~1.2.4. Specific Project Equipment are Owner Furnished Contractor Installed, (OFCI) items as noted on the plans and summarized within this section of the project manual. The current program calls for the following OFCI items per bid package.~~

~~1.2.4.1 Reference is made to the primary electrical service equipment "Main Switchboard" as shown in the single line diagram on electrical drawing. All other electrical equipment is provided by the contractor.~~

~~1.2.4.2 Contractor to provide all labor, material, and equipment to off load the new OFCI Primary Electrical Service Switchgear Equipment at the District's designated storage yard when delivered by the manufacturer. The Owner/ Construction Manager will provide the Contractor shipping and receiving information as issued by the manufacturer and or shipping agent. The District's designated storage yard is located at the former Knoll School site, 525 42nd Ave San Mateo, CA 94403.~~

~~1.2.4.3 Contractor to provide all labor, material, and equipment to load the new OFCI Primary Electrical Service Switchgear Equipment (MSB) at the District's designated storage yard and deliver / unload then install the new main switchboard at the site.~~

~~1.2.4.4 **Contractors be advised that the OFCI MSB units may or may not arrive in time for a late summer installation. SMFCSD Purchase Order issued October 2022 with an anticipated manufacturer delivery date of late Fall or early Winter 2023. Shipment delays may occur due to potential of missing components impacting final shipment dates. The project Contractor should be prepared for alternative installation time over the District's Summer 2024 break.**~~

~~1.2.4. Reference Documents 01 66 10, Delivery, Storage, and Handling for further instructions. Contractor is also responsible for coordinating the work with District and PG&E to complete the electrical service upgrade scope of work on each campus.~~

1.2.5. Contractor is required to provide an underground utility survey performed by a licensed underground utility locator at the contractor's expense. The locator's report must be submitted to the Owner and Construction Manager for review prior to beginning any trenching or excavation operations

- 1.2.6. Contractor to perform leak testing with the Construction Manager, Architect, Inspector of Record & Owner present for all roof patching / cutting, roof penetrations, mechanical equipment curbs / flashing / louvers and glazing infill work.
- 1.2.7. Coordinate work with all other District personal, District contractors, vendors, or suppliers.
- 1.2.8. Provide and install all underground utilities, under-slab conduits, pipes, and concrete reinforcement in accordance with the project documents.
- 1.2.9. Provide labor and material for final terminations at electrical panels for all HVAC equipment. Included but not limited to provide and install all nailers, curbs, pipe hangers, pipe supports, equipment hangers, equipment support, and miscellaneous blocking as required for all equipment. Provide and install all backing/blocking required for mechanical and electrical equipment, fixtures, duct hangers, piping/conduits.
- 1.2.10. Provide weather protection and dewatering per contract documents during all phases of the work.
- 1.2.11. Provide and install roof jacks and vents for all new roof penetrations mechanical / electrical work.
- 1.2.12. Provide and install all access doors as required for access to mechanical/electrical systems.
- 1.2.13. Provide and install conduits for all low voltage HVAC equipment and mechanical controls.
- 1.2.14. Provide and install wire and line voltage with all necessary accessories for all low voltage HVAC equipment and mechanical controls.
- 1.2.15. Provide and install all sealants and fire stopping associated with this all work at fire barrier separations.
- 1.2.16. Provide all labor and material for all trenching, backfill, compaction and patching of surfaces impacted by this scope of work.
- 1.2.17. Provide all labor and material to repair, replace, or relocate any irrigation mainlines, lateral lines, valves or irrigation boxes impacted by trenching or excavation work.
- 1.2.18. Provide all labor and material to restore and/or replace any games lines, maps or designs damaged on playgrounds where trenching occurred.
- 1.2.19. Provide engineering of underground utilities associated with this scope of work.
- 1.2.20. Provide selective demolition and cutting of structural elements. This shall include saw cutting, demolition and/or coring of concrete walls, interior slabs.
- 1.2.21. Provide patching and restoration of existing finishes associated with all work.



- 1.2.22. Provide Debris bins, waste disposal and sanitary facilities for use by Contractor and all subcontractors.
- 1.2.23. Provide and install temporary fencing for work areas and Contractor laydown areas (see attached logistic plan included with this document). All ongoing work, open excavations and/or trenches must be inaccessible to staff, students, parents and public by means of temporary fencing. Provide all labor and material to reconfigure fencing as directed by the Construction Manager or Owner.
- 1.2.24. Provide labor for the daily securing of the temporary construction fence.
- 1.2.25. Provide continual floor protection during construction including maintenance of the protection throughout the project for all work areas.
- 1.2.26. Provide weather protection during roofing operations as required.
- 1.2.27. Provide all labor and material to install all new roofing as shown on the contract drawings and specifications.
- 1.2.28. Provide cap flashing and sleeper blocks for all roof mounted piping and conduit.
- 1.2.29. Provide and install equipment flashing and sealing for all roof mounted equipment.
- 1.2.30. Provide all labor and material to paint the building interior / exterior surfaces impacted by the work shown on the contract drawings and specifications including but not limited to all surface preparation, caulking, priming, masking, etc.
- 1.2.31. Provide continuous clean up. Provide two laborers all day each Friday for a weekly jobsite clean-up (broom clean).
- 1.2.32. Provide all labor and material for continuous project progress cleaning, final project construction cleaning and **FINAL PROJECT DEEP CLEANING** of all interior and exterior areas of the school and the contractor laydown area. All cleaning work must comply with specification section 01 74 00 PROGRESS CLEANING AND FINAL (DEEP) CLEANING The District's cleaning specification is included at the end of this section.

