



South San Francisco Unified School District Implementation Plan for Measure J Program Definition Document

Version 1, November 14, 2011



South San Francisco Unified School District
Implementation Plan for Measure J
Program Definition Document



Implementation Plan for Measure J / Program Definition Document

Table of Contents

1. Executive Summary

- 1.1 Program Summary
- 1.2 Process
- 1.3 Swing Space Strategy
- 1.4 Board of Trustees Spending Plan
 - 1.4.1. Spending Plan – Master Bond Budget Overview Worksheet
 - 1.4.2. Spending Plan – Method of Redistribution
 - 1.4.3. Spending Plan – Projects Budget Breakdown
 - 1.4.4. Projected Cash Flow

2. Schedule Overview

- 2.1 Master Schedule
- 2.2 Project Schedules

3. Bond Projects Sheets

- 3.1 Project Scopes
- 3.2 Project Sheets

4. Aerial Implementation Plans

- 4.1 Bond Spending Implementation Plan Maps

Appendix (Under Separate Cover)

- Program Wide facilities Evaluation, Assessment and Needs Analysis
- Detailed Cost Analysis
- Detailed Program Schedule



1. Executive Summary

1.1 Program Summary

Starting in 2006, the South San Francisco Unified School District performed a Districtwide comprehensive facility condition survey which resulted in the November 29, 2006 Draft Facility Master Plan. The Draft Facilities Master Plan revealed that the facilities were in need of varying degrees of improvement. Further study refined the previous report and produced the October 8, 2009 Facilities Master Plan. Therefore, in August of 2010, the Board of Trustees of the South San Francisco Unified School District adopted a resolution. On November 2, 2010, the voters accepted the resolution to issue bonds in the amount of \$162,000,000 to improve the physical condition of the District Campuses.

The intent is to improve the teaching and learning environment by modernizing or rebuilding facilities. Emphasis is to be put on major renovation, repair and construction at Buri Buri Elementary School, Martin Elementary School, Alta Loma Middle School, Parkway Heights Middle School and South San Francisco High School. Additional importance is being placed on replacing deteriorating portable classrooms with new permanent classroom buildings and support facilities, as well as upgrading or renovating science classrooms and labs.

Other improvements to campuses are to include the installation or upgrading of Fire and Life Safety Systems, Technology, Security, ADA accessibility Requirements, aging or inadequate infrastructure, as well as renovations to libraries and restrooms. Recommendations made in the following Implementation Plans Program Definition Document are founded on the Districts' guiding

principles of "It's all about the students, our children, our future" and the Board of Trustees values of integrity, transparency, data driven decisions, schedule, best value, local jobs and sustainability.

The Measure J Bond Program will be guided by the principles of the South San Francisco Unified School District's Board of Trustees in that the facilities will be designed to provide an engaging environment. They will promote family and community involvement while providing the facilities to encourage and advance student achievement (In pursuing the recommendations of the Board of Trustees) certain metrics will be set in place to calibrate the decisions of the Program Management Team. Metrics such as data driven decisions, whether based on enrollment, classroom size, budget or architectural issues, will be presented with recommendations. Swinerton Management and Consulting will prepare preliminary schedules with a realistic eye geared towards the completion of projects prior to the summer of 2014. The best value to the District will be to provide schools that will have a lifespan of 50 plus years, are easily maintained, energy efficient, built with sustainable products, and are designed with the 21st Century in mind.

According to the "Schools of the Future Report" prepared by the State Superintendent of Public Instruction dated September 2011, schools of the 21st Century should be designed for joint use. The utilization of older schools needs to support the District's educational mission. Schools need to be open for community use and the proper technology upgrades. New schools should be designed around student needs and incorporate flexible spaces for project based learning, without



the use of traditional teaching stations or traditional classrooms.

The basis of design for all the projects will be the 2010 California Building Code and the ADA 2012 Amendments. Looking to the future, with the intent to reduce maintenance costs to the District, Cost Benefit Analysis will be done for such things as designing roofs to accommodate future Photo Voltaic (PV) installations. Building energy management systems will be evaluated for compatibility with the District's current standards and its Life Cycle Cost. Natural ventilation systems will also be considered. Schools of the 21st Century should place a large emphasis on high efficiency, renewable energy and grid neutrality. Swinerton Management and Consulting encourages the District to be as forward thinking as possible, while keeping the long view which these schools will need in order to be flexible enough to adapt to the changes in education for the next 50 - 75 years.

Master Program Summary

In March, 2011 Swinerton Management and Consulting (SMC) was retained by the District as Program Manager to establish, manage, and execute the Capital Improvement Program (CIP). The responsibilities of Swinerton Management and Consulting are to:

- Refine the master plan.
- Develop an Implementation Master Plan.
- Develop Campus Specific Implementation Plans.
- Develop Project Standards for front-end documents, including bidding / contracting and General Requirements for all projects.
- Develop District Standards for materials and building systems and determine what, if any, "sole source" materials the District should accept.

- Research alternate funding sources.
- Close out open DSA projects.
- Develop project scope, budget and schedules for each project.
- Develop program wide Procedures Manual.
- Research and identify public and private authorities with jurisdiction over the program and each project.
- Perform cost estimates and constructability reviews as projects progress.
- Provide a database of existing as-built drawings.
- Provide Monthly reporting on program and project specific activities.
- Develop student safety procedures.
- Manage the selection processes for professional services.
- Manage all design phase processes and communications.
- Manage the DSA process.
- Manage selection of construction management consultants.
- Manage the construction process through DSA close-out.

South San Francisco Unified School District Campus Summary /Descriptions

The district is composed of 17 active school sites: nine Elementary Schools, three Middle Schools, two High Schools, two Continuation Education Schools, one Adult Education School, and one District and Facilities offices as well as shared sites and leased sites.

Elementary Schools

Buri Buri Elementary School

Buri Buri Elementary School is located on 8.9 acres. Five of the buildings date back to 1949 and the campus is now composed of nine permanent buildings and eight relocatable buildings. These



structures allow for 37 teaching stations. The site has three levels with buildings on each level and requires ramps to access each level.

Junipero Serra Elementary School

Junipero Serra Elementary School is located on 6.7 acres. Five of the buildings date back to 1970 and the campus is now composed of five permanent buildings and seven relocatable buildings. These structures allow for 20 teaching stations. The site has two levels and requires ramps to access the upper play level.

Los Cerritos Elementary School

Los Cerritos Elementary School is located on three acres. Four of the buildings date back to 1948 and the campus is now composed of seven permanent buildings and two relocatable buildings. These structures allow for 22 teaching stations. The site is relatively level and only requires minor ramps to access the buildings.

Martin Elementary School

Martin Elementary School is located on seven acres. One of the buildings dates back to 1921, two date to 1948, five date back to 1952 and the campus is now composed of eight permanent buildings and six relocatable buildings. These structures allow for 21 teaching stations. Although the site is relatively level, access to the campus from School Street requires traversing up a walkway. This elevation change requires a ramp into the original building and a few ramps on site to access buildings.

Monte Verde Elementary School

Monte Verde Elementary School is located on 6.65 acres. Four of the buildings date back to 1963 and the campus is now composed of four permanent buildings and 15 relocatable buildings. These

structures allow for 37 teaching stations. The site is relatively level.

Ponderosa Elementary School

Ponderosa Elementary School is located on 10.75 acres. Three of the buildings date back to 1960 and the campus is now composed of four permanent buildings and 11 relocatable buildings. These structures allow for 34 teaching stations. The site is relatively level.

Skyline Elementary School

Skyline Elementary School is located on 8.5 acres. Five of the buildings date back to 1966 and the campus is now composed of five permanent buildings and 15 relocatable buildings. These structures allow for 43 teaching stations. The site is relatively level.

Spruce Elementary School

Spruce Elementary School is located on 7.3 acres. Two of the buildings date back to 1934 and the campus is now composed of five permanent buildings and 10 relocatable buildings. These structures allow for 41 teaching stations. The site has three levels with buildings on each level and requires ramps to access each level.

Sunshine Elementary School

Sunshine Elementary School is located on 15 acres. Two of the buildings date back to 1954 and five of the buildings date back to 1957. The campus is now composed of seven permanent buildings and four relocatable buildings. These structures allow for 31 teaching stations. The site is relatively level.

Middle Schools

Alta Loma Middle School

Alta Loma Middle School is located on 25.6 acres. Two of the buildings date back to 1957, two of the



buildings are from 1959 and three of the buildings date back to 1960. The campus is now composed of eight permanent buildings and eight relocatable buildings. These structures allow for 34 teaching stations. The site has two levels and requires ramps to access the upper play level.

Parkway Heights Middle School

Parkway Heights Middle School is located on 14.9 acres. Four of the buildings date back to 1953 and two of the buildings are from 1954. The campus is now composed of 15 permanent buildings and six relocatable buildings. These structures allow for 41 teaching stations. The site has three levels with buildings on each level and requires ramps to access each level.

Westborough Middle School

Westborough Middle School is located on 17 acres. Eight of the buildings date back to 1968 and the campus is now composed of 12 permanent buildings and five relocatable buildings. These structures allow for 34 teaching stations. The site has two levels with buildings on each level and requires an elevator to access each level.

