SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
MEASURE T BOND PROGRAM

Measure T Bond Program
SPRUCE ELEMENTARY SCHOOL MODERNIZATION PROJECT
VOLUNTARY SITE WALK AGENDA
Non-PLA Project

Called By:

- South San Francisco Unified School District

Held:

- Tuesday, April 7, 2026, at 3:00PM
- Monday, April 13, 2026, at 3:00PM

- Spruce Elementary School
  501 Spruce Ave, South San Francisco, CA

AGENDA:

1. **MEETING CALLED TO ORDER**

2. **INTRODUCTION OF PROJECT TEAM MEMBERS:**
   - SSFUSD:
     - **Bond Program Director:** Lori Shelton
     - **Bond Program Project Manager:** Calvin Wong
   - SSFUSD Consultants
     - **Program Manager** : Kitchell – Kent Brown, Erica Kodiyan, Robert Begonia
     - **Architect of Record**: DSK Architects – Amir Kakavand, Flynn Rosenthall, Michalle Amaris

3. **PLAN AVAILABILITY:**
   - RFQ/P and all related documents are housed at the SSFUSD's web site: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis

4. **RFP RESPONSE DATE & TIME:**
   - **Due:** May 8, 2026, no later than 4:00 PM PST to Calvin Wong at clwong@ssfusd.org.
   - **Certifications to be submitted with RFP response:** Two at this stage, refer to the RFP.
   - **Selection:** Contractor/Developer will be selected on a Best Value basis.
   - **Value:** Approximate Construction Value $12,812,356 + $958,255 unfunded Alternates.
   - **Design Basis** of $13,770,611.

5. **BIDDING AND CONTRACT REQUIREMENTS:**
   - **License Requirement:** Class B General Building Contractor
   - **Prequalification:**
     - Respondents to this RFP must be prequalified through PQ Bids, prior to submitting a completed Proposal. Please use the link to PQ Bids:
     - https://pqbids.com/ssfusd/
     - Prequalification of the LLB GC & the MEP subcontractors is required, for Preliminary Preconstruction Services, and well before GMP.

6. SUMMARY SCOPE OF WORK DESCRIPTION:

Refer to **Project Description below, Exhibit 1**

- **General Project Summary / Scope of Work:**
  Complete construction of the Project consistent with the Division of the State Architect (DSA) approved Plans and Specifications and the Contract Documents.
- **Project Site:**
  Attached is a site document for the portions of School Site(s) that are subject to the Site Lease & Facilities Lease Form of Agreement and upon which Developer/Contractor will construct the Project(s).
- **Project :**
  Provide Preliminary construction Services for DD & CD Phases including but not limited to constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, project phasing, existing conditions/site investigations (see Allowances below) and construction services for the development and construction of this Measure T Project, in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.
  The proposed Project consists of the $12.8M Base Design budget with Unfunded alternates of $958K for a total Design Basis of approximately $13.7M for the modernization/ renovation of the existing Spruce Elementary School campus buildings and various support spaces and areas. Refer to Exhibit 1 for an overview description of the Project scope of work.

7. PRELIMINARY SITE INFORMATION:

- Preliminary Site Logistics
- Contractor Badging/Vests
- Project Security
- Contractor's Working Hours

8. ADDENDA:

- **May 1, 2026**, Last day to issue addendum, 72-hours PRIOR TO RFQ/P response date.
- Locate all addenda at District website:
  https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis

9. ALLOWANCES:

On-site Evaluation of Existing Conditions/Site Investigations

We are seeking assistance in validating specific existing conditions to confirm the final design scope of work. We have identified the following tasks that we wish he LLB GC to evaluate and provide a cost per task**.**

Cost Breakdown Requirement:
The Contractor/Developer must provide an individual cost estimate for each investigation task identified. These costs should reflect the actual effort and resources required for each item.

Allowance and Budget Context:
The District has established*, what it believes is a reasonable* allowance of $50,000 to address these investigations collectively. This amount is intended as a budgetary cap for planning purposes only. If the Contractor/Developer believes the district's recommended total allowance of $50,000 is insufficient, they must clearly state the total anticipated cost for each task, along with any supporting explanations necessary to substantiate their estimate. The offered explanations may be a basis for further discussion with the District.

1.1.1.1. Potholing – We required assistance in determining basic information associated with existing underground services for Spruce ES. The team is looking for validation of posted existing utility location, material, as well as the size and depth of specific underground service utilities. We have projected a potential of eight (8) exploratory holes for potholing to assist the

Architect/District in development of their final design. The District has provided CCTV reports and topographic survey to support the underground utility investigation. The LLB GC is to provide a recommended cost for this exploratory scope of work.

1.1.1.2. Electrical and Low Voltage Systems Investigation at Building C Contractor/developer shall perform comprehensive testing and verification of electrical and low-voltage infrastructure at existing classroom Building C. This includes, but is not limited to:

1.1.1.1.1. Coordinate electrical raceway investigation to identify, confirm and document, on a campus site map, conduit pathways and existing conduits, existing conduit sizes, and key point where there is not adequate space to run electrical existing pathways that are important for access from Building C back to various campus locations.

1.1.1.1.2. All low-voltage systems at Building C supporting communications, security, life safety, building automation, and audiovisual functions ;

1.1.1.1.3. Systems such as telephone, data cabling, Wi-Fi access points, CCTV cameras, card readers, alarm systems, door strikes and specialty locks, public address systems, conference room AV equipment, digital signage, HVAC and lighting controls, energy management systems, and fire alarm systems, and other specialty systems at Building C.

1.1.1.1.4. Testing shall confirm continuity, functionality, and compliance with applicable codes and project requirements at Building C. Additional related systems may be included as directed by the Owner.

1.1.1.1.5. Investigate existing conditions in electrical rooms at Building C, to identify panels, conduits and junction boxes that are not in use and could be removed. Identify, confirm and document, on a campus site map.

1.1.1.1.6. Investigate exposed conduits at Building C and identify which are active and which are not in use. Identify, confirm and document, on a campus site map.

1.1.1.1.7. Investigate existing electrical panels and confirm proper grounding at Building C. Identify, confirm and document, on a campus site map.

1.1.1.1.8. LLB GC is to provide a recommended cost for this exploratory scope of work.

1.1.1.2. Asphalt Coring - Contractor/Developer to evaluate the existing asphalt pavement depth and usability, in coordination with the Project Architect and Civil Engineer of Record, to determine its suitability for use as a fire lane. This includes identifying, confirming, and documenting the following on a campus site map:

1.1.1.2.1. Performing core sampling of existing asphalt at three (3) locations, to be coordinated and determined by the design team.

1.1.1.2.2. LLB GC is to provide a recommended cost for this exploratory scope of work.

1.1.1.3. Water pressure testing - Contractor/Developer shall coordinate water pressure testing of all existing plumbing fixtures systems in Buildings C to verify system integrity and detect leaks. Identify, confirm and document findings on a campus site map.

1.1.1.3.1. LLB GC is to provide a recommended cost for this exploratory scope of work.

1.1.1.4. Natural Gas Pressure Test - Contractor/Developer shall coordinate pressure testing of all existing natural gas piping systems in Building C to verify system integrity and detect leaks. Identify, confirm and document findings on a campus site map.

