SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT ("SSFUSD")
MEASURE T BOND PROGRAM

RFP 26-005 ADDENDUM NO. 1

PROJECT: **RFP 26-005 LEASE-LEASEBACK PRELIMINARY CONSTRUCTION SERVICES FOR SPRUCE ELEMENTARY SCHOOL MODERNIZATION**

DATE: **May 1, 2026**

OWNER: **South San Francisco Unified School District Bond Program**
398 B Street
South San Francisco, CA 94080

Notice is hereby given to all prospective respondents that this Addendum shall be attached to and form a part of the RFP. All respondents must acknowledge receipt of this Addendum in the RFP Proposal Submittal cover page. Respondents are responsible for informing all subcontractors, both those solicited for proposals and those whose proposals are accepted, of all changes detailed in this Addendum.

We have organized this document as follows:

I. **RFP MODIFICATIONS.**

II. **RFI QUESTIONS AND ANSWERS**

III. **ATTACHMENTS**

I. RFP MODIFICATIONS

All referenced documents are attached to this addendum. The attached documents incorporate all revisions, with changes identified in red and underlined text, and will replace the previously issued versions in their entirety. Refer to section III Attachments.

Description of changes:

a. The District's Business Services website address has been updated, and the revised RFP reflects this change.

b. Modified RFP section II, Project Description and Scope of Services, Item B. Scope of Work, Construction Administration and Closeout Services.

c. Modified RFP section VIII, Selection Criteria, sub sections A, B & C.

d. Modified RFP, Appendix A, Project Description, Item 2. Construction Administration and Close Out Services.

e. Modified RFP Appendix B, Facilities Lease, Exhibit L, Attachment A, Section 1.1.2.

f. Modified RFP, Appendix B, Facilities Lease, Exhibit L, Attachment E. Added three pages, DT2.11, DT2.12, DT3.11, to the end attachment E

II. RFI QUESTIONS AND ANSWERS

1. **Question: In order to get an accurate quote for our builder's risk insurance for the Spruce ES Modernization project, can you please provide the following information/clarifications:**
   - **New Building D: Type of construction and approximate value**
   - **Building C Modernization: Approximate value**

   Response:

   New Building D:
   a. **Type of Construction**. Type of structure to be confirmed, options may include Small classrooms or modular school buildings with a single story- Type V-B. Combustible construction. No fire-resistance rating required.
   b. **Value:** Approx. $3.5 million.

   Existing Building C Modernization:
   a. **Value.** Approx. $7.5 million.

2. **Question: Could you please provide the plans and specifications as soon as possible? We will need the plans to obtain the following information so we can request pricing for Builders Risk Insurance (name and SF of each building to be worked on or constructed and framing type(s).**
   Response: The plans and specifications will be available to the LLB GC once the Preliminary Construction Services contract is executed by the Board. Builder's Risk Insurance is not required for Preliminary Construction Services. Based on the information provided, please include an approximate Builder's Risk insurance premium as a percentage of the budgeted construction cost. The final premium will be confirmed at the time of Guaranteed Maximum Price (GMP) establishment.

3. **Question: Please provide the year built for each existing building to be worked on. The builders risk, earthquake and flood carriers will request this for their pricing.**
   Response: The year built for the campus buildings and infrastructure will be made available to the LLB GC once the Preliminary Services Contract is approved by the Board.

4. **Question: Please provide the geotechnical report for the project. The insurance carriers usually request this to provide pricing for builders risk, especially earthquake.**
   Response: The Geotechnical report will be made available to the LLB GC once the Preliminary Services Contract is approved by the Board.

5. **Question: Since builders risk insurance is usually provided as a $ amount based on multiple factors rather than a %, is it possible for us to break out the Builders Risk insurance from our insurance cost % in Tab 4 Pricing & Contingency and provide it as a $ amount in the "Other costs" column?**
   Response: The District requires a percentage for builders risk. In addition, the contractor/developer may include a breakout number for builder's risk insurance and any explanation. It should NOT be listed in the "Other costs" column.

6. **Question: Please confirm that you will require earthquake and flood as part of the builders risk, and that it is not just leftover boilerplate language in the facilities lease.**
   Response: Earthquake and flood insurance are required per Section 15.1.5 Builder Risk Insurance: Builder's Risk "All Risk" Insurance, of the Facilities Lease. Please clarify the cost for each type of insurance.