High Schools

South San Francisco High School

South San Francisco High School is located on 26.67 acres. One of the buildings dates to 1950 and six buildings date back to 1951. The campus is now composed of 10 permanent buildings and 22 relocatable buildings. These structures allow for 74 teaching stations. Although the site is relatively level, there are a few locations that have minor grade changes near buildings. Access to certain parts of the sports fields requires attention for ADA access.

El Camino High School

El Camino High School is located on 29 acres. Five of the buildings date back to 1960 and four buildings date to 1962. The campus is now composed of 11 permanent buildings and eight relocatable buildings. These structures allow for 78 teaching stations. The site has five levels with buildings on four levels and athletic fields located on the fifth. Ramps have been installed to access most levels but additional ramps should be installed to better access certain parts of the sports fields and to traverse the mid campus elevation changes.

Continuation Schools

Baden High School

Baden High School is located on 5.8 acres. Two of the buildings date back to 1953 and two buildings date back to 1957. The campus is now composed of eight permanent buildings and one relocatable building. These structures allow for 10 teaching stations. The site is relatively level; however, there are a few locations that have minor grade changes near buildings.

Foxridge School

Foxridge School is located on a mixed use site and shares the facility with a day care. The site is relatively level.

District Campus assessment

The District's campuses were assessed according to the goals established in the South San Francisco Unified School District Bond proposition, Measure J, approved in November, 2011; the Facilities Master Plan dated October 8, 2009; the 2010 Blue Ribbon Committee; and Swinerton Management & Consulting's reviews of each campus in 2011.

Following the review of all available documents, detailed estimates were completed for each facet



of the Facilities Master Plan, the Blue Ribbon Committee report and Swinerton Management & Consulting's campus reviews as well as replacement costs for many campuses. Further estimates were completed for additional items requested at the Board of Trustees' meetings and as requested by the District's Superintendent and Facilities Department.

The detailed estimates were then compiled into a Master Estimate Cost Matrix to allow allocation of funding based upon District Priorities.

Following the initial creation of this cost matrix, multiple options were presented to the Board of Trustees to determine the District's priorities to finalize the scope of the Measure J Bond Program and to complete and approve the program schedule.

All projects will go through a series of controls and approvals with regards to scope, schedule and costs (the Implementation Plan). At each stage of the approval and planning, design process, the construction and close out process the Board's approval will be required. Outside agencies will impact the projects with regulations and requirements, which must be confirmed in the budgets and schedules, with adjustments made as required.

Program Budget Summary

The Master Program Budget is a compilation of the individual project budgets and program cost plus contingency. Individual project budgets are then allocated to soft cost and hard (construction) cost in each project to allow greater control of funds and schedule. Included in soft costs are

architectural design cost, FF & E budgets, escalation, contingency and other fees. For a detailed breakdown of the budgets, refer to the Appendix.

Program Schedule Summary

The master program schedule is a compilation of the individual project schedules, program tasks for development of the initial scope within the bond parameters, pre-design, design, construction and close-out tasks. At this time, program level work indicates the activities required to be completed prior to design and is comprised of the following: development of scope documents, building standards, procedures manual and the program definition document. Individual project schedules are developed utilizing the scope of work planned for each campus. See the Summary Schedule in Section II or the detailed program schedule in the Appendix.



1.2 Process

Goals

The District has directed Swinerton Management & Consulting (SMC), to work with the Board of Trustees, the District Superintendent, the District Facilities Manager and Interim Bond Liaism (IBL), to prepare this Program Definition Document for new construction and renovation in accordance with the terms and conditions of the Measure J Bond issuance. This Program Definition Document is intended to be a guide and metric by which the status of the program and the individual projects can be evaluated and measured.

Guidelines

Using the guidelines indicated at the Board of Trustee meetings and workshops, SMC prepared several options for the Measure J Bond. Each spending plan highlighted different priorities for the Board of Trustees to review. Utilizing the priorities as agreed upon during the Board Study Session, the final Measure J Bond Spending Plan and Measure J Bond Scope was finalized and will be issued to the South San Francisco Unified School District Board of Trustees for approval.

Campus Evaluation – Replacement

A detailed evaluation of each campus site that is to have replacement construction will be performed by the architect in charge of that campus. The architect will review the assessments that have been conducted ensuring all elements will remain consistent with the District’s goals, as well as applicable building and/or other codes and regulations. This will include site accessibility in compliance with the Americans with Disabilities Act (ADA). This evaluation will confirm the campus

scope per the Measure J Bond program for that campus.

Detailed Campus Evaluation – Major Renovation

A detailed evaluation of each campus that is to have major reconstruction will be performed by the architect of record in charge of that campus. The architect will review the assessments that have been conducted, identifying all facilities, systems and areas requiring modernization, upgrading or replacement. This will be consistent with the District’s goals and applicable building and/or other codes and regulations. This will include site accessibility in compliance with the Americans with Disabilities Act (ADA). This evaluation will also confirm the campus scope per the Measure J Bond program for that campus.

Detailed Campus Evaluation – Minor Renovation

An evaluation of the scope to which campus will have minor renovations will be performed by the architect in charge of that campus. The architect will review the assessments that have been conducted, identifying all facilities, systems and areas requiring modernization, upgrading or replacement. This will be consistent with the District’s goals, scope and applicable building and/or other codes and regulations, this will include site accessibility in compliance with the Americans with Disabilities Act (ADA) as it pertains to the work on the campus. This evaluation will also confirm the campus scope per the Measure J Bond program for that campus.

Modular Building Construction to replace existing Portables

Swinerton Management and consulting recommends that existing portables be replaced with modular construction. Due to budget



constraints, SMC's focus is on the replacement of portables used as classrooms with modular construction at sites where there is insufficient permanent classroom space to house all classroom teachers.

Living Document

This Program Definition Document will be a "living document," updated periodically during the execution of the Measure J Bond Program. The project teams will recognize that the nature of educational institutions and academic programs are dynamic. Program, project and funding changes create the need for flexibility and planning for short and longer term program changes. The recommendations in this document specifically allow for revisions to occur during the scope of the Measure J Bond Program. Revisions that may be generated in this document will be at the directions and approval of the Board of Trustees.

Budget Allocation and Controls

Many different factors enter into the overall budget. Program dollars are prioritized for building deficiency and school program needs so that project budgets receive fund allocations in order to commence with the design process. More detailed cost estimates will follow as the design process evolves. Planning for short and long term program changes is done through the use of contingencies and it is recommended that the scope stay within District budget allocations. The ability to have flexibility in the program's budgets and scope can assist with inflation factors that are built into the budget process.

Project/Program Scheduling criteria:

- Academic Calendar

- Funding Deadlines (outside fund sources)
- Phasing of Projects (new and modernization)
- District and Campus Priorities
- Swing space strategy -Phasing of Work
- Government Agency Timelines

Building Standards

Swinerton Management and Consulting and the District Facilities Manager have reviewed processes, materials and equipment data and have created District Design Standards per current District requirements. The architects will develop plans and specifications incorporating the District Standards. This is in order to present a quantifiable analysis of each campus' building requirements, and to confirm the Measure J Bond scope for each campus.

Communications Plan

Community interaction and inter-campus communication play an important role to keep the public, faculty, staff and students involved in the Measure J Bond Program. Care will be given to plan for and execute continuous solicitation of community input throughout the duration of the program. The communication and community involvement plan can be reviewed in the Program Procedures Manual.

Hazardous Materials Mitigation

Swinerton Management and Consulting will plan and manage hazardous materials studies, consisting of surveys by licensed environmental consultants for locating hazardous materials, as well as the scheduling of all necessary subsequent hazardous materials abatement activities.



Agency Interaction Plan

Swinerton Management and Consulting and the Design Teams will have established Government Agency contacts assist in developing strategies to complete the scope by meeting with applicable state and local agencies. These contacts will be maintained to ensure continuous interaction and to develop working relationships throughout the program. A listing of Governmental Agencies is located in the Program Procedures Manual.

Soils Surveys and Reports

Swinerton Management and Consulting will manage the District's Geotechnical consultant to ensure all soil surveys and reports are completed in a timely manner and are properly distributed to other design teams and consultants as needed.

Stakeholder Involvement

To ensure all affected parties have input and are aware of bond progress, SMC will Work with the Campus Site Councils, Community Groups and Public Agencies, in the assessment information and the disseminated for review by all concerned parties.

Prioritization

Priorities were allocated between modernization & reconstruction, classroom and non-classroom space and the level of sustainability by using the information gathered from the Board of Trustees meeting and study sessions. The process of obtaining the right mix of modernization versus new construction requires a delicate balance of compromises. The priorities included in the Program Definition Document are founded on the Board of Trustees' guiding principles and values and the program goals. Codes (ADA, Title 24, Title 9, etc) and other issues related to mandated

requirements which necessitate, at times, less than popular decisions due to the existing budgetary constraints.

Scheduling Process

The overall program master schedule includes all individual projects, program durations and additional schedules of campus activities as needed to complete the bond program. Each project has an individual schedule inside the overall Program Master Schedule. The Schedule Controls will include all activities and events required for programming, preconstruction, (including approval milestones from required agencies and the Board of Trustees), design durations and plan review times. The Construction Documents Phase will include the Board approvals to go to bid and award, followed by notices to proceed, construction durations, commissioning, the user move-in and construction close-out.