1.1.1.4.1. LLB GC is to provide a recommended cost for this exploratory

scope of work.

1.1.1.5. Exploratory Demolition and Investigation at Building C – (Refer to Attachment E) Contractor/Developer shall perform limited exploratory investigation at existing classrooms and spaces in Building C to expose concealed building elements and verify existing conditions. Work shall include selective removal of finishes and building components as necessary to allow the Architect and Structural Engineer to evaluate structural framing, piping, mechanical equipment and related building systems, etc. The Contractor/Developer shall document existing conditions and restore all disturbed areas to match existing conditions upon completion of the investigation.

1.1.1.5.1. Exploratory work may include removal of limited portions of wall, floor and ceiling finishes (including gypsum board, plywood panels, ceiling tiles, and similar materials), removal and salvage of select fixtures or accessories, and temporary removal of insulation or piping as required to allow inspection and sampling.

1.1.1.5.2. Contractor/Developer shall document findings and coordinate locations of exploratory openings with the design team prior to proceeding.

1.1.1.5.3. Contractor/Developer shall restore all disturbed finishes and building elements to match existing conditions, including patching, reinstalling salvaged materials, replacing ceiling systems, and painting as required.

1.1.1.5.4. Limited spot abatement may be required for this exploratory scope of work. Contractor/Developer shall review available Industrial Hygienist reports to confirm whether hazardous materials may be present and coordinate abatement as necessary.

1.1.1.5.5. Refer to Attachment E below for the full scope, diagrams, and details of investigation

1.1.1.5.6. LLB GC is to provide a recommended cost for all components of this exploratory scope of work.

10. PRELIMINARY PROJECT SCHEDULE:

- No site access shall be allowed prior to NTP.
- Below is the RFP Schedule of important dates.

11. QUESTIONS AND ANSWERS:

- Submit in the format of an RFI and e-mail to Calvin Wong, District Project Manager, at clwong@ssfusd.org.
- RFI's/Questions received after **4:00 PM on April 22, 2026,** will not be answered.

12. SITE WALK & ADJOURNMENT

Disclaimers:

- **Please reference RFP for full project details and information on the District website at** https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis

RFP Schedule

DATE	ACTION ITEM
Monday, March 23, 2026	**Release of RFP**
Monday, March 23, 2026	**First advertisement of RFP in trade journal and local newspaper.**
Monday, March 30, 2026	**Second advertisement of RFP in trade journal and local newspaper.**
Tuesday, April 7, 2026, at 3:00 PM **Monday, April 13, 2026, at 3:00 PM**	**Voluntary Site Walks**
Wed, April 22, 2026, at 4:00 PM	**Last day to receive written questions from Respondents.**
Fri, May 1, 2026, at 4:00 PM	**Last day for District to issue addenda to answer questions/clarifications.**
Fri, May 8, 2026, at 4:00 PM	**Deadline for submissions in response to RFP.**
Wed/Thu, May 20/21, 2026 **9:30am, 12:30pm, 3:30pm**	**Team Interview Dates/Times for Respondents (TBD if requested)**
Thursday June 11, 2026	**Target Board Meeting**

The District reserves the right to modify the schedule without prior written notice.

Important Note:

Response to inquiries and discussions occurring at this pre-bid walk-through shall in no way change or modify the bid documents. The bid documents will be affected only by written addenda issued prior to the RFP response date.

-For Reference Only-
Exhibit 1

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

SPRUCE ELEMENTARY SCHOOL	501 Spruce Ave, South San Francisco, 94080
Design:	January 2026 through May 2027
SD Completion:	May 2026
DD Completion:	September 2026
CD Completion:	May 2027
DSA Submission:	Feb 2027
Anticipated Construction Start Date:	Sept 2027
Anticipated Completion of Project	May 2029
Base Design Budget	$12,812,356
Unfunded Alternates:	$958,255
Design Basis	$13,770,611
Architect:	DSK Architects

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing Spruce 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:
    - Potholing, eight (8) Locations
    - Electrical & Low Voltage System Investigations at Building C
    - Asphalt Core Sampling, three (3) locations
    - Water Pressure Testing at Building C
    - Natural Gas Pressure Testing at Building C
    - Exploratory Demolition and Investigation at Building C
- 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 (Building C), site and utilities work. Scope includes, but is not limited to:

- Modernization of existing two story classroom building (Building C)
    - ADA upgrades
    - Electrical and Fire Alarm upgrades
    - Structural Upgrades
    - Building Envelope improvements, including doors, roofing, cladding
    - New restrooms
    - New Paint
    - New Roller shades
    - New flooring
    - LED Lighting
- Demolish existing two classroom building (Building D)
- New Construction of two classroom and restroom to replace building D
- Site work
    - New fire access lane
    - New play structure
    - ADA improvements
    - Fencing and gates
    - New switchback ramp
    - Re-grading asphalt
    - Utility Improvements
- Abatement of hazardous material related to the modernization scope
- Site preparation and utility work associated with the installation of interim housing