### **1.3. CONTRACTS**

- 1.3.1 Perform the Work under a single, fixed-price Contract.

### **1.4. DEFERRED APPROVAL ITEMS**

- 1.4.4. All items that are subject to subsequent review and approval by the Division of the State Architect shall be as indicated below. No deferred approval items shall be installed until the Contractor has complied with all the processes in the Contract Documents, including Division 01 Document "Submittals."
- 1.4.5. Deferred approval items for this Project are the following: **NONE**

**1.5. SPECIAL PROJECT REQUIREMENTS**

- 1.5.4. Hours of Work: Work is to be performed during regular work hours. Contractor shall coordinate its operations with activities taking place at each campus such as summer school. Contractor shall ensure that there are no disruptions to such activities. Unless prior written authorization obtained from District Staff.

**1.6. WORK BY OTHERS**

- 1.6.4. Work to be performed and completed prior to the start of the Project: **NONE**  
1.6.5. SMFCSD Team (Owner) will be responsible for tree trimming as requested for trees that may fall within zone of work associated for specific campus projects.

**1.7. CODES, REGULATIONS AND STANDARDS**

- 1.7.4. The codes, regulations, and standards adopted by the State and federal agencies having jurisdiction shall govern minimum requirements for the Project. Where codes, regulations, and standards conflict with the Contract Documents, these conflicts shall be brought to the immediate attention of the District and the Architect.  
1.7.5. Codes, regulations, and standards are as published effective as of date of bid opening, unless otherwise specified or indicated.

**1.8. EXAMINATION OF EXISTING CONDITIONS**

- 1.8.4. Contractor shall be held to have examined the Project Site and acquainted itself with the conditions of the Site and of the streets and roads approaching the Site.  
1.8.5. Prior to commencement of Work, Contractor shall survey the Site and existing buildings and improvements to observe existing damage and defects such as cracks, sags, broken, missing or damaged glazing, other building elements and Site improvements, and other damage.  
1.8.6. Should Contractor observe cracks, sags, and other damage to and defects of the Site and adjacent buildings, paving, and other items not indicated in the Contract Documents, Contractor shall immediately report same to the District and the Architect.

**1.9. CONTRACTOR'S USE OF PREMISES**

- 1.9.4. Contractor shall take all reasonable precautions for the safety of the students and the school employees throughout the duration of the Project.  
1.9.5. If unoccupied and only with District's prior written approval, Contractor may use the building(s) at the Project Site without limitation for its operations, storage, and office facilities for the performance of the Work. If the District chooses to beneficially occupy any building(s), Contractor must obtain the District's written approval for Contractor's use of spaces and types of operations to be performed within the building(s) while so occupied. Contractor's access to the building(s) shall be limited to the areas indicated.  
1.9.6. If the space at the Project Site is not sufficient for Contractor's operations, storage, office facilities and/or parking, Contractor shall arrange and pay for any additional facilities needed by Contractor, at no expense to District.

- 1.9.7. Contractor shall not interfere with others use of or access to occupied portions of the building(s) or adjacent property.
- 1.9.8. Contractor shall maintain corridors, stairs, halls, and other exit-ways of building clear and free of debris and obstructions at all times.
- 1.9.9. No one other than those directly involved in the demolition and construction or specifically designated by the District, or the Architect shall be permitted in the areas of Work during demolition and construction activities.

#### **1.10. PROTECTION OF EXISTING STRUCTURES AND UTILITIES**

- 1.10.4. The Drawings show above-grade and below-grade structures, utility lines, and other installations that are known or believed to exist in the area of the Work. Contractor shall locate these existing installations before proceeding with excavation and other operations that could damage same; maintain them in service, where appropriate; and repair damage to them caused by the performance of the Work. Should damage occur to these existing installations, the costs of repair shall be at the Contractor's expense and made to the District's satisfaction.
- 1.10.5. Contractor shall be alert to the possibility of the existence of additional structures and utilities. If Contractor encounters additional structures and utilities, Contractor will immediately report to the District for disposition of same as indicated in the General Conditions.

#### **1.11. UTILITY SHUTDOWNS AND INTERRUPTIONS**

- 1.11.4. Contractor shall give the District a minimum of three (3) days written notice in advance of any need to shut off existing utility services or to effect equipment interruptions. District will set exact time and duration for shutdown and will assist Contractor with shutdown. Work required to re-establish utility services shall be performed by the Contractor.
- 1.11.5. Contractor shall obtain District's written approval as indicated in the General Conditions in advance of deliveries of material or equipment or other activities that may conflict with District's use of the building(s) or adjacent facilities.

#### **1.12. STRUCTURAL INTEGRITY**

- 1.12.4. Contractor shall be responsible for and supervise each operation and work that could affect structural integrity of various building elements, both permanent and temporary.
- 1.12.5. Contractor shall include structural connections and fastenings as indicated or required for complete performance of the Work.