Delivery Methods

The traditional delivery method for public education projects, and therefore suited for the South San Francisco Unified School District is Design - Bid - Build. This method allows the Owner significant control over the end product, and will also allow the District to have design input upon the submittal to DSA, with minor revision possible prior to the bid. This will allow the District to have complete control of the design and with competitive bidding, know that the lowest responsive bidder is providing the lowest "market" price available at the time of bidding. It will also provide a single point of contact for the Construction Phase of the project, as opposed to other project delivery methods.



However, the District may also utilize Design - Build to deliver projects. A Design - Build Project allows control of the design by developing "bridging" documents. Design control then extends throughout the design development phase. Design approvals must be finalized at this time for the selected Design - Build entity to formalize total cost of the project. This method has proven to increase the speed in which a project can be delivered.

In order to meet the District's priority to complete the bond work by the end of 2014, SMC recommends that the District consider the use of Design - Build delivery method for the new school projects at Martin Elementary School and the new 2 story classroom building at South San Francisco High School.

Additional detailed information available upon request.



1.3 Swing Space Strategy

General Swing Space Strategy

Careful pre-planning of required educational and administrative work spaces throughout the program is an essential part of the generally stressful transition phase. This is when whole areas of a campus may not be available, or access to spaces is more difficult. To the greatest extent possible, existing spaces on the campuses shall be used as swing spaces to house the programs/departments that will be displaced during the modernization work. Where feasible, these programs may be relocated to vacant classrooms, offices, etc. or to spaces that are currently being used for other programs. In some cases, these programs may be accommodated in shared classrooms and support spaces through careful scheduling.

Since the campuses may not have adequate space to house the students or staff displaced during construction, existing non-instructional buildings may be partially remodeled to provide the additional swing space required, or portables from other campuses may be relocated to campuses that need additional temporary space. To minimize the costs of providing swing space, the modernization work would include only the minimum scope required to meet DSA's occupancy/access requirements and to accommodate the program functions. Additional temporary restroom facilities may be added to meet current codes.

In order to reduce the areas required for swing space, the construction schedule for the individual campus projects may be sequenced to allow use of the available swing space in turn as the buildings are modernized.

Disabled Students will receive individual consideration for their special needs.



1.4 Board of Trustees – Bond Spending Plan

1.4.1 – Bond Spending Plan – Budget Overview Worksheet

1.4.2 – Bond Spending Plan – Method of Redistribution

1.4.3 – Bond Spending Plan – Project Budget Breakdown

1.4.3 Spending Plan – Project Budget Breakdown

South San Francisco Unified School District

Per November, 2011 BOT Meeting

November 14, 2011

	Construction	Construction Contingency	Construction and Construction Contingency	Non- Construction Cost	Furniture, Fixture & Equipment (FF & E)
Program Costs					
Program costs					
Chevron					
Chevron Co-Gen					
Reserves (10% of bond dollars)					
Projects					
Phase 1:					
Buri Buri Elementary School					
Build Replacement school	\$18,323,287	\$2,748,493	\$21,071,780	\$4,491,901	\$732,931
Sitework, ADA, Lighting, Landscaping	\$2,597,911	\$389,687	\$2,987,598	\$585,829	\$103,916
Demo existing school	\$515,146	\$77,272	\$592,418	\$116,165	\$20,606
Earthwork at lower play field	\$111,389	\$16,708	\$128,097	\$25,118	\$4,456
Total	\$21,547,733	\$3,232,160	\$24,779,893	\$5,219,013	\$861,909
Martin Elementary School					
Build Replacement school	\$12,899,593	\$1,934,940	\$14,834,533	\$3,268,858	\$515,984
Sitework, ADA, Lighting, Landscaping	\$2,043,295	\$306,495	\$2,349,790	\$460,763	\$81,732
Demo existing school	\$335,055	\$50,258	\$385,313	\$69,691	\$0
Total	\$15,277,943	\$2,291,693	\$17,569,636	\$3,799,312	\$597,716

1.4.3 Spending Plan – Project Budget Breakdown

South San Francisco Unified School District

Per November, 2011 BOT Meeting

November 14, 2011

	Construction	Construction Contingency	Construction and Construction Contingency	Non-Construction Cost	Furniture, Fixture & Equipment (FF & E)
South San Francisco High School					
Classroom building to replace Portables	\$6,919,543	\$1,037,931	\$7,957,474	\$1,920,357	\$358,645
Sitework Including MEP	\$502,582	\$75,387	\$577,969	\$113,332	\$0
Demo Existing Portables	\$259,483	\$38,922	\$298,405	\$58,513	\$0
Paving at removed portables	\$172,990	\$25,948	\$198,938	\$39,007	\$0
Weight Room	\$659,638	\$98,946	\$758,584	\$148,748	\$27,661
Demo Existing Weight Room	\$31,897	\$4,785	\$36,682	\$7,193	\$0
Site Infrastructure	\$1,111,510	\$166,727	\$1,278,237	\$250,645	\$0
Total	\$9,657,643	\$1,448,646	\$11,106,289	\$2,537,795	\$386,306

Phase 2:

Modular replacement

Alta Loma Middle School (6 classrooms)	\$1,031,279	\$154,692	\$1,185,971	\$520,553	\$41,251
El Camino High School (4 classrooms)	\$898,882	\$134,832	\$1,033,714	\$292,698	\$35,955
Junipero Serra Elementary School (4 classrooms)	\$920,647	\$138,097	\$1,058,744	\$297,606	\$36,826
Monte Verde Elementary School (9 classrooms)	\$1,740,357	\$261,053	\$2,001,410	\$482,450	\$69,614
Ponderosa Elementary School (7 classrooms)	\$1,353,610	\$203,042	\$1,556,652	\$395,239	\$54,144
Skyline Elementary School (4 classrooms)	\$855,111	\$128,267	\$983,378	\$282,827	\$34,204
Spruce Elementary School (8 classrooms)	\$1,600,273	\$240,041	\$1,840,314	\$450,862	\$64,011
Westborough Middle School (2 classrooms)	\$420,335	\$63,050	\$483,385	\$184,786	\$16,813
Total	\$8,820,494	\$1,323,074	\$10,143,568	\$2,907,021	\$352,818

1.4.3 Spending Plan – Project Budget Breakdown

South San Francisco Unified School District

Per November, 2011 BOT Meeting

November 14, 2011

	Construction	Construction Contingency	Construction and Construction Contingency	Non-Construction Cost	Furniture, Fixture & Equipment (FF & E)
Science Classroom upgrades					
South San Francisco High School	\$1,761,197	\$264,179	\$2,025,376	\$685,150	\$70,448
Swing Space	\$842,615	\$126,392	\$969,007	\$103,729	\$0
El Camino High School	\$3,661,564	\$549,235	\$4,210,799	\$1,113,683	\$146,462
Swing Space	\$480,724	\$72,108	\$552,832	\$72,063	\$0
Alta Loma Middle School	\$997,122	\$149,568	\$1,146,690	\$344,851	\$39,885
Parkway Middle School	\$707,853	\$106,178	\$814,031	\$351,621	\$28,313
Westborough Middle School	\$507,323	\$76,098	\$583,421	\$306,401	\$20,293
Total	\$8,958,398	\$1,343,758	\$10,302,156	\$2,977,498	\$305,401
Parkway Middle School					
New Curb at Entry	\$37,995	\$5,699	\$43,694	\$10,568	\$0
New Curb at Parking / w/ stripping	\$34,008	\$5,101	\$39,109	\$7,669	\$0
Replace Weight Room, Band, Parents Portables with relocated Portables	\$80,000	\$12,000	\$92,000	\$9,640	\$0
Total	\$152,003	\$22,800	\$174,803	\$27,877	\$0
Structural Ramp at Spruce	\$410,442	\$61,566	\$472,008	\$122,555	\$0
Add Elevator at Spruce	\$469,076	\$70,361	\$539,437	\$120,777	\$0

