

Appendix A, Project Description

The Project Description* is part of the RFP and Site Lease and Facilities Lease Agreement providing an overview of the project. Refer to Exhibit L for full scope of work and services

MONTE VERDE ELEMENTARY SCHOOL	2551 Saint Cloud Dr, San Bruno, CA 94066
Design:	January 2026 through August 2027
SD Completion:	June 2026
DD Completion:	August 2026
CD Completion:	November 2026
DSA Submission:	November 2026
Anticipated Bidding & Construction Start Date:	April 2027
Anticipated Completion of Project	October 2028
Base Design Budget	\$7,324,024
Unfunded Alternates:	\$1,030,891
Design Basis	\$8,266,457
Architect:	SIM Architects

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing Monte Verde ES campus, associated support spaces, and all related Preliminary Construction Services through Construction and Close Out.

1. Preliminary Construction Services

(Refer to Exhibit L of the Facilities Lease for full scope of work and services)

The Contractor/developer will provide Preliminary Construction Services, which include but are not limited to:

- Constructability reviews
- Cost estimating and cost reconciliation
- Development of the project schedule, phasing plan, interim housing plan, site logistics plan
- Value engineering
- On-site Evaluation of Existing Conditions/Site Investigations:
 - a. Potholing, five (5) Locations
 - b. Electrical & Low Voltage System Investigations
 - c. Asphalt Core Sampling, three (3) locations
 - d. Water Pressure Testing
 - e. Natural Gas Pressure Testing
 - f. Limited Dry Rot/Water Investigations
- Early procurement of long-lead items
- Identify and understand Sole source requirements for the District
- Provide consultation and technical support for PG&E utility coordination during preconstruction
- Subcontractor bidding
- GMP delivery and contract execution

For the full scope of required Preliminary Construction Services refer to the Preliminary Services Agreement (Exhibit L of the Facilities Lease).

2. Construction Administration and Close Out Services

The scope of work described herein for Construction Administration and Close-Out Services is not all-inclusive and may be supplemented or modified as required to meet project objectives.

Construction Services include all work associated with the campus modernization, including improvements to existing facilities (Buildings A B, C, D), site and utilities work. Scope includes, but is not limited to:

- Site work includes storm drain improvements, replacing and enlarging storm drain
- New bioretention pond
- Replacing AC paving at play yard
- New chain link fence/ornamental iron fence
- Combustible storage relocation
- New LED lighting and controls at all existing buildings
- New Kindergarten Restrooms
- ADA compliance improvements throughout campus, including:
 - Doors, door hardware, thresholds, landings
 - Plumbing fixtures in restrooms and classrooms
- Abatement of hazardous material related to the modernization scope
- Site preparation and utility work associated with the installation of interim housing

Please refer to Project References List, for available documents related to the above Project, inclusive of project manuals, drawings and various other documents and reports, etc.

Contractor/Developer shall not begin work on the construction administration and close out phase of the project until all parties have amended the Facilities Agreement to include a Guaranteed Maximum Price for the project cost, and the District has issued a Notice to Proceed for Construction to the Contractor/developer.