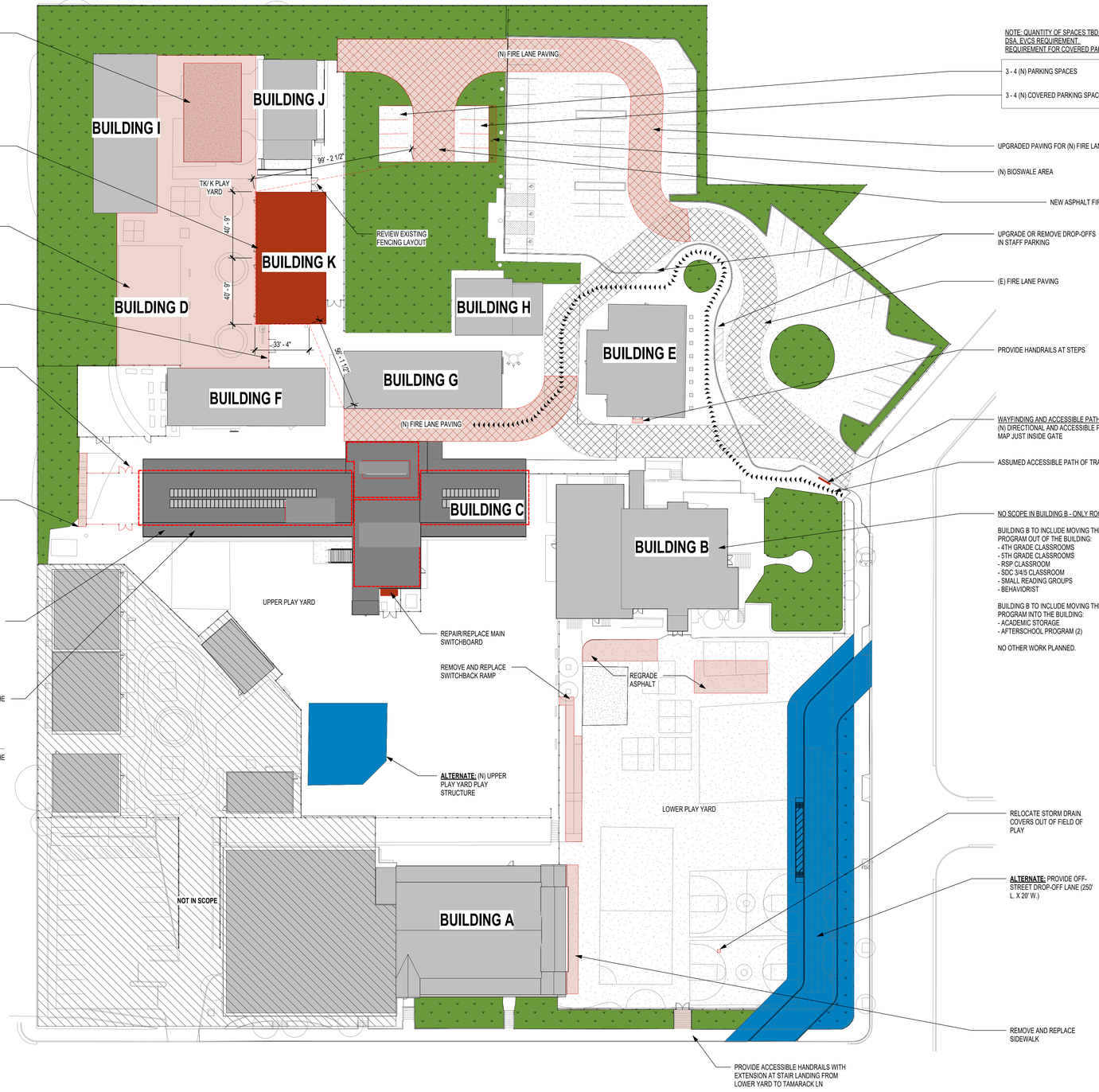
Please refer to Project References List, for available documents related to the above Project, inclusive of project manuals, drawings and various other documents and reports, etc.

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.

DISCUSSED IDEAS & CONCEPTS
ALL CONCEPTS SUBJECT TO BMT REVIEW AND VERIFICATION, NONE OF THE PROPOSED SCOPE HAS BEEN VERIFIED OR CONFIRMED AS OF THIS TIME.

The proposed scope determined from the PA phase can be summarized as a focus on Building C modernization and the Building D replacement with a new Kinder building (Building K) and limited scope for sitework

PHASING ORDER	PROPOSED SCOPE OF WORK
PHASING 1.1	(N) KINDER PLAY YARD STRUCTURE
PHASING 1.2	DEMOLISH KINDER PLAY STRUCTURE AND REPLACE WITH (N) 2-CLASSROOM KINDERGARTEN BUILDING
PHASING 2.5	DEMOLISH (E) BUILDING D - KINDERGARTEN BUILDING AND REPLACE WITH NEW ASPHALT AND NEW PLAY STRIPING AND PROVIDE NEW FENCING TO ENCLOSE GARDEN
	REVIEW EXISTING FENCING LAYOUT
	PROPOSED TO ADD FENCE WITH LOCKED GATE FOR MAINTENANCE VEHICLE ACCESS ONLY
	PROPOSED TO REPLACE GRADING, CURBS & ACP AT BOTTOM OF STAIRS
	TYPICAL BUILDING C CLASSROOM UPGRADES AS NOTED. OTHER UPGRADES AS NOTED ON BUILDING C SHEETS.
PHASING 2.1, 2.2, & 2.3	PROPOSED BUILDING C WORK TO INCLUDE MOVING THE FOLLOWING PROGRAM OUT OF THE BUILDING: - ACADEMIC STORAGE - INSTRUCTIONAL COACH - PRE K - AFTERSCHOOL PROGRAMS (2)
PHASING 2.4	PROPOSED BUILDING C WORK TO INCLUDE MOVING THE FOLLOWING PROGRAM INTO THE BUILDING: - 4TH GRADE CLASSROOMS - 5TH GRADE CLASSROOMS - SHARED RSP/SMALL READING GROUP CLASSROOM - BEHAVIORIST - SDC 3/4/5 CLASSROOM



PROPOSED SCOPE OF WORK	PHASING ORDER
NOTE: QUANTITY OF SPACES TBD PER DSA, EVCS REQUIREMENT, REQUIREMENT FOR COVERED PARKING	
3 - 4 (N) PARKING SPACES	
3 - 4 (N) COVERED PARKING SPACES	
UPGRADED PAVING FOR (N) FIRE LANE	
(N) BIOSWALE AREA	
NEW ASPHALT FIRE LANE	PHASING 1.2
UPGRADE OR REMOVE DROP-OFFS IN STAFF PARKING	
(E) FIRE LANE PAVING	
PROVIDE HANDRAILS AT STEPS	
WAYFINDING AND ACCESSIBLE PATH OF TRAVEL SIGN / CAMPUS MAP (N) DIRECTIONAL AND ACCESSIBLE PATH OF TRAVEL SIGN WITH CAMPUS MAP JUST INSIDE GATE	
ASSUMED ACCESSIBLE PATH OF TRAVEL, TO BE VERIFIED	
NO SCOPE IN BUILDING B - ONLY ROOM MOVES BUILDING B TO INCLUDE MOVING THE FOLLOWING PROGRAM OUT OF THE BUILDING: - 4TH GRADE CLASSROOMS - 5TH GRADE CLASSROOMS - RSP CLASSROOM - SDC 3/4/5 CLASSROOM - SMALL READING GROUPS - BEHAVIORIST	PHASING 2.4
BUILDING B TO INCLUDE MOVING THE FOLLOWING PROGRAM INTO THE BUILDING: - ACADEMIC STORAGE - AFTERSCHOOL PROGRAM (2) NO OTHER WORK PLANNED.	
RELOCATE STORM DRAIN COVERS OUT OF FIELD OF PLAY	
ALTERNATE: PROVIDE OFF-STREET DROP-OFF LANE (250' L. X 20' W.)	
REMOVE AND REPLACE SIDEWALK	
PROVIDE ACCESSIBLE HANDRAILS WITH EXTENSION AT STAIR LANDING FROM LOWER YARD TO TAMARACK LN	

1 OVERALL SITE PLAN - PROPOSED
1" = 30'-0"

SITE PLAN LEGEND

- EGRESS PATH
- EXISTING BUILDING INCLUDED IN SCOPE OF WORK
- EXISTING BUILDING NOT IN SCOPE OF WORK
- NOT IN SCOPE OF WORK
- FIRE ACCESS LANE
- EXISTING LANDSCAPE
- PROPOSED NEW BUILDING
- PROPOSED NEW SITEWORK
- PROPOSED WORK UNFUNDED ALTERNATE