7. **Question: Will you be issuing the site walk agenda with drawings and schedule as part of an addendum?**
   Response: The voluntary site walk agenda and sign in sheets have been posted to the District's website, https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis.under Measure T Bond Projects.

III. Attachments

The revised documents listed below are included with this addendum and supersede the previous versions in their entirety. All changes within the revised documents are identified by red and underlined text. Attachments are also digitally bookmarked for ease of reference.

I. RFP Rev. 1
II. RFP Appendix A Rev. 1
III. RFP, Appendix B, Facilities Lease, Exhibit L, Attachment A Rev. 1
IV. RFP, Appendix B Facilities Lease, Exhibit L, Attachment E Rev. 1

No changes or modifications have been made to the documents below. They are included here as a reference item for ease of use/access:

V. SSFUSD 2026-27 calendar.

END OF BID ADDENDUM ITEMS

RFP Rev. 1
(Revised per Addendum 1)

SOUTH SAN FRANCISCO
UNIFIED SCHOOL DISTRICT
MEASURE T BOND PROGRAM

REQUEST FOR PROPOSALS (RFP #26-005)
LEASE-LEASEBACK
PRELIMINARY CONSTRUCTION SERVICES FOR:
SPRUCE ELEMENTARY SCHOOL MODERNIZATION

Due Date: Friday, May 8, 2026, at 4:00 PM

Notice is hereby given that the South San Francisco Unified School District ("District") is seeking proposals from pre-qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide preliminary construction services including - constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, site investigations and construction services for the development and construction for the

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

(collectively the "Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406, et seq.

Only person, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ #25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Request for Proposals("RFP"), which includes instructions for its completion, will be posted on SSFUSD's website on **Monday, March 23, 2026**, at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis
under Measure T Bond Projects. Respondents to this RFP shall submit a complete proposal (collectively called "RFP Submittal.")

All RFP Submittals are due by 4:00 p.m., Fri, May 8, 2026. Respondents to this RFP should email a PDF attachment of their Submittal labeled **"SPRUCE ES LLB PROPOSAL"** to the following email addresses: clwong@ssfusd.org and gdemartini@ssfusd.org. Any RFP Submittal that is submitted after this time shall be deemed non-responsive and returned to the bidder. Each respondent is solely responsible for the timely submission of its RFP Submittal. The District is not responsible for any technological issues in a respondent's ability to timely submit its RFP Submittal or portion thereof.

Oral, telegraphic, or telephone RFP Submittals will not be accepted.

Respondents to this RFP must be prequalified through PQ Bids, prior to submitting a completed Submittal. Please use the link to PQ Bids at (https://pqbids.com/ssfusd/), or located on the district website at
https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd

Each Respondent may attend one of the two **voluntary** information site walk meetings at the Spruce ES campus in front of the administration office located at 501 Spruce Ave, South San Francisco, CA. 94080 listed below.

- **Voluntary Site Walk #1 at 3:00 PM, Tuesday, April 7, 2026.**
- **Voluntary Site Walk #2 at 3:00 PM, Monday, April 13, 2026.**

Site walks are voluntary and not a requirement for RFP submittal eligibility. There will be no

access to the campus beyond these dates. RFP and all related documents will be housed at the SSFUSD's web site at the following link:
https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis

Questions regarding this RFP Submittal may be directed to **Calvin Wong, Bond Project Manager,** at clwong@ssfusd.org and must be submitted in writing on or **by 4:00 PM, Wed April 22, 2026.**

This Project is subject to labor compliance monitoring and enforcement of compliance with prevailing wage requirements by the Department of Industrial Relations pursuant to Labor Code § 1771.4, and skilled and trained workforce requirement pursuant to Public Contract Code § 2600. Contractors of all tiers must be currently registered and qualified to perform public work pursuant to Labor Code § 1725.5. All Respondents must be prequalified by the District in accordance with Public Contract Code § 20111.6.

First tier electrical, mechanical and plumbing subcontractors must be prequalified prior to the time subcontractor bids are submitted Prequalification must occur through PQ Bids. **Please use the link to PQ Bids at (https://pqbids.com/ssfusd/), or the district website at:**
https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd

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.