1.4.3 Spending Plan – Project Budget Breakdown

South San Francisco Unified School District

Per November, 2011 BOT Meeting

November 14, 2011

	Construction	Construction Contingency	Construction and Construction Contingency	Non-Construction Cost	Furniture, Fixture & Equipment (FF & E)
ADA Ramps					
Junipero Serra Elementary	\$618,142	\$92,721	\$710,863	\$125,757	\$0
Los Cerritos Elementary School	\$276,420	\$41,463	\$317,883	\$60,056	\$0
Ponderosa Elementary School	\$49,890	\$7,483	\$57,373	\$15,014	\$0
Skyline Elementary School	\$250,537	\$37,581	\$288,117	\$55,838	\$0
Spruce Elementary School	\$28,480	\$4,272	\$32,752	\$14,642	\$0
Alta Loma Middle School	\$477,452	\$71,618	\$549,070	\$97,825	\$0
Parkway Heights Middle School	\$198,670	\$29,801	\$228,471	\$47,383	\$0
Westborough Middle School	\$178,098	\$26,715	\$204,813	\$44,030	\$0
El Camino High School					
Ramp to Fields	\$256,065	\$38,410	\$294,475	\$56,739	\$0
Ramp from Science to Modular	\$216,696	\$32,504	\$249,201	\$50,322	\$0
South San Francisco High School					
From Pool area to Football field	\$115,359	\$17,304	\$132,663	\$33,804	\$0
Baden	\$9,046	\$1,357	\$10,403	\$6,475	\$0
Total	\$2,674,856	\$401,229	\$3,076,085	\$607,883	\$0
Drinking Fountains at Cafes					
Junipero Serra Elementary School	\$14,240	\$2,136	\$16,376	\$4,321	\$0
Los Cerritos Elementary School	\$15,999	\$2,400	\$18,399	\$4,607	\$0
Monte Verde Elementary School	\$15,915	\$2,387	\$18,302	\$4,595	\$0
Skyline Elementary School	\$16,166	\$2,425	\$18,591	\$4,635	\$0
Spruce Elementary School	\$16,250	\$2,438	\$18,688	\$4,648	\$0
Sunshine Elementary School	\$16,250	\$2,438	\$18,688	\$4,648	\$0
Parkway Heights Middle School	\$14,240	\$2,136	\$16,376	\$4,321	\$0
Westborough Middle School	\$14,491	\$2,174	\$16,665	\$4,362	\$0
El Camino High School	\$17,038	\$2,555	\$19,593	\$4,777	\$0
South San Francisco High School	\$1,256	\$188	\$1,444	\$2,206	\$0
	\$141,845	\$21,277	\$163,122	\$43,120	\$0

1.4.3 Spending Plan – Project Budget Breakdown

South San Francisco Unified School District

Per November, 2011 BOT Meeting

November 14, 2011

	Construction	Construction Contingency	Construction and Construction Contingency	Non-Construction Cost	Furniture, Fixture & Equipment (FF & E)
Baden High School					
Refurbishment matching funding from Measure J Bond	\$247,263	\$37,089	\$284,352	\$91,758	\$9,890
Refurbishment funding per OPSC	\$384,317	\$57,647	\$441,964	\$122,663	\$15,373
	<u>\$631,580</u>	<u>\$94,736</u>	<u>\$726,316</u>	<u>\$214,421</u>	<u>\$25,263</u>
Seismic Upgrades	\$10,144,521	\$1,521,680	\$11,666,201	\$2,527,590	\$405,781
Total Phase 1	\$46,483,319	\$6,972,499	\$53,455,818	\$11,556,120	\$1,845,931
Total Phase 2	\$32,403,215	\$4,860,481	\$37,263,696	\$9,548,742	\$1,089,263
Total	<u>\$78,886,534</u>	<u>\$11,832,980</u>	<u>\$90,719,514</u>	<u>\$21,104,862</u>	<u>\$2,935,194</u>

Program costs
Chevron
Chevron Co-Gen
Reserves (10% of Bond Dollars)

Construction
 Construction Contingency
 Construction and Construction Contingency
 Non- Construction Cost
 Furniture, Fixture & Equipment (FF & E)
 Total Program Cost
 Program Funding
 Measure J
 OPSC Funding
 Total Program Funding

**Total Project
Cost**

\$7,500,000

\$25,000,000
\$650,000

\$16,200,000

\$26,296,612
\$3,677,343
\$729,189

\$157,671
\$30,860,815

\$18,619,375
\$2,892,285
\$455,004

\$21,966,664

**Total Project
Cost**

\$10,236,476
\$691,301
\$356,918
\$237,945
\$934,993
\$43,875
\$1,528,882
\$14,030,390

\$1,747,775
\$1,362,367

\$1,393,176

\$2,553,474

\$2,006,035

\$1,300,409

\$2,355,187

\$684,984
\$13,403,407

**Total Project
Cost**

\$2,780,974
\$1,072,736
\$5,470,944
\$624,895
\$1,531,426
\$1,193,965
\$910,115

\$13,585,055

\$54,262
\$46,778

\$101,640

\$202,680

\$594,563

\$660,214

**Total Project
Cost**

\$836,620
\$377,939
\$72,387
\$343,955
\$47,394
\$646,895
\$275,854
\$248,843

\$351,214
\$299,522

\$166,467
\$16,878

\$3,683,968

\$20,697
\$23,006
\$22,897
\$23,226
\$23,336
\$23,336
\$20,697
\$21,027
\$24,370
\$3,650

\$206,242

**Total Project
Cost**

\$386,000
\$580,000

\$966,000

\$14,599,572

\$66,857,869
\$47,901,701

\$114,759,570

\$7,500,000
\$25,000,000
\$650,000
\$16,200,000

\$78,886,534
\$11,832,980
\$90,719,514
\$21,104,862
\$2,935,194

\$164,109,570

\$162,000,000
\$2,109,570

\$164,109,570



1.4.1 **Bond Spending Plan** - Bond Budget Overview Worksheet



1.4.2 Bond Spending Plan – Method of Redistribution



1.4.3 Bond Spending Plan – Projects Budget Breakdown



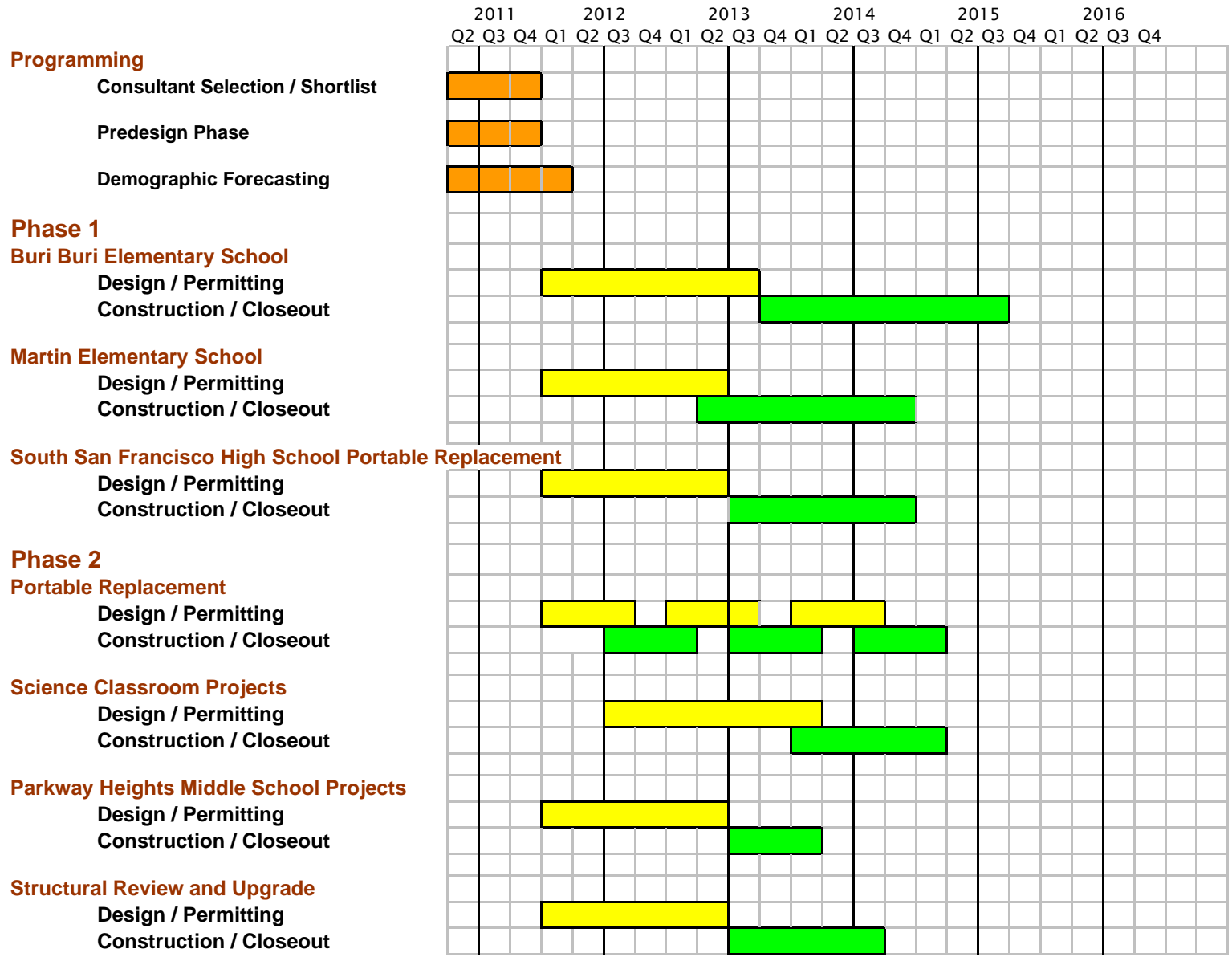
1.4.4 Bond Spending Plan - Projected Cash Flow