SITE PLAN NOTES - PROPOSED WORK

1. **ARCHITECTURAL SCOPE FOR SITEWORK**
   A. (N) DIRECTIONAL ACCESSIBILITY SIGNAGE THROUGHOUT CAMPUS
   B. (N) ASSISTED LISTENING SYSTEM FOR EACH YARD (UPPER, LOWER, TK/K) AND GYM
   C. REPLACE (E) KINDERGARTEN BUILDING (BUILDING D) WITH (N) KINDER PLAY YARD.
2. **ELECTRICAL SCOPE FOR SITEWORK**
   A. UPGRADE TO FULLY AUTOMATIC FIRE ALARM
   B. (N) SITE SECURITY CAMERAS (6 EA.)
3. **PLUMBING SCOPE FOR SITEWORK**
   A. REPLACE ALL SITE PIPING FOR DOMESTIC WATER AND WASTE
4. **LANDSCAPE SCOPE FOR SITEWORK**
   A. ADDITIONAL HOSEBIBS AT BUILDING PERIMETER
   B. (N) ET-BASED IRRIGATION CONTROLLER
   C. (N) MASTER VALVE TO POINT OF CONNECTION (POC) TO IRRIGATION SYTEM
5. **CIVIL SCOPE FOR SITEWORK**
   A. ADJUST ALL DRAIN INLETS (18) TO GRADE AND REPLACE GRATE WITH ADA COMPLIANT HEELPROOF GRATE

PROPOSED BUILDING C UPGRADES TO INCLUDE:

1. (N) CONTRASTING STRIPS AT EXTERIOR STAIRS
2. REPLACE STEEL SUPPORTS AT EXTERIOR WALKWAY
3. UPGRADE TO FULLY AUTOMATIC FIRE ALARM
4. (N) FULLY AUTOMATIC FIRE ALARM
5. (N) CO DETECTORS AT GAS FURNACES
6. CATEGORY 1 AND 5 TESTING AT BUILDING C ELEVATOR
7. (N) ROOFING, ROOF DRAINS, AND OVERFLOWS; BUILT-UP ROOF
8. (N) EXTERIOR WOOD CLADDING
9. (N) COOLING FOR IDF LOCATIONS
10. (N) NOISE SUPPRESSION IDF RACK AT 2 CLASSROOMS
11. (N) PIPES FOR SPACE HEATING AND DOMESTIC HOT WATER' RECONNECT ANY PLUMBING FIXTURE THAT REQUIRES HOT WATER.
12. (N) CONDENSING BOILER

PROPOSED TYPICAL CLASSROOM UPGRADES IN BUILDING C:

1. REPLACE EXISTING FLOORING WITH (N) FLOORING
2. REPLACE EXISTING FLUORESCENT LIGHTING WITH (N) LED LIGHTING
3. (N) PAINT AT INTERIOR AND EXTERIOR
4. REPLACE EXISTING CEILING WITH (N) ACCESSIBLE CEILING
5. (N) ROLLER SHADES AT ALL CLASSROOMS
6. REPLACE EXISTING SINKS AND COUNTERS WITH (N) ACCESSIBLE SINKS AND COUNTERS
7. (N) ACCESSIBLE ROOM ID SIGNAGE
8. (N) EXTERIOR DOORS
9. REPLACE WINDOW HARDWARE WITH (N) WINDOW HARDWARE

ALL CONCEPTS IN NOTES ARE SUBJECT TO BMT REVIEW AND VERIFICATION, NONE OF THE PROPOSED SCOPE BELOW HAS BEEN VERIFIED OR CONFIRMED AS OF THIS TIME.

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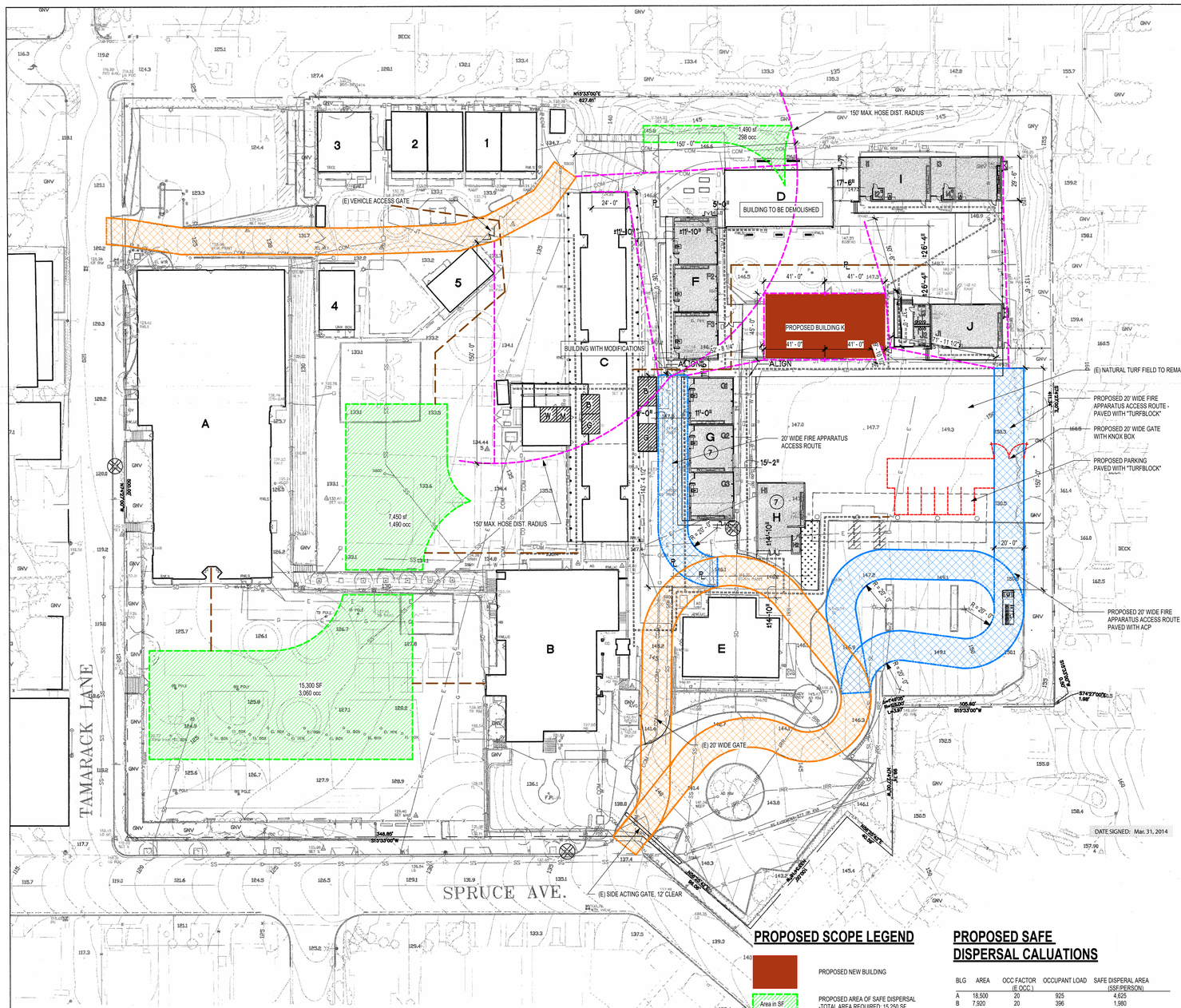
398 B STREET, SOUTH SAN FRANCISCO, CA 94080