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SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT REQUEST FOR PROPOSALS LEASE-LEASEBACK PRE-CONSTRUCTION SERVICES

I. INTRODUCTION

South San Francisco Unified School District ("District") is located in San Mateo County and services approximately 8,485 K-12 students. The District's mission is to graduate responsible, productive, and environmentally aware citizens who have the academic and social skills necessary to contribute to a changing global society. We pride ourselves on our quality instructional program defined by a challenging and creative curriculum that serves our diverse population.

Bond Measure T has provided the District with a unique opportunity to carefully review its facilities needs and plan for the future, helping to ensure the District will continue to meet its educational goals for its students.

This Request for Proposals ("RFP") defines the services sought from Respondents and generally outlines the Project requirements. Respondents to this RFP shall submit a completed Proposal (collectively "RFP Submittal").

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

A. General

The purpose of this RFP is to select a qualified person, firm, partnership, corporation, association, or professional organization to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, site investigations and construction services for the development and construction for the for the following Measure T project called Spruce Elementary school Project ("Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq. Selected contractor/developer shall have experience with the construction of public school facilities and complying with the requirements of the Office of Public School Construction ("OPSC"), the Division of the State Architect ("DSA"), and Title 24 of the California Code of Regulations.

To submit a proposal, Respondents must be properly licensed by the California Contractors State License Board and registered with the Department of Industrial Relations ("DIR") as required by law. Only Respondents who have been prequalified by the District in accordance with Public Contract Code section 20111.6 are eligible to respond to this RFP.

The selected contractor/developer will be required to comply with the prevailing wage requirements, the skilled and trained workforce requirements, and the District's bonding and insurance requirements. The selected contractor/developer shall be required to work cooperatively with District staff, the Governing Board, all other technical consultants, the architect, the project inspector, and any program and/or construction manager, if any, retained by the District for the Project, citizens' oversight committee, other District committees, and the community at large to deliver a timely and professional completion of the Project.

Only person, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ#25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Project is further defined in the attached **APPENDIX A**, along with the District's construction budget and preliminary schedule for the Project. Respondents' Proposal shall include Respondent's proposed fees and costs to perform the Project if the Respondent is awarded the contract.

After reviewing the RFP Submittals, the District intends to select one Respondent that best meets the District's needs to perform on the Project. The criteria on which the District makes its determination will be based on the District's adopted best value methodology and criteria provided in this RFP.

B. Scope of Work

Although the final scope of work will be negotiated in the executed Agreement (defined below at subparagraph G), the selected contractor/developer shall be responsible for performing the following scope of work, at a minimum:

Preliminary Construction Services: Refer to Preliminary Construction Services, in the Facilities Lease, Exhibit L, Preliminary Services Agreement, Attachment A, for a more detailed scope of work.

1. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency, and coordination.
2. Undertake value-engineering analysis and prepare reports with recommendations to District and Architect of Record to maintain established program budget and specifications.
3. Provide detailed cost estimates at DD and CD Phases and participate in formal cost reconciliation with the Architect of Record and the District to align estimates.
4. Expedite design reviews, including modifications, if any, based on value analysis.
5. Attend bi-weekly design meetings during design phases.
6. Include an allowance for owner-directed site investigative work. The District is currently budgeting approximately $50,000 for this scope, however, the Respondent shall propose the allowance amount deemed necessary based on its review of the anticipated investigative requirements. The allowance shall be used only at the sole discretion of the District and shall be billed on a T&M basis utilizing Prevailing Wage rates and fees, markups, and insurance cost contained in the fee proposal.
7. Provide a proposed Guaranteed Maximum Price ("GMP") for the construction of the project with identified subcontractor bids and self-performed work.
8. Refer to Appendix A, Project Description.

Construction Administration and Closeout Services
(these costs to be incorporated at the GMP Phase):

1. Construction of the Project.
2. Management of Project document controls
3. Coordination of record drawings and specifications.
4. Compilation of operations and maintenance manuals, warranties/guarantees, and certificates.
5. Obtaining occupancy permits and coordinating testing, documentation, and governmental inspections and approvals.
6. Preparation of accounting and closeout reports and occupancy plan reports.

7. Other responsibilities as necessary for the completion of the program.
8. Refer to Appendix A, Project Description, Item 2. Construction Administration and Close Out Services.