2. Schedule Overview

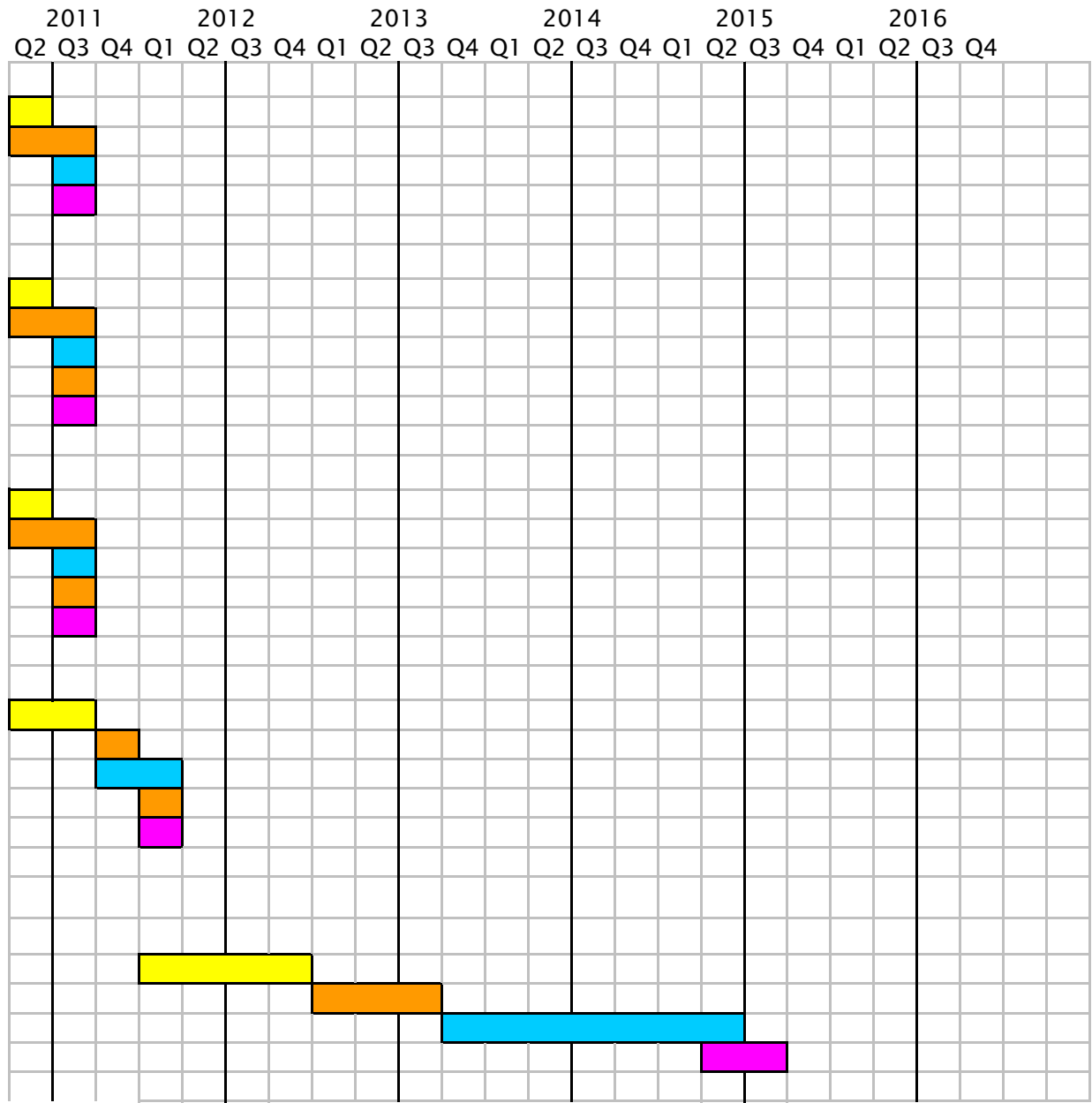
Program / Project Schedule

The initial program schedule is composed of programming, pre-design, design, construction and close-out tasks. At this time, program level work indicates the activities required to be completed prior to start of design and is comprised of the following: revisions to the Master Plan, development of scope documents, building standards, procedures manual and the Program Definition Document. The pre-design, design, construction and close-out phases are broken down into project groups / project schedules. The groups are typically stand alone schedules that show in detail the necessary steps required to complete certain tasks such as completing a California Environmental Quality Act (CEQA) or a construction project. Since this is a program level schedule, the detailed construction schedule will be added when the project specific design is completed and the project is bid and awarded.



2011 2012 2013 2014 2015 2016
Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 _____

2.1 Master Schedule
South San Francisco Unified School District
Measure J Bond Program





3. **Bond Projects Sheets**

3.1 - Bond Project Scope

3.2 - Bond Project Sheets



3.1 Scope of work for South San Francisco Unified School District

3.1 Program Scope Summary

The project scope at all District Campuses is based on previous reports contained in the 2009 Facilities Master Plan dated October 8, 2009; the June 2, 2010 meeting minutes of the Blue Ribbon Committee; and site visits performed by Swinerton Management and Consulting. The scope of work is based on the District's prioritized list from the Board of Trustees meetings.

Elementary Schools

Buri Buri Elementary School

Buri Buri is one of the largest elementary schools in the District and is identified in the bond language as one of the District schools in most need of improvement. SMC studied the scope of the work at this school both in terms of a major renovation and as a new, replacement school. The existing structures date to the late 1940's to the early 1960's and will need significant renovations to address accessibility, life safety and site utility issues. Also, many of the elements of the school such as basic infrastructure, restrooms and data communications systems have reached the end of their useful life and will need significant upgrades in order to meet basic standards. Site Security is an issue, as the site has four entrances and is sited on multiple tiers, making supervision difficult.

A major renovation can address many of the school's needs, but other issues such as the tiered site and unwelcoming entrance cannot be easily fixed. A renovation of the existing structures would result in a compromised design with long term maintenance costs due to age and existing

design. A new replacement school would give the District much better long term value.

New buildings and an improved site orientation would give the school an opportunity start from scratch with high-quality construction, lower maintenance building systems, increased longevity, and an improved design to better serve the Buri Buri community. Some examples of improvements that can be made with an all new school include relocation of the administration area to an improved front entrance, relocating the school on one level and an enlarged multi-purpose room.

Considering the age and condition of the existing structures, a replacement school would give the District the best value and would serve the District well for the next 50 years.

Project Scope:

- Provide new 62,500 SF structures on the existing campus, based on the current student enrollment of 625 students.
- Provide Fire Sprinklers and Fire alarm systems.
- Improve student drop off and pick up.
- Provide proper ADA parking spaces with correct signage.
- Provide proper ADA accessible access throughout the campus.
- Upgrade landscaping.
- Replace irrigation system.
- Irrigation controls modifications (Chevron).
- Provide weather rated switchgear / enclosures.
- Remove the existing structures and convert area to play fields.
- Replace site infrastructure.



Martin Elementary School

Martin is one of the oldest schools in the District and is identified in the bond language as one of the schools having the most need. SMC studied the scope of the work at this school both in terms of a major renovation and as a new, replacement school. The existing structures date to the 1920's through the 1950's and will need significant renovations to address accessibility, life safety and site utility issues. In addition, many of the elements of the school such as the windows, restrooms, data/ communications systems and basic infrastructure are at the end of their useful life and will need significant upgrades in order to be functional in the future.

A major renovation can address many of the schools needs, but other issues such as the awkward entry and failing underground utilities cannot be easily fixed. A renovation of the existing structures would result in a compromised design with long-term maintenance costs due to age and existing design.

New replacement structures would give the school a clean slate with high-quality construction, high performance building systems and would allow the school to be designed to best serve the students and community. One example is the pick-up/ drop-off area on School Street, which is very congested and difficult to manage. With a new replacement school, the entrance and pick-up/ drop-off can be moved to Hillside Boulevard, which will improve circulation and will be much more manageable.

In order to meet the District's priority to complete most of the bond work by the end of 2014, SMC recommends that the District consider the use of

the Design – Build delivery method for the new replacement school.

Taking into account the condition of the existing structures and the problems inherent in the existing design, a quality replacement school would provide the District with the best value for Measure J funds and serve the community long into the future.

Project Scope:

- Provide new 44,000 SF structures on the existing campus, based on the current enrollment of 400 students and an additional four classrooms to accommodate students wishing to return to their enrollment school.
- Provide Fire Sprinklers and Fire alarm systems.
- Improve student drop off and pick up.
- Provide proper ADA parking spaces with correct signage.
- Provide proper ADA accessible access throughout the campus.
- Upgrade landscaping.
- Replace irrigation system.
- Irrigation controls modifications (Chevron).
- Provide weather rated switchgear / enclosures.
- Remove the existing structures and convert area to play fields.
- Replace site infrastructure.

Modular Classrooms

Modular classrooms provide high-quality construction, superior finishes and a useful lifespan of 45 years or more. These are a much better value than replacement portables which typically last 25 to 30 years. The plan is for 44 modular classrooms distributed among eight school sites. While portables will remain in place at District schools, none will be used as assigned



classrooms. These portables will typically be used for day care, Parks and Recreation use, and for part-time uses such as band rooms. Another big advantage of modular classrooms is that they have a stucco finish and can be spliced together to create classroom wings that are attractive and indistinguishable from conventional construction. More specifics on modulars at the individual school sites are covered in the project descriptions below.