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

SPRUCE ELEMENTARY SCHOOL
SCHEMATIC DESIGN
2/26/26

OVERALL SITE PLAN - PROPOSED | A1.1



BUILDING CODE DATA

* BASED ON 2012 SURVEY DRAWING

[E] BLDG. A
DSA APP. #6428, #48690
USE: GYM / CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-A
BASE ALLOWABLE AREA: 18,500 SF
ACTUAL AREA: 18,500 SF*

[E] BLDG. B
DSA APP. #528, #13433, #25740, #56762
USE: DINING / LOCKER
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 7,920 SF*

[E] BLDG. C
DSA APP. #15243
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 8,917 SF*

[E] BLDG. E
DSA APP. #
USE: ADMIN
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 3,059 SF*

[E] BLDG. 1,2,3
DSA APP. #67499
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 5,383 SF*

[E] BLDG. 4
DSA APP. #67499
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 960 SF*

[E] BLDG. 5
DSA APP. #67499
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 960 SF*

NEW BLDG. J
DSA APP. #
USE: EXPLORATORIUM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 1,812 SF

[E] BLDG. D + NEW BLDG. F, G, H, I
DSA APP. #01-110786
USE: ADMINISTRATION / (N) CLASSROOM, (N) LIBRARY
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: (E) BLDG. E 2,790 SF*
+ (N) BLDG. F 2,924 SF
+ (N) BLDG. G 2,924 SF
+ (N) BLDG. H 1,536 SF
+ (N) BLDG. I 2,954 SF
13,128 SF*

CBC 506.2 FRONTAGE INCREASE
AREA INCREASE = [(FRONTAGE PERIMETER / BLDG.- PERIMETER) -.25) x WIDTH LIMIT / 30
= [(790' / 1147') -.25) x 30 / 30
= (.69) - .25) x 1
= .44

ALLOWABLE AREA W/ INCREASE = 9,500 + 44% = 13,680
13,128 < 13,680 THEREFORE OK

PROPOSED SCOPE LEGEND

- PROPOSED NEW BUILDING
- PROPOSED AREA OF SAFE DISPERSAL (Area in SF / Occupants / Area / SSF)
  -TOTAL AREA REQUIRED: 15,250 SF
  -TOTAL AREA PROVIDED: 24,240 SF
- PROPOSED FIRE ACCESS LANE
- EXISTING FIRE ACCESS LANE
- HOSE PULL PATH AND 150' MAX. HOSE DISTANCE RADIUS
- PROPOSED ACCESSIBLE EGRESS PATH
- PROPOSED SITE WORK

PROPOSED SAFE DISPERSAL CALUATIONS

BLG	AREA	OCC FACTOR (E.OCC.)	OCCUPANT LOAD	SAFE DISPERAL AREA (SSF/PERSON)
A	18,500	20	925	4,625
B	7,920	20	396	1,980
C	8,917	20	446	2,230
D (DEMOLISHED)	--	--	---	---
E	3,059	20	153	765
F	2,924	20	147	735
G	2,924	20	147	735
H	1,536	20	77	385
I	2,924	20	147	735
J	1,812	20	91	455
K	3,100	20	155	775
1,2&3	5,383	20	270	1,350
4	960	20	48	240
5	960	20	48	240
TOTALS			3,050	15,250

TOTAL OCCUPANT LOAD = (E) BUILDING AREAS / LOAD FACTOR = 3,035 (OCCUPANTS)
REQUIRED SAFE DISPERSAL AREA = 3,050 X 5 (SF/PERSON) = 15,250 SF FOR THE ENTIRE CAMPUS
PROVIDED SAFE DISPERSAL AREA = UPPER-LEVEL + LOWER-LEVEL + LOWEST-LEVEL =
15,300 SF + 7,450 SF + 1,490 SF = 24,240 SF
15,250 SF < 24,240 SF, THEREFORE OK

LEGEND

- NEW MODULAR BUILDING
- (E) 2-HOUR AREA SEPARATION
- (E) FIRE HYDRANT
- PROPERTY LINE
- (E) FIRE LANE
- (E) TOILET

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESS PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" LESS THAN 80". G.C. TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL CONTAINS 'PASSING SPACES' A MINIMUM OF 60" X 60", LOCATED NOT GREATER THAN 200' APART. SEGMENTS OF ACCESSIBLE PATH OF TRAVEL HAVING CONTINUOUS GRADIENTS HAVE LEVEL AREAS, A MINIMUM OF 60" LONG, NOT GREATER THAN 400' APART. (CBC 1133B). THE ARCHITECT HAS VERIFIED, TO THE EXTENT FEASIBLE, THAT THE PATH OF TRAVEL INDICATED COMPLIES WITH THE DEFINITION GIVEN.

PLAN NORTH

0 15 30 60 FEET

LOCAL FIRE AUTHORITY REVIEW

Local Fire Authority to initial the items as applicable to this project and sign below.

DSA Application #:_____

YES	NO	N/A	
		X	**Elevators** Where an Elevator does not meet medical emergency service cab size, per 2010 California Building Code (CBC), the Local Fire Authority approves the use of stairways for emergency rescue and patient transport.
X			**Access Roads** Access Roads and Gate Entrances are in accordance with Title 19, Calif. Code of Regulations & 2010 California Fire Code (CFC) Chapter 5. (Explain in comments section any "NO" answer)
X			**Fire Flow** Fire Hydrant location and distribution are in accordance with 2010 CFC or Local Fire Authority means for providing fire flow may vary from 2010 CFC with an approval signature of the School District Superintendent or Facilities Director. (See DSA Policy 09-01) (Explain in comments section any "NO" answer)
		X	**Hazard Severity Zone Area?** (2010 CBC Chapter 7A)
		X	**Automatic Fire Sprinkler Systems (AFSS)** The location(s) of the proposed Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) meet the requirements of this jurisdiction.
		X	The location(s) of the Detector Check Valve Assembly (DCVA) meet the requirements of this jurisdiction.
		X	The fire pump assembly/backflow preventer and other valves meet the requirements of this jurisdiction.

LOCAL FIRE AUTHORITY INFORMATION:
School Superintendent or Facilities Director Signature when required above.

AGENCY NAME (Print): SOUTH SAN FRANCISCO FIRE DEPARTMENT
ADDRESS (Print): 480 N. CANAL STREET
CITY/STATE/ZIP (Print) : SO. SAN FRANCISCO, CA 94080
PHONE NUMBER (Print): (650) 829-6645 DATE: 11-13-13
APPROVAL ISSUED BY: _____ (Print Name and Sign)
RANK/TITLE (Print): LUIS DA SILVA, FIRE MARSHAL
SCHOOL REPRESENTATIVE SIGNATURE _____ (Print Name and Sign)
COMMENTS (Print): _____

Initials and a signature above signify that the Local Fire Authority has reviewed the listed items and was consulted regarding their placement and design. The current configuration shown on this site plan, as of this date, meets with their current standards. Local Stamps w/signature indicates all items above have been reviewed.