C. Lease-Leaseback Structure

The Projects will be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method pursuant to Education Code section 17406 et seq. Financing, for a portion of the construction of the Project, will be included in the Agreement attached to this RFP as **APPENDIX B**. During construction, the District shall pay tenant improvement payments. Once the Project is complete, the contractor/developer shall lease the completed facilities back to the District for a predetermined monthly lease payment amount. However, the District intends that the lease will include an early termination payment option for the District.

D. District Project Management Description

District's Board of Trustees will be responsible for making final decisions, but the Superintendent will be responsible for day-to-day decisions and may designate a project manager who will be the primary point of contact between the selected contractor/developer and the District.

E. Prequalification of Designated Subcontractors

If used, contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses (collectively, "MEP subcontractors") must be prequalified *prior to the time* subcontractor bids are submitted. Prequalification must occur through PQ Bids to perform electrical, mechanical and/or plumbing construction work as a first-tier subcontractor on the Project pursuant to Public Contract Code section 20111.6.
Please use the link to PQ Bids at (https://pqbids.com/ssfusd/), or located on the district website at https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd

F. Registration of Respondent and All Tiers of Subcontractors

The selected contractor/developer(s) shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of registration with the Department of Industrial Relations required of the contractor/developer or subcontractor has been provided to and accepted by the District.

G. Form of Agreement

Selected contractor/developer must be able to execute the District's standard form of Site Lease and Facilities Lease ("Agreement"), attached to this RFP as **APPENDIX B**. After the plans and specifications have been approved by DSA, the Facilities Lease will be amended to include the agreed upon Guaranteed Maximum Price, and other updates as required.

H. Indemnity

Respondents to this RFP must acknowledge that they have reviewed the District's indemnity provision set forth in the Facilities Lease (**APPENDIX B**) and must agree to the indemnity provision and confirm in writing that, if given the opportunity to contract with the District, the Respondent has no substantive objections to the use of the District's standard

indemnity provision.

I. Insurance

The District requires at least the following insurance coverage from the selected contractor/developer:

COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	$5,000,000 per occurrence; $10,000,000 in aggregate
AUTOMOBILE LIABILITY – ANY AUTO	Combined Single Limit	$5,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000
BUILDER'S RISK (COURSE OF CONSTRUCTION)		Issued for the value and scope of Work.
POLLUTION LIABILITY		$1,000,000 per claim; $2,000,000 aggregate

The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars ($1,000,000) shall not be less than the following amounts:

Subcontractor Insurance Requirements Chart		
COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	$2,000,000 per occurrence; $4,000,000 in aggregate
AUTOMOBILE LIABILITY - ANY AUTO	Combined Single Limit	$1,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000

Selected contractor/developer shall provide to the District certificate(s) of insurance and endorsements satisfactory to the District. Insurance policy(ies) shall not be amended or modified and coverage amounts shall not be reduced without thirty (30) days' written notice to District prior to modification and/or cancellation. For Commercial General Liability and Automobile Liability, the District, Architect, Construction Manager, Inspector, and other consultants shall be named as an additional insured on all policies. Selected contractor/developer's policy(ies) shall be primary; any insurance carried by the District shall only be secondary and supplemental. Selected contractor/developer shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of insurance required of the contractor/developer or subcontractor has been provided to and accepted by the District.

J. SOLE SOURCE

Designation of Certain Products as the Only Acceptable Materials, Products, or Things for the Project. The District has determined several specific acceptable materials, products, or things for the Project because, among other things, it is necessary to match other products in use throughout the District. Note that the list of providers and products is under review, and additions may be incorporated. Accordingly, Public Contract Code section 3400, subdivision (b), is not applicable to the designation of the Product. Specific products or system are as follows:

1. Energy Management System, Allerton
2. Door Hardware, Schlage/Ingersoll Rand
3. Fire Detection and Alarm System Notifier, Siemens AG
4. Telephone System, Cisco Call Manager
5. Security Card Readers, HID Global
6. Security Control Pads and Equipment, Sonitrol
7. Security Door Contracts, Sentrol

III. FULL OPPORTUNITY

No respondent will be discriminated against on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decision making, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or veteran or military status in any consideration leading to the award of the contract. The District also affirmatively ensures that Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprises ("SLBE"), Small Emerging Local Business Enterprises ("SELBE"), and Disabled Veterans Business Enterprises ("DVBE") shall be afforded full opportunity to respond to this RFP.