Junipero Serra Elementary School

- Rework the Accessible ramp to upper playground to conform to current ADA requirements.
- Replace four portables with new modular classroom wing.
- Provide ADA drinking fountain at Cafeteria.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron)
- Irrigation controls modifications (Chevron).

Los Cerritos Elementary School

- Provide ADA drinking fountain at Cafeteria.
- Rework the Accessible ramp to conform to current ADA requirements.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron).

Monte Verde Elementary School

- Replace nine portables with a new modular classroom wing.
- Improve Pick up / Drop off Area.
- Provide ADA drinking fountain at Cafeteria.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).

- Energy Management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).

Ponderosa Elementary School

- Replace seven portables with a new modular classroom wing.
- Improve Pick up / Drop off Area
- Rework the Accessible ramp to conform to current ADA requirements.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).

Skyline Elementary School

- Replace four portables with a new modular classroom wing.
- Provide ADA drinking fountain at cafeteria.
- Rework the accessible ramp to conform to current ADA requirements.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).

Spruce Elementary School

- Replace eight portables with a new modular classroom wing.
- Install elevator at Unit C.
- Install wheelchair lifts at the Gym.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Rework the accessible ramp at Unit C to conform to current ADA requirements and correct structural issues.
- Solar Panels (Chevron).



- Energy Management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).
- Provide ADA drinking fountain at Cafeteria.

Sunshine Gardens Elementary School

- Provide ADA drinking fountain at Cafeteria.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).

Middle Schools

Alta Loma Middle School

- Structural review and upgrade of Buildings C & H as needed and as budget allows.
- Add / correct accessible ramps.
- Irrigation controls modifications (Chevron).
- Replace six portables with new modular building wing.
- Add science lab classroom.
- Provide accessible drinking fountains by adding rail wings and or replacing fountains (Only at Cafeteria).
- Confirm ADA accessible ramps comply with current codes and replace as needed.

Parkway Heights Middle School

- Structural review of buildings A, C, N, P & Q is needed to determine if seismic work is required.
- Add science lab classroom.
- Add accessible ramps to lower play field.
- Irrigation controls modifications (Chevron).
- Revise school's Drop off / Pick up area.
- Mat Room/ Weight Room addition.
- Provide proper ADA parking spaces with correct signage.

- Provide accessible drinking fountains by adding rail wings and or replacing fountains (Cafeteria only).

Westborough Middle School

- Replace two portables with a new modular classroom wing.
- Replace storage area with a new science lab.
- Replace underground water lines.
- Provide ADA drinking fountain at cafeteria.
- Irrigation controls modifications (Chevron).

High Schools

Baden high School

- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Energy Management Systems upgrades (Chevron)
- HVAC Upgrades (Chevron).
- Irrigation controls modifications (Chevron).
- Refurbishment of campus to match available OPSC funding.

El Camino High School

- Replace four portables with a new modular classroom wing.
- Upgrade science labs by remodeling the existing six classrooms into four larger labs and adding three new science labs.
- Install ADA ramps from the Science Building up to the next level.
- Install ADA ramps from the pool area to the upper play fields.
- Provide ADA drinking fountain at Cafeteria
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Solar Panels (Chevron).



- Energy management Systems upgrades (Chevron).
- Irrigation controls modifications (Chevron).

South San Francisco High School

- Structural review and upgrade of Buildings A, C, D, E, F, G3, H & K as needed and as budget permits.
- Upgrade lighting to T8 as needed with occupancy sensors (Chevron).
- Solar Panels (Chevron).
- Boiler replacement at Buildings C, E & M (Chevron).
- Energy management Systems upgrades (Chevron.)
- Build a new 20 classroom two story structure to replace 20 existing portables. (SMC recommends Design – Build for this project)
- Expand and remodel four existing science classrooms.
- Replace / upgrade weight room (modular building)
- Replace underground gas lines.
- Replace underground water lines.
- Provide proper ADA parking spaces with correct signage.
- Replace irrigation system.
- Provide weather rated switchgear / enclosures.
- Irrigation controls modifications (Chevron).
- Provide accessible drinking fountains by adding rail wings and or replacing fountains. (Cafeteria only).
- Install ADA accessible ramps from the pool area to the football field.

South San Francisco Adult Education

- No work at this time.

Children's Center

- No work at this time.

District Offices

- No work at this time.



South San Francisco Unified School District

Buri Buri Elementary School

A/E: TBD

Contractor: TBD

Status: Programming Phase



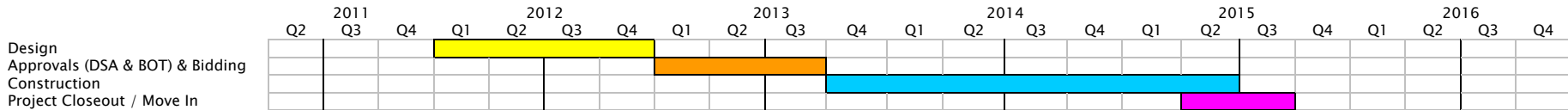
PROJECT SUMMARY

Project: Buri Buri Elementary School replacement project

Project Scope:
 The project includes the new construction of replacement structures in the existing play fields and the demolition of the existing buildings. Demolition includes the removal of the existing buildings and foundations to 5 feet below surface. Remove utilities to within 5 feet of new building footprint and cap remaining utilities. The new building includes the replacement of the 62,500SF buildings including site work and utilities from Point of Connection. Scope includes: Site work, ADA, Lighting, Landscaping and site utilities the new athletic fields. New Playground equipment to be relocated adjacent to new school. Expanded drop off / pick up areas to be located on site.

Gross Square Foot 62,500 # of Stories 1 Level of Construction New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Building Budget	\$18,323,287	\$2,748,493	\$21,071,780	\$4,491,901	\$732,931	\$26,296,612
Site Cost	\$2,709,300	\$406,395	\$3,115,695	\$610,947	\$108,372	\$3,835,014
Demo of Existing Bu	\$515,146	\$77,272	\$592,418	\$116,165	\$20,606	\$729,189
Total Budget	\$21,547,733	\$3,232,160	\$24,779,893	\$5,219,013	\$861,909	\$30,860,815

CEQA STATUS

SWING SPACE

Swing Space: Existing school to remain while construction of new school is completed.





South San Francisco Unified School District

Spruce Elementary School Project Sheet



A/E: TBD

Contractor: TBD

Status: Programming Phase

PROJECT SUMMARY

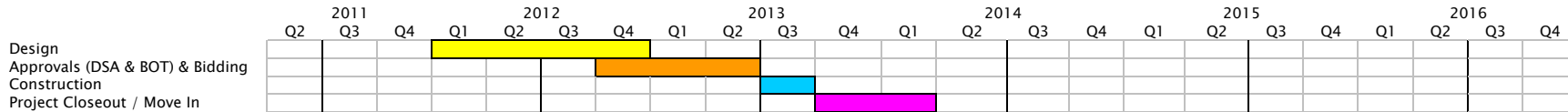
Project: Spruce Elementary School projects

Project Scope:

Scope to include: Replace ramp in unit C due to structural issues, install new elevator at unit C and new wheelchair lifts at unit A.

Gross Square Foot N/A # of Stories N/A Level of Construction: Refurbishment / New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Replace ramp in unit C	\$410,442	\$61,566	\$472,008	\$122,555	\$0	\$594,563
Install an elevator in unit C and lifts at gyr	\$469,076	\$70,361	\$539,437	\$120,777	\$0	\$660,214
Total Budget	\$879,518	\$131,927	\$1,011,445	\$243,332	\$0	\$1,254,777

CEQA STATUS

SWING SPACE

Swing space will not be needed as this will be completed in the summer and will not affect classroom space.





**South San Francisco Unified School District
Structural Review and Upgrade Projects Sheet**



A/E: TBD Contractor: TBD Status: Programming Phase

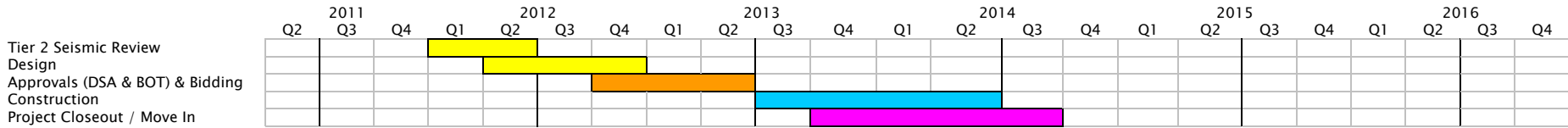
PROJECT SUMMARY

Project: Structural Review and Upgrade projects

Project Scope:
Scope to include: Phase A will be to complete a Tier 2 seismic review of 8 buildings on South San Francisco High School and two buildings at Alta Loma Middle School. The second phase, phase B, will be to determine which buildings should be seismically upgraded based on the severity of the Tier 2 Report and proceed to design, bid and repair the buildings in question

Gross Square Foot N/A # of Stories N/A Level of Construction: Refurbishment / New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Seismic Upgrade	\$10,144,521	\$1,521,680	\$11,666,201	\$2,527,590	\$405,781	\$14,599,572
Total Budget	\$10,144,521	\$1,521,680	\$11,666,201	\$2,527,590	\$405,781	\$14,599,572

CEQA STATUS

SWING SPACE

Swing space will be determined once the scope of the seismic upgrade is determined.