1 — SPRUCE ELEMENTARY SCHOOL - SITE PLAN (FOR L.F.A. APPROVAL ONLY)
SCALE : 1" = 30'-0"

projectfrog
Owner/Products & System Design:
Project FROG, Inc.
222 Vallejo Street, Suite 320
San Francisco, CA 94111
p 415 814 8500
f 415 814 8501
www.projectfrog.com

HMC Architects
3546 Concours Street
Ontario, CA 91764
p 909 989 9979
f 909 483 1400
www.hmcarchitects.com

HKIT ARCHITECTS
538 NINTH STREET SUITE 240
OAKLAND, CA 94607
p 510 625 9800
f 510 625 9801
www.hkit.com

LICENSED ARCHITECT — JOHN A. YOUNGDALE — No. C-29355 — REN. 10-31-15 — STATE OF CALIFORNIA

DATE SIGNED: APR.3 , 2014

IMPACT
SSFUSD

Spruce Elementary School Classroom Replacement

501 Spruce Avenue
South San Francisco, CA 94080

(SSFUSD #0730)

FILE NO. 41-28

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
APPL. 01-113791
ACS FLS SSS
DATE

Rev.	Issue	Date
	DSA INITIAL SUBMITTAL	12.02.13
	4.08.14 DSA BACK CHECK	

MARKUPS IN COLOR BY DSK 3/27/26

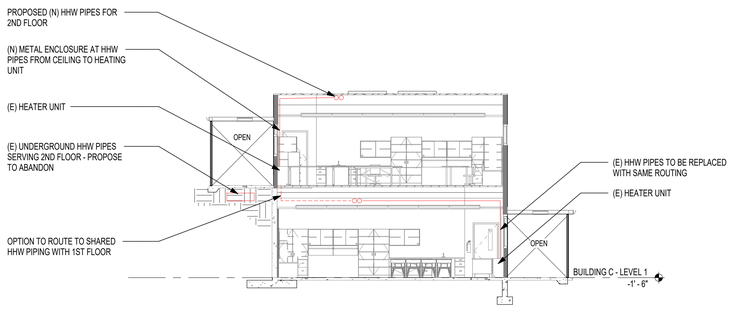
Scale: AS NOTED

Drawing Description: LOCAL FIRE AUTHORITY APPROVAL (REFERENCE ONLY)

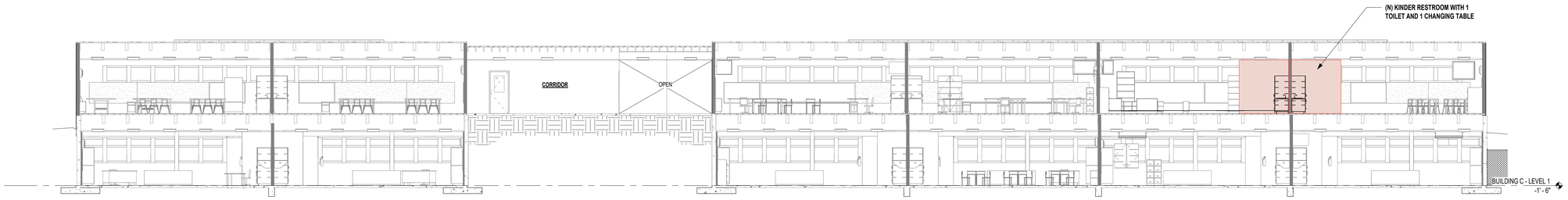
Sheet Number: A-101

PLOTTED: TUESDAY, NOVEMBER 12, 2013 08:35:08 PM BY:DAN_LUST DWG: I:\2012\12SSFUSD\MODULAR CLASSROOMS PHASE 3\2012SSFUSD\MODULAR CLASSROOMS PHASE 3\2012SSFUSD_SITEPLAN.DWG XREF: I:\2012\12SSFUSD\MODULAR CLASSROOMS PHASE 3\2012SSFUSD\ARCH\A-101.DWG I:\2012\12SSFUSD\MODULAR CLASSROOMS PHASE 3\2012SSFUSD\2012SSFUSD_STAMP.DWG I:\2012\12SSFUSD\MODULAR CLASSROOMS PHASE 3\2012SSFUSD\2012SSFUSD.DWG

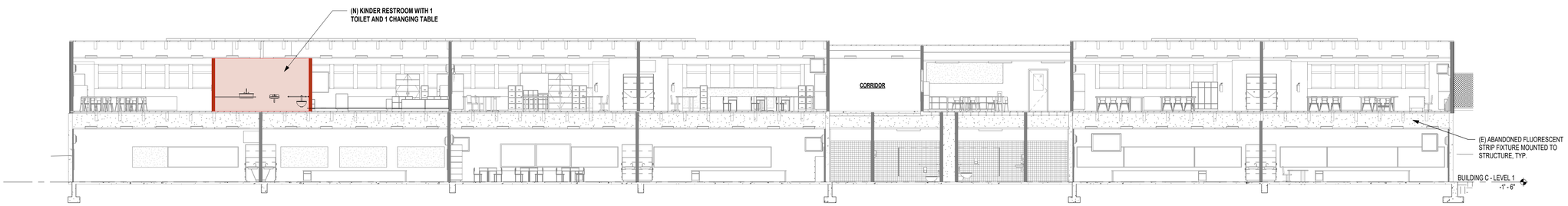
DISCUSSED IDEAS & CONCEPTS - BUILDING C
ALL CONCEPTS SUBJECT TO BMT REVIEW AND VERIFICATION, NONE OF THE PROPOSED SCOPE HAS BEEN VERIFIED OR CONFIRMED AS OF THIS TIME.



3 BUILDING C CLASSROOM SECTION - PROPOSED
1/8" = 1'-0"



2 BUILDING C LONGITUDINAL SECTION 2 - PROPOSED
1/8" = 1'-0"



1 BUILDING C LONGITUDINAL SECTION 1 - PROPOSED
1/8" = 1'-0"

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663 Hill Street, San Luis Obispo, CA 93405
1539 Sawtelle Boulevard, Suite 14, Los Angeles, CA 90025

398 B STREET, SOUTH SAN FRANCISCO, CA 94080

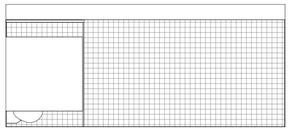
SPRUCE ELEMENTARY SCHOOL MODERNIZATION

SPRUCE ELEMENTARY SCHOOL
SCHEMATIC DESIGN
2/26/26

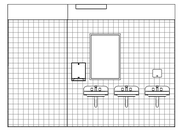
BUILDING C SECTIONS - PROPOSED

A1.5

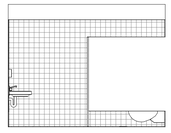
DISCUSSED IDEAS & CONCEPTS - BUILDING C
ALL CONCEPTS SUBJECT TO BMT REVIEW AND VERIFICATION, NONE OF THE PROPOSED SCOPE HAS BEEN VERIFIED OR CONFIRMED AS OF THIS TIME.



