

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

El Camino High School	1320 Mission Rd, South San Francisco, 94080
Design:	January 2026 through May 2027
SD Completion:	July 2026
DD Completion:	December 2026
CD Completion:	April 2027
DSA Submission:	April 2027
Anticipated Construction Start Date:	Dec 2027
Anticipated Completion of Project	March 2029
Base Design Budget	\$20,343,761
Unfunded Alternates:	\$5,712,925
Design Basis	\$26,056,686
Architect:	Multistudio Architects

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing El Camino HS 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, thirteen (13) Locations
 - b. Electrical & Low Voltage System Investigations
 - c. Asphalt Core & Aggregate Base Sampling, ten (10) locations
 - d. Water Pressure Testing at Buildings
 - e. Natural Gas Pressure Testing at Buildings
 - f. Exterior Building-Roof Openings, Coping Openings, and Coring Exploration (30) locations
 - g. Interior Ceiling Openings, ten (10) locations
 - h. Exterior Cement Plaster Openings, five (5) openings
 - i. Floor/Grade/Interior Wall Openings, three (3) openings
- 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

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- 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, site and utilities work. Scope includes, but is not limited to:

- Modernization of existing Gym and Locker room
 - Existing restroom and changing room reconfiguration
 - New Restroom
 - New Elevator at Girls Locker room
 - Structural Upgrades at Gym
 - Fire protection/ Fire Alarm upgrades
 - Repair/replace gym flooring
 - ADA improvements
 - Replace/Repair doors
 - New LED lighting
 - Replace Secondary Transformer
- Modernization of existing Classrooms, Admin, Library
 - New LED lighting
- Site work
 - New fire access lane, existing fire lane upgrades
 - New Elevator to Gym level
 - Alterations to covered walkways
 - ADA POT improvements
 - Replace drinking fountain
 - Alterations to existing exterior stairs
 - Regrading and restriping of existing parking lot
 - Utility Improvements
- 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.