IV. LIMITATIONS

This RFP is neither a formal request for bids, nor an offer by the District to contract with any party responding to this RFP. The District reserves the right to add additional prequalified Respondents for consideration after distribution of this RFP if it is found to be in the best interest of the District. All decisions concerning selection of the contractor/developer will be made in the best interests of the District. The awarding of the contract pursuant to this RFP, if at all, is at the sole discretion of the District.

The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

RFP Submittals and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, RFP Submittals shall be held confidential by the District and shall not be subject to disclosure under the California Public Records Act until after either: (1) the District and the successful Respondent have completed negotiations and entered into an Agreement, or (2) the District has rejected all Proposals. Furthermore, the District will have no liability to the Respondent or other party as a result of any public disclosure of any RFP Submittal. In the event the District is required to defend an action on a Public Records Act

request for any of the contents of a Proposal marked "Confidential," "Proprietary," or "Trade Secret," the Firm agrees, by submission of its Proposal, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

V. RESTRICTIONS ON LOBBYING AND CONTACTS

From the period beginning on the date of the issuance of this RFP and ending on the date of the award of the contract, no person, or entity submitting in response to this RFP, nor any officer, employee, representative, agent, or consultant representing such a person or entity shall contact through any means or engage in any discussion regarding this RFP, the evaluation or selection process/or the award of the contract with any member of the District, Board of Trustees, selection members, or any member of the Citizens' Oversight Committee. Any such contact shall be grounds for disqualification of the Respondent submitting an RFP Submittal.

VI. VOLUNTARY SITE WALKS

Each Respondent may attend one of the two voluntary information site walk meetings at the Spruce ES campus located at 501 Spruce Ave, South San Francisco, CA 94080.

1. Site Walk #1 at 3:00 PM, Tuesday, April 7, 2026.
2. Site Walk #2 at 3:00 PM, Monday, April 13, 2026.

Site walks are voluntary and not a requirement for RFP submittal eligibility. There will be no access to the campus beyond these dates.

The site walk meeting will start/meet at the outside entrance to the administration building (main office), at the front of the school. At this voluntary meeting, District representatives may distribute information and materials to further describe the Project, the scope of work, and walk the proposed Project site. Respondents shall consider and address the materials and information distributed at the meeting in their RFP Submittals.

VII. SUBMITTAL FORMAT

A. Format

Material must be in 8½ x 11-inch format with font no less than Arial, 11-point font size. RFP Submittal shall be submitted via email, indexed/bookmarked PDF bundle with boldface headers. Each submittal shall not contain more than ten (10) single-sided pages.

Items that may go in the appendix, and may be excluded from the page count, include:

Table of contents, insurance documents, surety letter and notarizations, resumes, detailed organizational charts, front and back covers, certificates of insurance, detailed schedule charts (e.g.,11" X 17"), links and barcodes, certifications, identification and explanation of any objections to the form of Agreement, other supplemental information can all be included in the appendix.

Submittals containing more than the authorized number of ten (10) pages will not be considered.

1. In general, the District requires legible 11-point arial font in the RFP Submittal content.
2. Exceptions: The District will make exceptions for marketing materials or pre-existing documents like resumes/charts as long as the original fonts are clear and legible. For

pre-printed, pre-set marketing materials, if included, they may be provided within the Appendix section only section only.

B. General Guidance

Submittal shall include a project-focused description of the project staffing, technical expertise, project pricing and contingency. The description shall show that the firm possesses the demonstrated skills and the professional experience to perform the general functions of the Project and fulfill the goals and vision of the District as its contractor/developer for the Project.

We already know you are qualified, through sharing your approach, show us what makes your company a better fit for this specific project.

If selected, Respondent will be precluded from negotiating changes that have not been previously identified in the GC Pool qualification packet. The District will review, but is not obligated to accept any proposed changes.