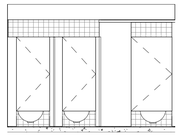
15 INTERIOR ELEVATION - BUILDING C SECOND FLOOR GIRLS RESTROOM NORTH
1/4" = 1'-0"



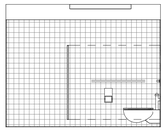
16 INTERIOR ELEVATION - BUILDING C SECOND FLOOR GIRLS RESTROOM EAST
1/4" = 1'-0"



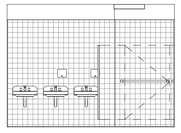
17 INTERIOR ELEVATION - BUILDING C SECOND FLOOR GIRLS RESTROOM SOUTH
1/4" = 1'-0"



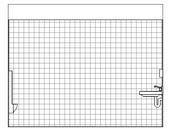
18 INTERIOR ELEVATION - BUILDING C SECOND FLOOR GIRLS RESTROOM WEST
1/4" = 1'-0"



11 INTERIOR ELEVATION - BUILDING C SECOND FLOOR BOYS RESTROOM NORTH
1/4" = 1'-0"



12 INTERIOR ELEVATION - BUILDING C SECOND FLOOR BOYS RESTROOM EAST
1/4" = 1'-0"



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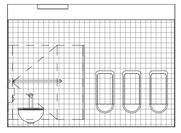
1/4" = 1'-0"



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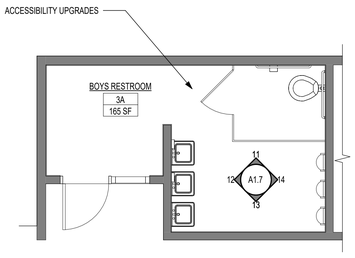
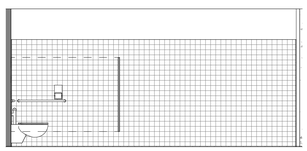
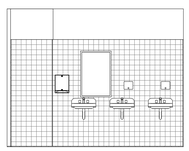
1/4" = 1'-0"



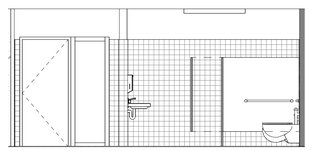
2 ENLARGED FLOOR PLAN - STUDENT RESTROOMS SECOND FLOOR
1/4" = 1'-0"



7 INTERIOR ELEVATION - BUILDING C FIRST FLOOR GIRLS RESTROOM NORTH
1/4" = 1'-0"



8 INTERIOR ELEVATION - BUILDING C FIRST FLOOR GIRLS RESTROOM EAST
1/4" = 1'-0"



9 INTERIOR ELEVATION - BUILDING C FIRST FLOOR GIRLS RESTROOM SOUTH
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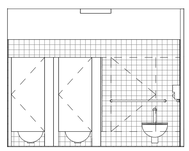
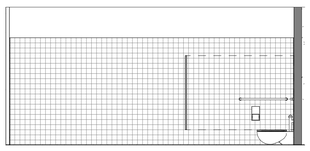
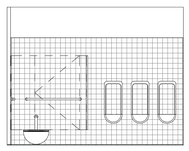


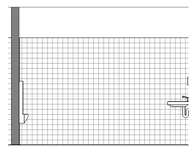
10 INTERIOR ELEVATION - BUILDING C FIRST FLOOR GIRLS RESTROOM WEST
1/4" = 1'-0"



3 INTERIOR ELEVATION - BUILDING C FIRST FLOOR BOYS RESTROOM NORTH
1/4" = 1'-0"



4 INTERIOR ELEVATION - BUILDING C FIRST FLOOR BOYS RESTROOM EAST
1/4" = 1'-0"



5 INTERIOR ELEVATION - BUILDING C FIRST FLOOR BOYS RESTROOM SOUTH
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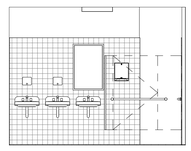

6 INTERIOR ELEVATION - BUILDING C FIRST FLOOR BOYS RESTROOM WEST
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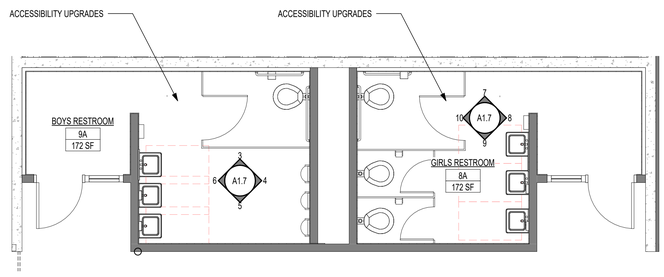

1 ENLARGED FLOOR PLAN - STUDENT RESTROOMS - FIRST FLOOR
1/4" = 1'-0"

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398 B STREET, SOUTH SAN FRANCISCO, CA 94080

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

SPRUCE ELEMENTARY SCHOOL
SCHEMATIC DESIGN
2/26/26

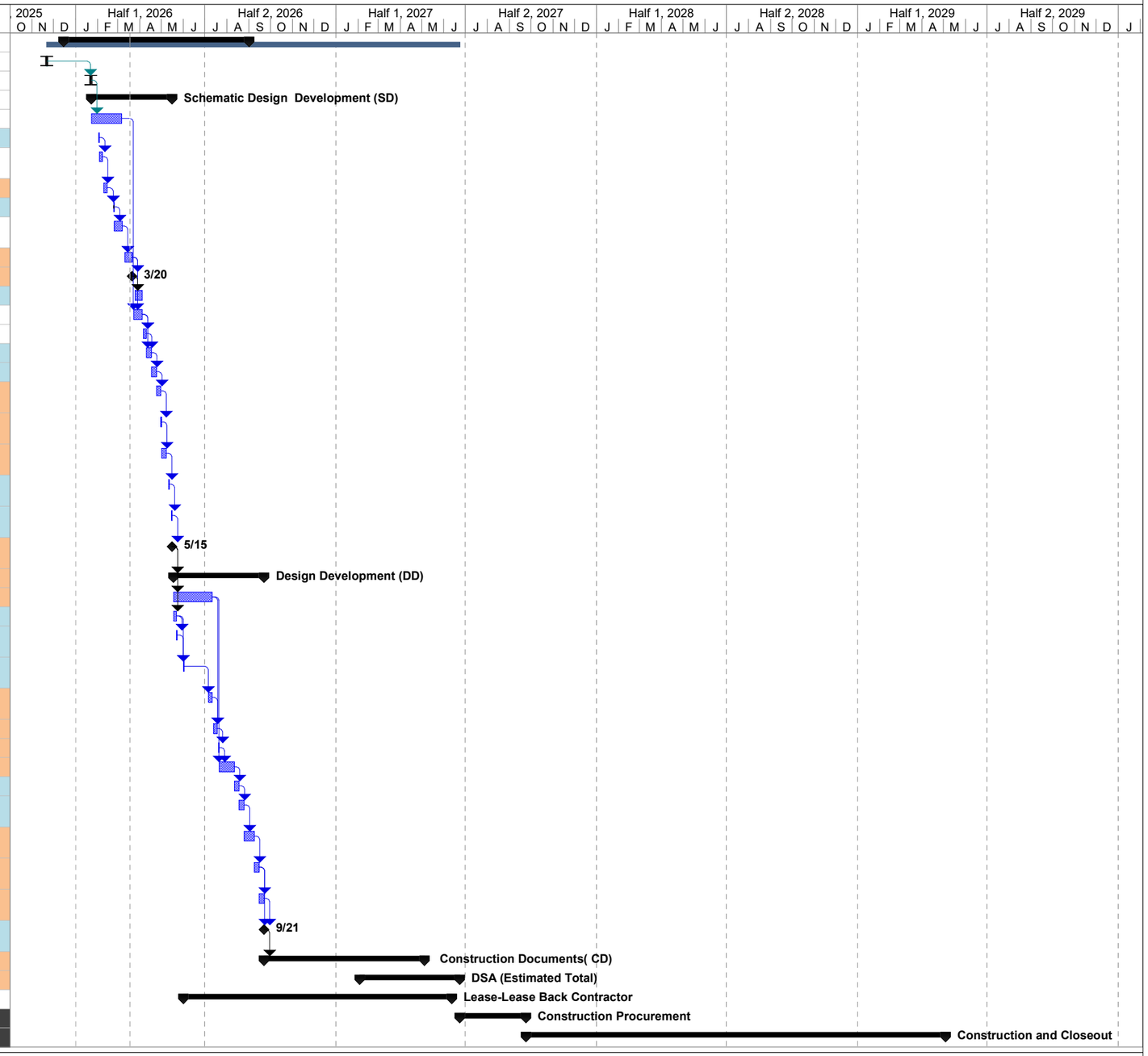
BUILDING C - ENLARGED PLANS - STUDENT RESTROOMS