South San Francisco Unified School District

Martin Elementary School

A/E: TBD

Contractor: TBD

Status: Programming Phase



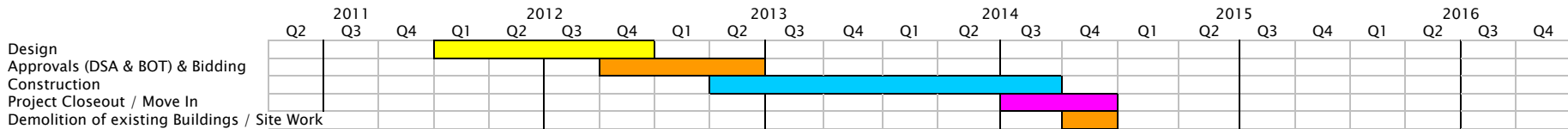
PROJECT SUMMARY

Project: Martin Elementary School replacement project

Project Scope:
 The project includes the New construction of replacement structures in the existing play fields and the demolition of the existing buildings. Demolition includes the removal of the buildings and foundations to 5 feet below surface. Remove utilities to within 5 feet of new building footprint and cap remaining utilities. The new building includes the replacement of the 44,000SF buildings including and site work and utilities from Point of Connection. Additional scope includes site work, ADA landscaping and site utilities to the new athletic fields. New playground equipment to be located adjacent to the school. Expanded drop off / pick up areas located on site. Original 1920 school building to remain. Repurposed budget for original 1920 school building is not included in project cost. **Recommend Design / build delivery Method**

Gross Square Foot 44,000 # of Stories 1 Level of Construction New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Building Budget	\$12,899,593	\$1,934,940	\$14,834,533	\$3,268,858	\$515,984	\$18,619,375
Site Cost	\$2,043,295	\$306,495	\$2,349,790	\$460,763	\$81,732	\$2,892,285
Demo of Existing Bu	\$335,055	\$50,258	\$385,313	\$69,691	\$0	\$455,004
Total Budget	\$15,277,943	\$2,291,693	\$17,569,636	\$3,799,312	\$597,716	\$21,966,664

CEQA STATUS

SWING SPACE

Swing Space: Existing school to remain while construction of new school is completed.





South San Francisco Unified School District

South San Francisco High School

A/E: TBD

Contractor: TBD

Status: Programming Phase



PROJECT SUMMARY

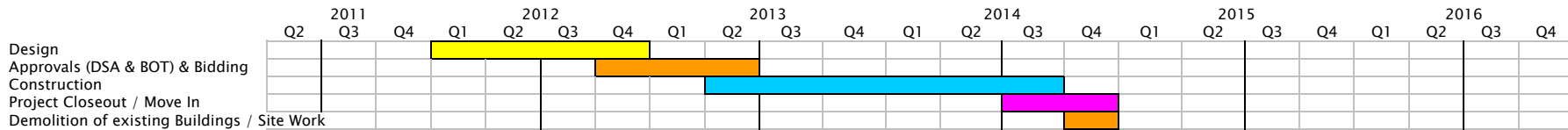
Project: South San Francisco High School project

Project Scope:

Scope to include: replacement of portables with a two story modular building, demo existing portable classrooms, patch paving at removed portable locations, replace weight room with new modular building, demo of existing weight room, site utilities to new modular buildings and site infrastructure replacement. **Recommend Design / build delivery Method**

Gross Square Foot 19,200 # of Stories 2 Level of Construction New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Building Budget	\$7,579,181	\$1,136,877	\$8,716,058	\$2,069,105	\$386,306	\$11,171,469
Site Cost	\$1,787,082	\$268,062	\$2,055,144	\$402,984	\$0	\$2,458,128
Demo of Existing Buildings	\$291,380	\$43,707	\$335,087	\$65,706	\$0	\$400,793
Total Budget	\$9,657,643	\$1,448,646	\$11,106,289	\$2,537,795	\$386,306	\$14,030,390

CEQA STATUS

SWING SPACE

Classes to remain in the existing portables while the construction of the modular is underway.





South San Francisco Unified School District

Portable Replacement

A/E: TBD

Contractor: TBD

Status: Programming Phase



PROJECT SUMMARY

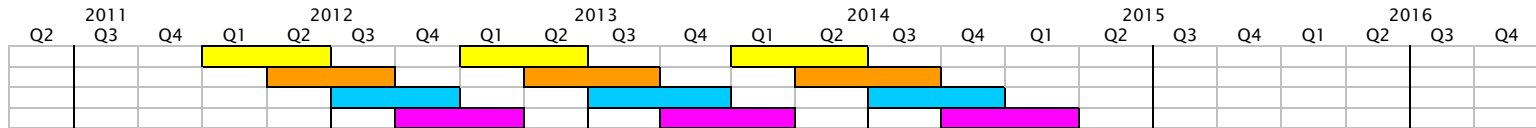
Project: Portable replacement project

Project Scope:
 The project includes the construction of New modular building to replace portables classroom buildings and the demolition of the replaced portables. The new construction includes site work immediately adjacent to the new modular building including: ADA, Lighting, Landscaping and site utilities. Demolition includes the removal of the portable buildings and patching of the surface. Portable replacement locations: Alta Loma Middle School (6 classrooms), El Camino High School (4 classrooms), Junipero Serra Elementary School (4 classrooms), Monte Verde Elementary School (9 classrooms), Ponderosa Elementary School (7 classrooms), Skyline Elementary School (4 classrooms), Spruce Elementary School (8 classrooms) and Westborough Middle School (2 classrooms).

of Stories 1 Level of Construction New

SCHEDULE

Design Approvals (DSA & BOT) & Bidding
 Construction
 Project Closeout / Move In



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Building Budget	\$8,820,494	\$1,323,074	\$10,143,568	\$2,907,021	\$352,818	\$13,403,407
Total Budget	\$8,820,494	\$1,323,074	\$10,143,568	\$2,907,021	\$352,818	\$13,403,407

CEQA STATUS

SWING SPACE

Swing Space will not be required as the new structures will be built on the existing play fields. Once the new structures are completed the existing structures will be removed and the space converted into new play fields.



South San Francisco Unified School District

Baden High School

A/E: TBD

Contractor: TBD

Status: Programming Phase



PROJECT SUMMARY

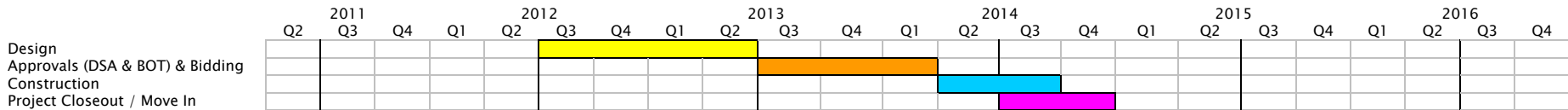
Project: Baden High School project

Project Scope:

Scope to include: Refurbishment of campus to match OPSC funding with District 60% / 40% matching funds

Gross Square Foot N/A # of Stories 1 Level of Construction: Refurbishment

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Refurbishment matching funding from Measure J Bond	\$247,263	\$37,089	\$284,352	\$91,758	\$9,890	\$386,000
Refurbishment funding per OPSC	\$384,317	\$57,647	\$441,964	\$122,663	\$15,373	\$580,000
Total Budget	\$631,580	\$94,736	\$726,316	\$214,421	\$25,263	\$966,000

CEQA STATUS

SWING SPACE

Work to be completed during summer session.





South San Francisco Unified School District

Science Classroom Project Sheet



A/E: TBD

Contractor: TBD

Status: Programming Phase

PROJECT SUMMARY

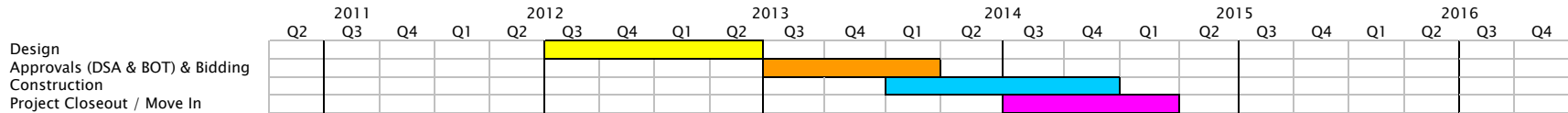
Project: Science Classroom projects

Project Scope:

Scope to include: El Camino High School: remodel the existing 6 classrooms into 4 classrooms and add 3 new science classrooms. South San Francisco High School: Enlarge four of the existing 8 classrooms by expanding the classrooms by 10 feet and remodel existing portions of rooms being expanded. Alta Loma Middle School: Add one new science classroom. Parkway Heights Middle School: Convert existing wood shop / storage room into new science classroom. Westborough Middle School: Convert existing metal shop / storage room into new science classroom.