C. Contents

Respondents shall comply with the following requirements for in their RFP Submittal:

1. Cover Letter Identifying Respondent (max. 2 pages)
   This should be a letter of introduction signed by an authorized officer of the Respondent. If the Respondent is a joint venture, duplicate the signature block and have a principal or officer sign on behalf of each party to the joint venture. The letter shall also include:
   a. Respondent's name.
   b. Address, including branch office address, if any, and point of contact.
   c. Telephone number.
   d. E-Mail address.
   e. Identify team.
   f. Overview:
      a. Summarize what makes your company a better fit for this specific project (share details/examples, etc. in Staffing and Technical Expertise sections below).
      b. Summarize for this specific project, provide Respondent's approach on delivering this Project, identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.
   g. Clearly identify the individual(s) who are authorized to speak for the Respondent during the evaluation process.
   h. And, the following statement:
      i. "[RESPONDENT'S NAME] received a copy of the District's Site Lease and Facilities Lease ("Agreement") attached as Appendix B to the RFP. [RESPONDENT'S NAME] has reviewed the indemnity provisions and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, [RESPONDENT'S NAME] has no objections to the use of the Agreement."
   i. Respondent shall certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the

resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

j. Provide Non-Collusion Declaration. (APPENDIX C-1.)
k. Provide Iran Contracting Act Certification. (APPENDIX C-2.)

2. Project Staffing.
    a. Based on the project type and schedule, please provide your project specific team structure staffing this project.
        i. If your RFP Submittal is determined to be the best value for the District, Team members identified as part of the team are expected to be on the project, and attend an interview (if requested).
    b. Share with us your team, management, and staffing approach and roles for this specific project.
    c. Share with us why the team you are proposing for this project have been selected.
    d. Provide resumes of any proposed team members that were not included in the SOQ submission document (Appendix).

3. Technical Expertise.
    a. Tell us what your team brings to the table that is a differentiator.
    b. Discuss your team/company's relevant technical experience for this specific project including cost estimating/reconciliation, constructability reviews, value added services, self-performed work, GMP delivery, etc.
    c. Demonstrate your team's understanding of the Project by identifying and sharing key challenges, and risks, and outline practical, project-specific solutions and strategies to address them.
    d. For this specific project, share your team's approach on delivering this Project including proposed project phasing, scheduling, staging areas, early procurement for long lead items. Identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.

4. Pricing, etc.
    a. The pricing will be evaluated based on the: (1) preconstruction services cost or method of calculation; (2) Respondent's fee, which includes profit and overhead; (3) general conditions cost; (4) bonds and insurance percentage; (5) construction contingency to be applied to errors and omissions; and (6) allowances, if any.
    b. The District is not asking in this RFP that Contractor/Developers provide a final price to construct a specific Project. At this time, Contractor/Developers must provide the following information for Preliminary Construction Services. Refer to Exhibit L of the Facilities Lease, Preliminary Services Agreement.
    e. 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.
    f. 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 explanations offered may be a basis for further discussion with the District.

g. If you need space for your explanations, please attach a separate sheet for Other Costs and attach to this form in your submission.
h. After the Agreement is awarded and DSA approves the plans and specifications, the selected contractor/developer will be required to provide a Guaranteed Maximum Price ("GMP") for the Project. As part of the District review of the GMP, the District will expect to have access to all subcontractor bids, contingency breakdown and tracking documents, general conditions breakdown and tracking documents, and Respondent's fees. The GMP shall include all of Respondent's costs for labor, materials, equipment, overhead and profit, general conditions, but shall specifically exclude the amount of the District contingency. In the event the selected contractor/developer realizes savings on any aspect of the Project, such savings shall be added to the District contingency and expended consistent with the District contingency. The Facilities Lease will be amended to include the agreed upon GMP, if the District proceeds with the construction phase of the Project.
i. **Please fill in Preliminary Construction Services Form below**.

Project Name:	**RFP #:**
Item	**Amount**
I. Preliminary Construction Services Fee	$_____
II. Allowance for On-site Evaluation of Existing Conditions/Site Investigations	$_____ (Total lines a+b+c+d+e+f) below)
a. Potholing, eight (8) Locations	$_____
b. Electrical & low voltage system investigations at Building C	$_____
c. Asphalt Core sampling, three (3) locations	$_____
d. Natural Gas pressure tests at Building C	$_____
e. Water pressure testing at Building C	$_____
f. Exploratory Demolition and Investigation at Building C	$_____
Total Preliminary Construction Services Fee (Fee + Allowance)	$_____ (total lines I + II above)
Staff that would be part of General Conditions	
Project Executive (hourly rate)	$_____
Project Manager (hourly rate)	$_____
Project Superintendent (hourly rate)	$_____
Project Engineer (hourly rate)	$_____
Safety Officer (hourly rate)	$_____
Estimator (hourly rate)	$_____
Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)	_____%
Mark-up on self-performed change order work (Inclusive of OH&P)	_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)	_____%