A1.7

Spruce Elementory School Modernization
Bond Measure T Program
SSFUSD

dsk Architects

ID	Task Name	Duration	Start	Finish	Predecessors	Successors
1	**SSFUSD Spruce ES Design Phase**	**186 days?**	**Mon 12/15/25**	**Mon 8/31/26**		
2	End of Assessment Report Phase	1 day	Fri 11/21/25	Fri 11/21/25		3
3	Board Approval of Contract	1 day	Thu 1/22/26	Thu 1/22/26	2	5
4	**Schematic Design Development (SD)**	**81 days**	**Fri 1/23/26**	**Fri 5/15/26**		
5	SD Dwgs	30 days	Fri 1/23/26	Thu 3/5/26	3	14
6	Design Committee Mtg #1	1 day	Mon 2/2/26	Mon 2/2/26		7
7	Incorperation of Design Committee Comments	4 days	Tue 2/3/26	Fri 2/6/26	6	8
8	DSA Pre-App Mtg	5 days	Mon 2/9/26	Fri 2/13/26	7	9
9	Design Committee Mtg #2	1 day	Mon 2/23/26	Mon 2/23/26	8	10
10	Incorperation of Design Committee Comments	9 days	Tue 2/24/26	Fri 3/6/26	9	11
11	SD QA/QC Review	8 days	Wed 3/11/26	Fri 3/20/26	10	14,12
12	SD Documents Submittal to BMT	0 days	Fri 3/20/26	Fri 3/20/26	11	13
13	Design Work Shop - Facilities M&O & IT	8 days	Wed 3/25/26	Fri 4/3/26	12	
14	Cost Est	10 days	Mon 3/23/26	Fri 4/3/26	5,11	16,15
15	Cost Est AOR Review	4 days	Mon 4/6/26	Thu 4/9/26	14	16
16	Budget Scoping Workshop #1	5 days	Fri 4/10/26	Thu 4/16/26	14,15	17
17	Budget Scoping Workshop #2	5 days	Fri 4/17/26	Thu 4/23/26	16	18
18	SD Reply to Budget Scoping & Revised Cost Est	4 days	Fri 4/24/26	Wed 4/29/26	17	19
19	SD Docs Presentation/Submission To District	1 day	Thu 4/30/26	Thu 4/30/26	18	20
20	District Review & Comment of SD Documents	5 days	Fri 5/1/26	Thu 5/7/26	19	21
21	BMT Project Scope & Cost Review - Mtg #1	1 day	Mon 5/11/26	Mon 5/11/26	20	22
22	BMT Project Scope & Cost Review - Mtg #2	1 day	Fri 5/15/26	Fri 5/15/26	21	23
23	End SD - District Authorization to Proceed to DD	0 days	Fri 5/15/26	Fri 5/15/26	22	25,26,24
24	**Design Development (DD)**	**91 days**	**Mon 5/18/26**	**Mon 9/21/26**	23	
25	DD Package (25% CD Package)	40 days	Mon 5/18/26	Fri 7/10/26	23	32,30
26	Design Work Shop - Facilities M&O & IT	4 days	Mon 5/18/26	Thu 5/21/26	23	27,28
27	Design committee meetings with the School Community	1 day	Fri 5/22/26	Fri 5/22/26	26	28
28	Design committee meetings with the School Community	1 day	Mon 6/1/26	Mon 6/1/26	27,26	29
29	Consultant Coordination for DD Documents	5 days	Mon 7/6/26	Fri 7/10/26	28	30
30	DD QAQC	5 days	Mon 7/13/26	Fri 7/17/26	25,29	31
31	DD Documents Submittal to BMT	1 day	Mon 7/20/26	Mon 7/20/26	30	32
32	Cost Est DD	15 days	Tue 7/21/26	Mon 8/10/26	25,31	33
33	DD Budget Scoping Work Shop #1	5 days	Tue 8/11/26	Mon 8/17/26	32	34
34	DD Budget Scoping Work Shop #2 (if needed)	5 days	Tue 8/18/26	Mon 8/24/26	33	35
35	DD Reply to Budget Scoping & Revised Cost Est	10 days	Tue 8/25/26	Mon 9/7/26	34	36
36	DD Docs Presentation/Submission To District	5 days	Tue 9/8/26	Mon 9/14/26	35	37,38
37	DD Docs Presentation to School Community	5 days	Tue 9/15/26	Mon 9/21/26	36	38
38	District Authorization to Proceed with CDs	0 days	Mon 9/21/26	Mon 9/21/26	36,37	39,40,41
39	**Construction Documents(CD)**	**161 days**	**Tue 9/22/26**	**Tue 5/4/27**	38	
53	**DSA (Estimated Total)**	**100 days**	**Tue 2/2/27**	**Tue 6/22/27**		
58	**Lease-Lease Back Contractor**	**270 days**	**Mon 6/1/26**	**Fri 6/11/27**		
61	**Construction Procurement**	**67 days**	**Wed 6/23/27**	**Thu 9/23/27**	59,60	
67	**Construction and Closeout**	**420 days**	**Fri 9/24/27**	**Thu 5/3/29**	66	



Task | Summary | External MileTask | Inactive Summary | Manual Summary Rollup | Finish-only
Split | Project Summary | Inactive Task | Manual Task | Manual Summary | Progress
Milestone | External Tasks | Inactive Milestone | Duration-only | Start-only | Split