Gross Square Foot N/A # of Stories 1 Level of Construction: Refurbishment

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
South San Francisco High School	\$2,603,812	\$390,571	\$2,994,383	\$788,879	\$70,448	\$3,853,710
El Camino High School	\$4,142,288	\$621,343	\$4,763,631	\$1,185,746	\$146,462	\$6,095,839
Alta Loma Middle School	\$997,122	\$149,568	\$1,146,690	\$344,851	\$39,884	\$1,531,425
Parkway Middle School	\$707,853	\$106,178	\$814,031	\$351,621	\$28,314	\$1,193,966
Westborough Middle School	\$507,323	\$76,098	\$583,421	\$306,401	\$20,293	\$910,115
Total Budget	\$8,958,398	\$1,343,758	\$10,302,156	\$2,977,498	\$305,401	\$13,585,055

CEQA STATUS

SWING SPACE

Swing Space will not be needed at the middle schools as the new space is not currently used as classrooms. At the high schools there will be temporary facilities brought in for the construction duration.





South San Francisco Unified School District

ADA Ramps Project Sheet



A/E: TBD Contractor: TBD Status: Programming Phase

PROJECT SUMMARY

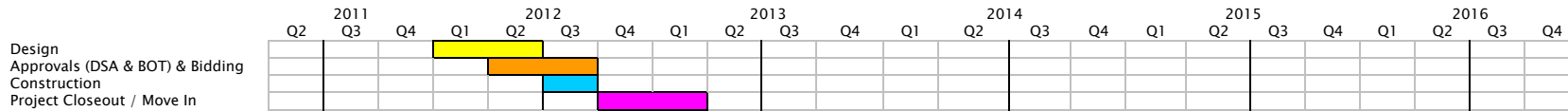
Project: ADA Ramp projects

Project Scope:

Scope to include: **El Camino High School** : install ramp from Pool area to upper sports fields and install a ramp from the science build up to the next level. **South San Francisco High School** : Install a ramp from the pool area to the football field. **Alta Loma Middle School** : Add ramps to the school gardens and at the new modular classroom wing. **Parkway Heights Middle School** : Replace ramp at unit N, provide path of travel from parking to campus, revise ramps at Unit F to H and from unit F to L and new ramp to lower playing field. **Westborough Middle School** : Path of travel from parking to bleachers, ramp to unit K and from unit E to F. **Junipero Serra Elementary School** : Revise ramp to upper play fields. **Los Cerritos Elementary School** : Replace entryways ramps. **Ponderosa Elementary School** : Path of travel in parking lot. **Skyline Elementary School** : repair ramps and path of travel. **Spruce Elementary School** : Path of travel to unit A and unit B. **Baden High School** : Path of travel from parking to campus.

Gross Square Foot N/A # of Stories N/A Level of Construction: Refurbishment / New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Junipero Serra Elementary School	\$618,142	\$92,721	\$710,863	\$125,757	\$0	\$836,620
Los Cerritos Elementary School	\$276,420	\$41,463	\$317,883	\$60,056	\$0	\$377,939
Ponderosa Elementary School	\$49,890	\$7,483	\$57,373	\$15,014	\$0	\$72,387
Skyline Elementary School	\$250,537	\$37,581	\$288,117	\$55,838	\$0	\$343,955
Spruce Elementary School	\$28,480	\$4,272	\$32,752	\$14,642	\$0	\$47,394
Alta Loma Middle School	\$477,452	\$71,618	\$549,070	\$97,825	\$0	\$646,895
Parkway Middle School	\$198,670	\$29,801	\$228,471	\$47,383	\$0	\$275,854
Westborough Middle School	\$178,098	\$26,715	\$204,813	\$44,030	\$0	\$248,843
El Camino High School						
Ramp to Fields	\$256,065	\$38,410	\$294,475	\$56,739	\$0	\$351,214
Ramp from Science up to next level	\$216,696	\$32,504	\$249,201	\$50,322	\$0	\$299,522
South San Francisco High School	\$115,359	\$17,304	\$132,663	\$33,804	\$0	\$166,467
Baden	\$9,046	\$1,357	\$10,403	\$6,475	\$0	\$16,878
Total Budget	\$2,674,856	\$401,229	\$3,076,085	\$607,883	\$0	\$3,683,968

CEQA STATUS

SWING SPACE

Swing space will not be needed as this will be completed in the summer and will not affect classroom space.





South San Francisco Unified School District

Drinking Fountain Projects Sheet



A/E: TBD

Contractor: TBD

Status: Programming Phase

PROJECT SUMMARY

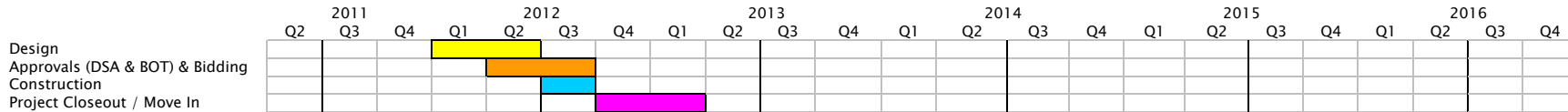
Project: Drinking Fountain projects

Project Scope:

Scope to include: Provide accessible El Camino High School, South San Francisco High School, Alta Loma Middle School, Parkway Heights Middle School, Westborough Middle School, Junipero Serra Elementary School, Los Cerritos Elementary School, Ponderosa Elementary School, Skyline Elementary School, Spruce Elementary School

Gross Square Foot N/A # of Stories N/A Level of Construction: Refurbishment / New

SCHEDULE



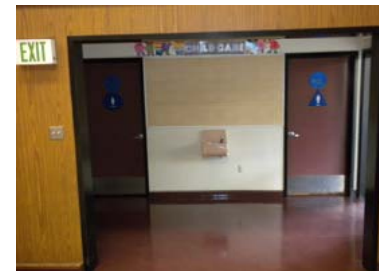
BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
Junipero Serra Elementary School	\$14,240	\$2,136	\$16,376	\$4,321	\$0	\$20,697
Los Cerritos Elementary School	\$15,999	\$2,400	\$18,399	\$4,607	\$0	\$23,006
Monte Verde Elementary School	\$15,915	\$2,387	\$18,302	\$4,595	\$0	\$22,897
Skyline Elementary School	\$16,166	\$2,425	\$18,591	\$4,635	\$0	\$23,226
Spruce Elementary School	\$16,250	\$2,438	\$18,688	\$4,648	\$0	\$23,336
Sunshine Elementary School	\$16,250	\$2,438	\$18,688	\$4,648	\$0	\$23,336
Parkway Heights Middle School	\$14,240	\$2,136	\$16,376	\$4,321	\$0	\$20,697
Westborough Middle School	\$14,491	\$2,174	\$16,665	\$4,362	\$0	\$21,027
El Camino High School	\$17,038	\$2,555	\$19,593	\$4,777	\$0	\$24,370
South San Francisco High School	\$1,256	\$188	\$1,444	\$2,206	\$0	\$3,650
Total Budget	\$141,845	\$21,277	\$163,122	\$43,120	\$0	\$206,242

CEQA STATUS

SWING SPACE

Swing space will not be needed as this will be completed in the summer and will not affect classroom space.





**South San Francisco Unified School District
Parkway Heights Middle School Project Sheet**



A/E: TBD Contractor: TBD Status: Programming Phase

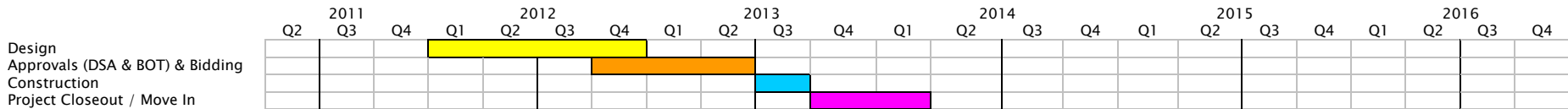
PROJECT SUMMARY

Project: Parkway Heights Middle School projects

Project Scope:
Scope to include: Improve drop off / pick up by adding curbs in first parking area and extending sidewalk at main entrance; Install new ramp to lower field; replace existing weight room portables with relocated portables. Remove portables in parking lot.

Gross Square Foot N/A # of Stories N/A Level of Construction: Refurbishment / New

SCHEDULE



BUDGET

	Construction Bid Cost	Construction Contingency	Construction & Contingency	Non-Construction Cost	FF&E	Total
New Curb at Entry	\$37,995	\$5,699	\$43,694	\$10,568	\$0	\$54,262
New Curb at Parking / w/ stripping	\$34,008	\$5,101	\$39,109	\$7,669	\$0	\$46,778
Replace Weight Room, Band, Parents Portables with relocated Portables	\$80,000	\$12,000	\$92,000	\$9,640	\$0	\$101,640
Total Budget	\$152,003	\$22,800	\$174,803	\$27,877	\$0	\$202,680

CEQA STATUS

SWING SPACE

Swing space will not be needed as this will be completed in the summer and will not affect classroom space.





4. **Arial Implementation Plans**

Campus Maps

The campus layouts indicate the proposed project boundaries for each project scope / budget. These project boundaries show the proposed scope of the work including play fields, both hard and soft and the potential building layout. The project boundaries are indicated on the proposed campus maps by the highlighted areas with dark lines indicating new buildings.

- Bond Spending Implementation Plan Maps (Proposed)



South San Francisco Unified School District

Buri Buri Elementary School

A/E: TBD

Contractor: TBD

Status: Programming Phase