#### **1.13 ATTACHMENTS INCLUDED WITHIN THIS DOCUMENT SECTION**

- 1.13.1 FOSTER CITY ELEMENTARY SCHOOL – PHASING PLAN (1 PAGE)
- 1.13.2 FIOSTER CITY ELEMENTARY SCHOOL – LOGISTICS PLAN (1 PAGE)

END OF DOCUMENT



9/26/2022 4:07:38 PM  
Autodesk Docs/SMFC HVAC Implementation II - 8 Sites/2021011.05\_Foster City\_ES\_HVAC Replacement\_Central.rvt

Existing Designated Fire Vehicle Access to remain active during planned construction- Existing double gate access point on to campus to remain accessible

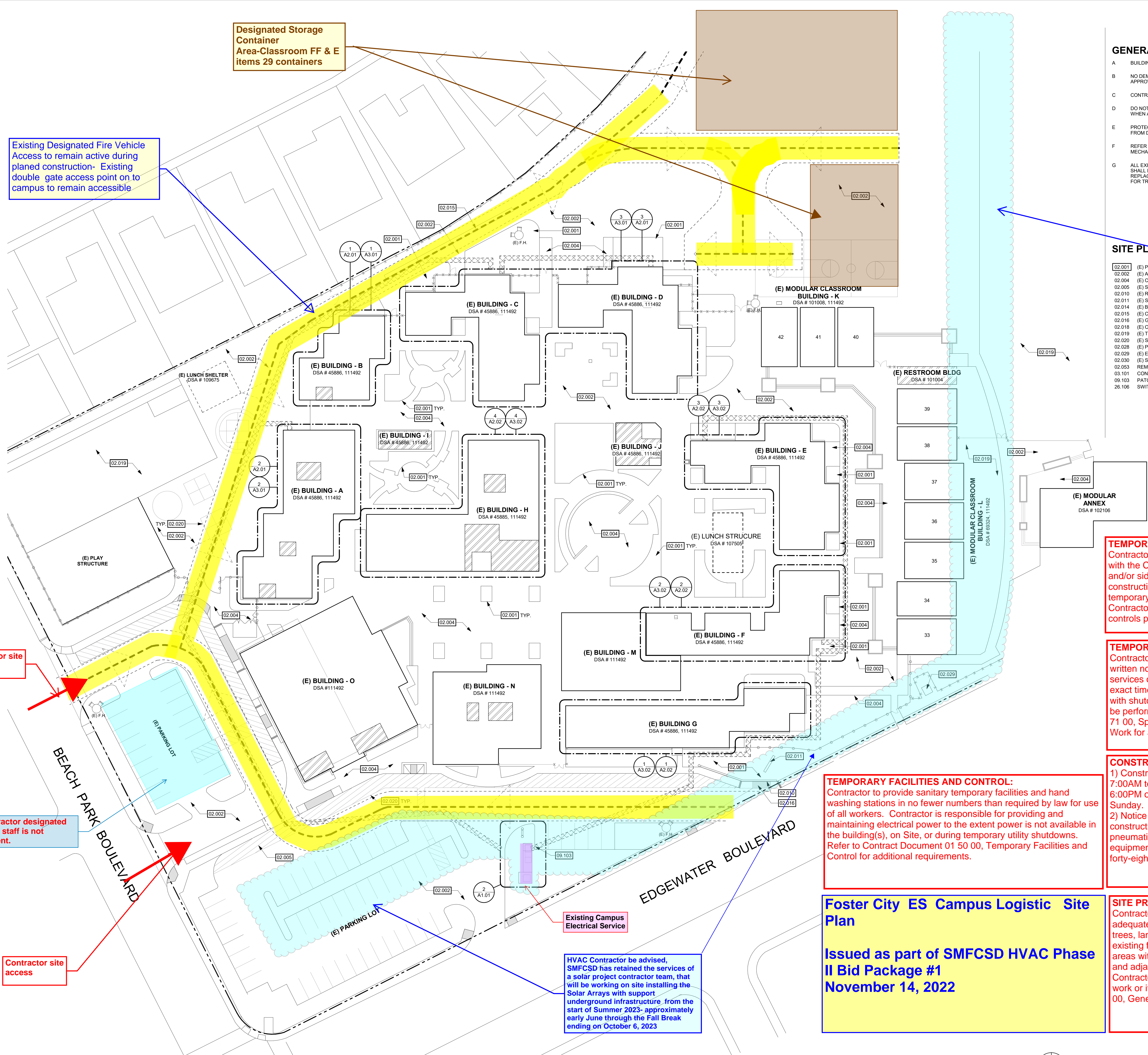
Designated Storage Container Area-Classroom FF & E items 29 containers

Contractor site access

Contractor designated when staff is not present.

Contractor site access

1 SITE PLAN  
SCALE: 1" = 25'-0"



## GENERAL SHEET NOTES

- A BUILDINGS ARE UNSPRINKLERED, TYPE V-B CONSTRUCTION UNLESS OTHERWISE NOTED.
- B NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING THE DEMOLITION WORK HAVE BEEN APPROVED BY DSA.
- C CONTRACTOR SHALL MAINTAIN FIRE LANE ACCESS THROUGHOUT PROJECT.
- D DO NOT INTERRUPT EXISTING UTILITY SERVICES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AND COORDINATED WITH THE OWNER.
- E PROTECT EXISTING & NEW STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION.
- F REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXTENT OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK.
- G ALL EXISTING FINISHES OR MATERIALS DAMAGED OR DEMOLISHED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE, INCLUDING BUT NOT LIMITED TO REINSTALLING OR REPLACING EXISTING CHAINLINK FENCING AS REQUIRED AND RESTRIPIPING PAVING IN KIND, S.E.D. FOR TRENCH ROUTING, SEE ARCHITECTURAL SITE PLAN FOR STRIPING AT EXISTING PAVING.

## SITE PLAN-KEYNOTES

- 02.001 (E) PLANTER
- 02.002 (E) ASPHALT PAVING
- 02.004 (E) CONCRETE PAVING
- 02.005 (E) STRIPPING
- 02.010 (E) RETAINING WALL
- 02.011 (E) SCHOOL SIGNAGE MONUMENT
- 02.014 (E) BACK FLOW PREVENTER
- 02.015 (E) CONCRETE DRAINAGE
- 02.016 (E) GATE
- 02.018 (E) CONCRETE CURB
- 02.019 (E) TURF
- 02.020 (E) STRIPING, RESTRIPIPING IN KIND AT TRENCH
- 02.028 (E) PG & E TRANSFORMER OVER CONCRETE PAD
- 02.029 (E) ELECTRICAL EQUIPMENT
- 02.030 (E) SWITCH GEAR, S.E.D.
- 02.053 REMOVE (E) LANDSCAPE PLANTING, ELECTRICAL PULL BOX, PREP FOR NEW WORK, S.E.D.
- 03.101 CONCRETE SLAB, S.S.D. & S.E.D.
- 09.103 PATCH (E) CURB AT TRENCHING, SEE DETAIL 9/A8.10
- 26.106 SWITCHGEAR, S.E.D.

HVAC Contractor be advised, SMFCSD has retained the services of a solar project contractor team, that will be working on site installing the Solar Arrays with support underground infrastructure from the start of Summer 2023- approximately early June through the Fall Break ending on October 6, 2023

**TEMPORARY ROAD / WALK CLOSURES / CITY PERMITS:**  
Contractor is responsible to secure any encroachment permits with the City of San Mateo as required in the event that a road and/or sidewalk Right Of Way is to be temporarily blocked for construction activity. Contractor to provide any required temporary traffic control plans for City review and approval. Contractor will be responsible for implementing temporary traffic controls plans.

**TEMPORARY UTILITY SHUTDOWNS:**  
Contractor shall give the District a minimum of three (3) days written notice in advance of any need to shut off existing utility services or to effect equipment interruptions. District will set exact time and duration for shutdown and will assist Contractor with shutdown. Work required to re-establish utility services shall be performed by the Contractor. Refer to Contract Document 00 71 00, Special Conditions, and Document 01 11 00, Summary of Work for additional requirements.

**CONSTRUCTION WORK HOURS:**  
1) Construction activities are limited to between the hours of 7:00AM to 7:00PM Monday through Friday, between 10:00AM to 6:00PM on Saturday, and between 12:00PM to 4:00PM on Sunday.  
2) Notice of proposed noisy operations outside of the allowable construction work hours, including without limitation, operation of pneumatic demolition tools, concrete saws, and other equipment, shall be submitted to District a minimum of forty-eight (48) hours in advance of their performance.

**TEMPORARY FACILITIES AND CONTROL:**  
Contractor to provide sanitary temporary facilities and hand washing stations in no fewer numbers than required by law for use of all workers. Contractor is responsible for providing and maintaining electrical power to the extent power is not available in the building(s), on Site, or during temporary utility shutdowns. Refer to Contract Document 01 50 00, Temporary Facilities and Control for additional requirements.

**Foster City ES Campus Logistic Site Plan**

**Issued as part of SMFCSD HVAC Phase II Bid Package #1  
November 14, 2022**

**SITE PROTECTION AND RESTORATION:**  
Contractor is responsible for maintaining a clean work site and adequate protection of existing structures, paved walks, roads, trees, landscaping, and/or improvements in working areas. Any existing finishes damaged by construction activities including areas within the temporary site access, laydown, staging yards, and adjacent offsite improvements shall be replaced at by Contractor at its expense with same kind, quality, and size of work or item(s) damaged. Refer to Contract Document 00 70 00, General Conditions for additional requirements.

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PROJECT

**FOSTER CITY  
ELEMENTARY  
SCHOOL - HVAC  
REPLACEMENT**

SAN MATEO-FOSTER CITY  
SCHOOL DISTRICT

CONSULTANT

STAMP



STATE

DSA FILE NUMBER 41-26

APPL # 01-120182

REVISIONS

No.	Description	Date
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MILESTONES

SD	03/07/2022
90% CD	04/01/2022
DSA SUB	04/12/2022
BACKCHECK	09/06/2022

SHEET

**SITE PLAN**

DATE

09/06/2022

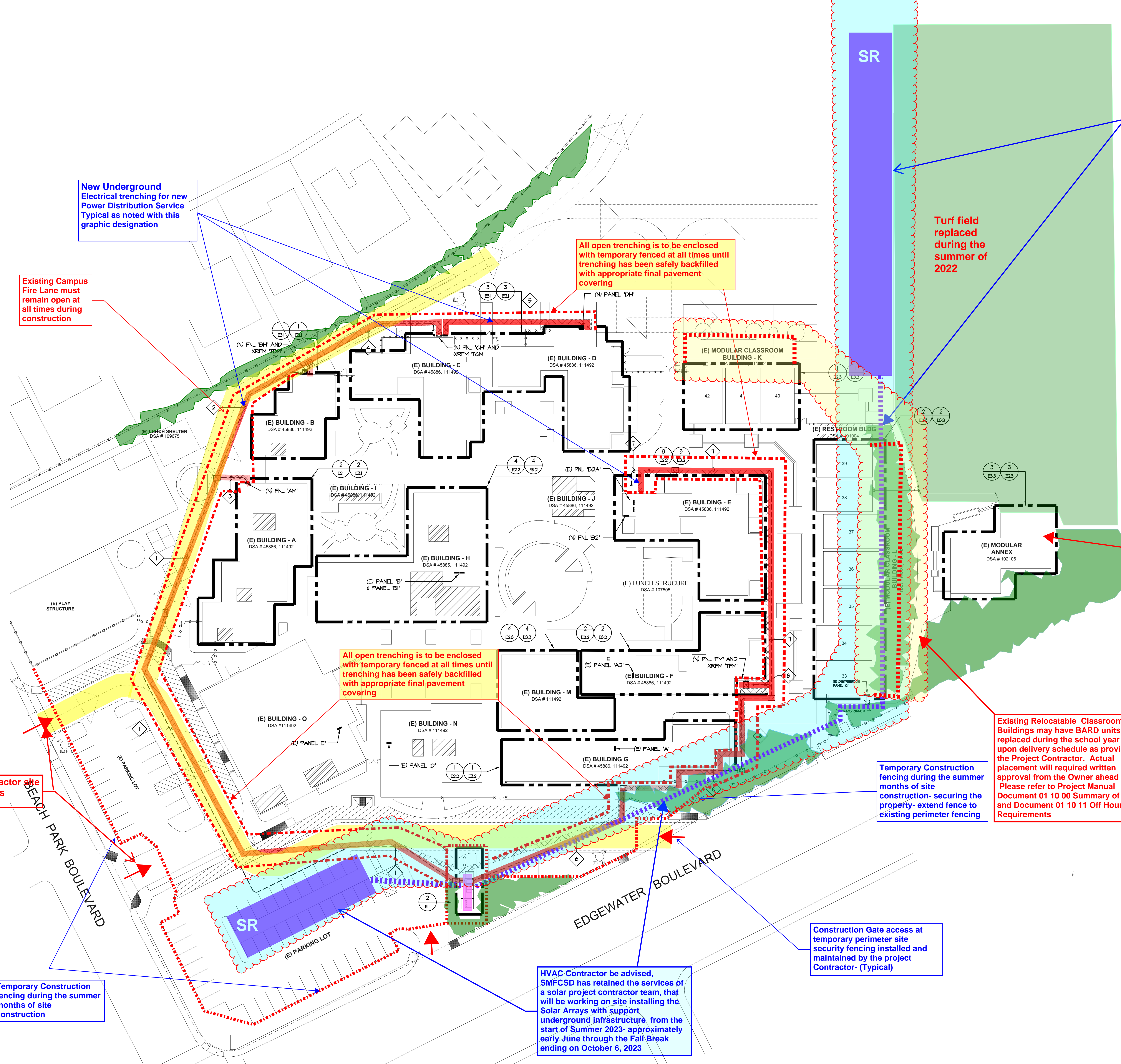
JOB #

2021011.05

SHEET #

**A1.01**





HVAC Contractor be advised, SMFCSD has retained the services of a solar project contractor team, that will be working on site installing the Solar Arrays with support underground infrastructure from the start of Summer 2023- approximately early June through the Fall Break ending on October 6, 2023

**GENERAL NOTES:**

1. CONTRACTOR SHALL COORDINATE UNDERGROUND REQUIREMENTS WITH ALL OTHER TRADES TO AVOID CONFLICTS.
2. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE UNDERGROUND CONDUITS AND CABLEING.
3. CONTRACTOR TO SITE VISIT AND VERIFY THE EXISTING CONDITIONS AND LOCATIONS OF EXISTING UNDERGROUND SYSTEMS, WHERE NEW TRENCH WORK OCCURS PRIOR TO BIDDING.
4. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO ENSURE EXISTING UNDERGROUND SYSTEMS/CONDUITS/PIES ARE NOT DAMAGED DURING INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS REQUIRED IN THE EVENT THE EXISTING UNDERGROUND SYSTEMS ARE DAMAGED AS A RESULT OF THE NEW ELECTRICAL TRENCH WORK.
5. ALL ON SITE TRENCH SHALL BE INSTALLED PER 3/ ES.4.
6. SEE THE DEMO SINGLE LINE DIAGRAM FOR ADDITIONAL REQUIREMENTS.
7. SEE NEW SINGLE LINE DIAGRAM FOR FEEDER CABLE AND CONDUIT REQUIREMENTS.
8. THE CONTRACTOR SHALL HANDREL THROUGH THE ENTIRE P64E CONDUIT SYSTEM. COORDINATE WITH P64E FOR ADDITIONAL REQUIREMENTS AND PROCEDURES.

**SHEET NOTES:**

- 1 EXISTING 1600A MAIN SWITCHBOARD TO REMAIN.
- 2 PROVIDE NEW GEAR SECTION ADDITION TO EXISTING 1600A MAIN SWITCHBOARD.
- 3 EXISTING P64E PAD AND P64E TRANSFORMER TO REMAIN.

**PULLBOX SCHEDULE:**

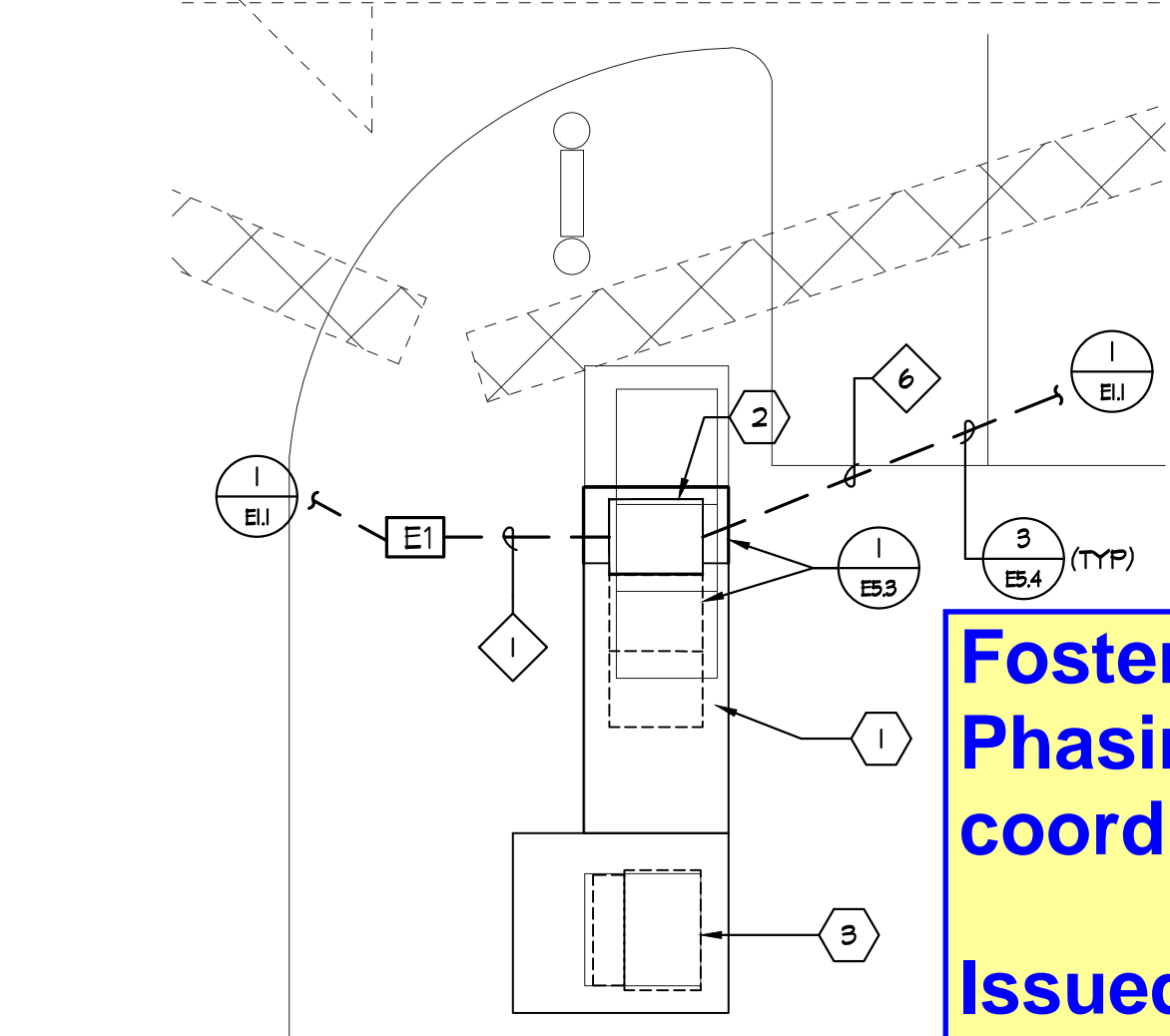
- ES - NEW 4'-6"x8'-6" ELECTRIC / POWER PULLBOX WITH TRAFFIC RATED LID. LABEL LID 'POWER'.
- ES - NEW B2436 ELECTRIC / POWER PULLBOX WITH TRAFFIC RATED LID. LABEL LID 'POWER'.
- ES - NEW 5'x5' ELECTRIC / POWER PULLBOX WITH TRAFFIC RATED LID. LABEL LID 'POWER'.
- ES - NEW B2436 COMMUNICATIONS PULLBOX WITH TRAFFIC RATED LID. LABEL LID 'COMM'.

**CONDUIT SCHEDULE:**

- 1 (N) 1/2" - POWER (XFRM 'TBM')
- 2 (N) 1/2" - POWER (XFRM 'TCM')
- 3 (N) 1/2" - POWER (XFRM 'TBM')
- 4 (N) 1/2" - POWER (XFRM 'TCM')
- 5 (N) 1/2" - POWER (XFRM 'TBM')
- 6 (N) 1/2" - POWER (XFRM 'TCM')
- 7 (N) 1/2" - POWER (XFRM 'TBM')
- 8 (N) 1/2" - POWER (XFRM 'TCM')

Existing Relocatable "ANNEX PROGRAM" Classroom Building may ONLY have BARD units replaced during a the school based holiday or break based upon delivery schedule as provided by the Project Contractor. Actual placement will required written approval from the Owner ahead of time. Please refer to Project Manual Document 01 10 00 Summary of Work and Document 01 10 11 Off Hour Work Requirements

Existing Relocatable Classroom Buildings may have BARD units replaced during the school year based upon delivery schedule as provided by the Project Contractor. Actual placement will required written approval from the Owner ahead of time. Please refer to Project Manual Document 01 10 00 Summary of Work and Document 01 10 11 Off Hour Work Requirements



**ENLARGED ELECTRICAL SITE PLAN**  
SCALE: 1/8" = 1'-0"

**Foster City ES Campus Phasing Site Plan and coordination information**  
  
**Issued as part of SMFCSD HVAC Phase II Bid Package #1**  
**November 14, 2022**  
**K Brown KCEM V2**

**ELECTRICAL SITE PLAN**  
SCALE: 1" = 30'-0"

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PROJECT  
**FOSTER CITY ELEMENTARY SCHOOL - HVAC REPLACEMENT**

SAN MATEO-FOSTER CITY SCHOOL DISTRICT  
CONSULTANT

**American Consulting Engineers Electrical, Inc.**  
1390 The Meadows, Suite 200, San Jose, CA 95128  
Tel: 408/234-2312 Fax: 408/234-2314

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STATE  
DSA FILE NUMBER 41-26  
APPL # 01-120182

REVISIONS

No.	Description	Date
1		

MILESTONES

SD	03/07/2022
90% CD	04/01/2022
DSA SUB	04/12/2022
BACKCHECK	08/09/2022

SHEET  
**ELECTRICAL SITE PLAN**

DATE 08/09/2022  
JOB # 2021011.05  
SHEET #  
**E1.1**



**Project General Contractors be advised**  
There are three levels of project cleaning expected for this project.  
1. Standard project progress construction cleaning resulting in typical contractor cleaning wipe down at the time of project turn over to the Owner.  
2. General Concentrator required Final Cleaning as required by the Owner at the end of a project phased construction.  
3. General Concentrator required Final DEEP Cleaning as required by the Owner at the end of summer time phased construction.

All project contractors are to refer to the project specifications Division 1 section 01 74 00 PROGRESS CLAENING AND FINAL (DEEP) CLEANING for project specific requirements

The project bid set of documents consist of an annotated campus site plan defining areas of full contractor cleaning responsibility inclusive of progress cleaning and deep cleaning and areas of overlap cleaning responsibilities with the Owner. Specifically, the SMFCSD District Maintenance and Operation team.

The areas of overlapping cleaning responsibility are defined by the project General Contractor to provide progress and a final standard construction cleaning, while the Owner Team shall perform a full and final Deep Cleaning.

Diagrammatically annotated drawings referenced two project which zones have been colored coded within the embedded campus site plan represented as follows.

The designated color values of yellow represent Campus Buildings or Zones that the Project General Contractor shall have full cleaning responsibility for all progress cleaning, standard construction cleaning as well as a Final Deep Cleaning.

The designated two color values of Orange represent Campus Buildings or Zones that the Project General Contractor and Owner shall have shared cleaning responsibility as well as the darker Orange value where in the Owner shall have full responsibility for cleaning.

The follow up annotated floor plan drawings represent approximations of designated floor finishes in order to assist the project General Contractors in understanding the various flooring options that will require special cleaning direction as defined with the project specification.

- GC** Project General Contractor Responsible for all three levels of required cleansing
- GC & O** Project General Contractor & Owner have shared responsibility for required cleansing
- Owner** Owner is responsible for required cleansing

**Typical Campus Facility to be deep cleaned by the project General Contractor as defined by the light yellow color. The darker yellow colors represent Rest Room Facilities**

**The Project General Contractor is responsible for maintaining a clean campus-wide path of travel/ campus access during all periods of HVAC Construction**

**Typical campus Manufactured Classroom Building to be deep cleaned by District M & O team. The General Contractor shall be responsible for a standard construction clean as defined within the project specifications**

**Typical Campus Facility to be deep cleaned by District M & O Team as defined by the bright orange color**

**ADDENDUM NO 1**  
The LGI Building and the Media Center are changed to General Contractor and Owner clean.

**ADDEDNDUM NO 1, 11.30.2022-KB**

**The Project General Contractor shall allow full access for SMFCSD-M & O Campus Cleaning Crews on site during the summer construction time frame**

**Lead ES Final Campus Site Plan**  
**Defining cleaning scope between SMFCSD M & O Staff and the project General Contractor**  
**November 14, 2022**  
**K Brown, KCEM**

This graphic has been prepared to defined zones of require Deep Cleaning and responsible parties. Areas where the District M & O Team is responsible for Deep cleaning shall be made accessible by the Project General Contractor during construction. The District's M & O Team cleaning schedule addresses all campuses within the District starting on June 12 through August 11, 2023

**GENERAL SHEET NOTES**

- A BUILDINGS ARE UNSPRINKLERED, TYPE V-B CONSTRUCTION UNLESS OTHERWISE NOTED
- B NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING THE DEMOLITION WORK HAVE BEEN APPROVED BY DSA
- C CONTRACTOR SHALL MAINTAIN FIRE LANE ACCESS THROUGHOUT PROJECT
- D DO NOT INTERRUPT EXISTING UTILITY SERVICES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AND COORDINATED WITH THE OWNER
- E PROTECT EXISTING & NEW STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION
- F REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXTENT OF STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK
- G ALL EXISTING FINISHES OR MATERIALS DAMAGED OR DEMOLISHED DUE TO NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL STATE, INCLUDING BUT NOT LIMITED TO REINSTALLING OR REPLACING EXISTING CHAINLINK FENCING AS REQUIRED AND RESTRIPIING PAVING IN KIND. S.E.D. FOR TRENCH ROUTING, SEE ARCHITECTURAL SITE PLAN FOR STRIPING AT EXISTING PAVING.

**SITE PLAN KEYNOTES**

- 02.001 (E) PLANTER  
02.002 (E) ASPHALT PAVING  
02.004 (E) CONCRETE PAVING  
02.013 (E) SHADE STRUCTURE, DSA# 01-116160  
02.019 (E) TURF  
02.029 (E) ELECTRICAL EQUIPMENT

**BUILDING SUMMARY (ALL EXISTING BUILDINGS ARE NON SPRINKLERED)**

SCOPE OF WORK TO BUILDINGS ARE LIMITED TO HVAC EQUIPMENT REPLACEMENT, NO CHANGE OF BUILDING USE AND NO CHANGE OF THE BUILDING SQUARE FOOTAGE.

<b>BUILDING A</b> (E) CLASSROOMS TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 9,510 SQ. FT.
<b>BUILDING B</b> (E) CLASSROOMS/TOILET ROOMS TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 5,690 SQ. FT.
<b>BUILDING C</b> (E) CLASSROOMS/TOILET ROOMS TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 10,340 SQ. FT.
<b>BUILDING D</b> (E) CLASSROOMS/TOILET ROOMS TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 5,210 SQ. FT.
<b>BUILDING E</b> (E) ADMIN BUILDING TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B B 1 9,500 SQ. FT. 2,525 SQ. FT.
<b>LGI</b> (E) LARGE GROUP INSTRUCTION TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B A3/E 1 6,000 SQ. FT. 4,602 SQ. FT.
<b>(E) MODULAR</b> (E) MEDIA CENTER TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B A3/E 1 6,000 SQ. FT. 2,830 SQ. FT.
<b>(E) MODULAR CLASSROOM 23 THRU 25</b> (E) CLASSROOM/RESTROOM BUILDING TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 3,240 SQ. FT.
<b>(E) MODULAR CLASSROOM 26THRU 34</b> (E) CLASSROOM/RESTROOM BUILDING TYPE OF CONSTRUCTION/TYP OCCUPANCY TYPE NUMBER OF STORY BASIC ALLOWABLE AREA (E) BUILDING AREA	V-B E 1 9,500 SQ. FT. 9,100 SQ. FT.

**GRAPHIC KEY**

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING TOILET ROOMS
- EXISTING COVERED STRUCTURE
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- (E) FIRE DEPARTMENT ACCESS
- EXISTING FIRE HYDRANT

**aedis**  
architects

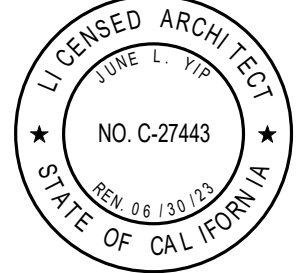
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PROJECT  
**LEAD ELEMENTARY  
SCHOOL  
HVAC  
REPLACEMENT**

SAN MATEO-FOSTER CITY  
SCHOOL DISTRICT

CONSULTANT

STAMP



STATE

DSA FILE NUMBER 41-26  
APPL# 01-120137

REVISIONS

No. Description Date

△

MILESTONES

SD 02/23/2022  
90% CD 03/18/2022  
DSA SUB 03/28/2022  
BACKCHECK 06/15/2022

SHEET

**SITE PLAN**

DATE

03/18/2022  
JOB # 2021011.06

SHEET #

**A1.01**

**1 SITE PLAN**  
SCALE: 1" = 30'-0"