Bond cost (as a percentage of direct costs)	_____%
Insurance Cost (as a percentage of direct costs)	_____%
Builder's Risk (percentage)	_____%
Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	$_____or_____%

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VIII. SELECTION CRITERIA

A. Best Value Evaluation

The following scoring will be used in evaluating the Respondent's RFP Submittal responses to the following criteria, which will be determined by reviewing all relevant portions of the Submittal. The Submittals will be evaluated based on the District's adopted criteria and rating system to determine the qualified Respondent(s) providing the best value to the District.

The Best Value Evaluation scoring will rank the final Respondents.

CRITERIA ITEM	DESCRIPTION	MAXIMUM POINTS
Technical Expertise	Relevant technical experience, refer to Contents, Item 3, for details.	25 points
Project Staffing	Site Specific Project Staffing, refer to Content, Item 2, for details.	25 points
Pricing, etc.	All aspects of Respondent's fee proposal	30 points
Interviews	In Person, Project Site Team + Pre Construction Lead + Cost Estimating	20 points
		TOTAL: MAXIMUM 100 POINTS

After the negotiations are completed, the District's Governing Board may consider awarding the Project to the responsive proposer whose RFP Submittal is determined to be the best value to the District.

B. District Investigations

The District may perform investigations of Respondents that extend beyond contacting the references identified in the proposals.

C. Interview = 20 points

The District will invite some of the finalists to meet with the District. Key proposed Project Site staff and team + Preconstruction Lead + Cost Estimator are mandatory to attend the interview. The interview will be an opportunity for the District to hear the project team's project-specific delivery ideas, suggestions, and feasible solutions to move this project forward. Considerations include but are not limited to: project site constraints, site geography, active school schedule during the modernization, site utility infrastructure coordination, phasing solutions to limit interim housing, site safety, proactively minimizing impacts to school activities, student classes, administration, facility team processes, and identifying ways to reduce risk exposure.

The interview will start with the firm presenting its Project team and feasible project solutions. District may choose to request interviews from any or none of the best value Respondents. Please note the "pre-selected" interview dates/times identified in the RFP Schedule at the District's request.

Any comments or objections to the form of Agreement attached hereto as APPENDIX B to this RFP shall be provided in writing in the RFP Submittal and may be the subject of inquiry at the interview. District reserves the right to accept, reject or negotiate requested revisions. Any comments or objections to the form of Agreement not provided in writing before the interview will not be entertained by the District.

Any comments or objections to the form of Agreement attached hereto as **APPENDIX B** to this RFP shall be provided in writing in the RFP Submittal and may be the subject of inquiry at the interview. District reserves the right to accept, reject or negotiate requested revisions. Any comments or objections to the form of Agreement not provided in writing before the interview will not be entertained by the District.

D. Selection Process

RFP Submittals shall be evaluated and the Project awarded in the following manner:

a. All RFP Submittals received shall be reviewed to determine those that meet the format requirements and the standards specified in RFP.

b. District shall evaluate the qualifications of the Respondents based solely upon the adopted best value criteria and evaluation methodology and shall assign a best value score to each RFP Submittal. Once the evaluation is complete, all responsive RFP Submittals shall be ranked from the highest best value to the lowest best value to the District.

c. District shall Award the Project to the responsive Respondent whose proposal is determined, in writing by the Board of Trustees, to be the best value to the District.

d. If the selected contractor/developer refuses or fails to execute the tendered proposed contract, the Board of Trustees may award the contract to the Respondent with the second highest best value score if it deems it to be in the best interest of the District. If the second selected contractor/developer refuses or fails to execute the tendered instrument, the Board of Trustees may award the instrument to the Respondent with the third highest best value score if it deems it to be for the best interest of the District.

e. Notwithstanding any other law, upon issuance of a contract award, the District shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the District's contract award and the contract file shall provide sufficient information to satisfy an external audit.

E. Final Determination and Award

The awarding of contract(s) is at the sole discretion of the District.

The District reserves the right to contract with any entity responding to this RFP for all or any portion of the work described herein and/or in an agreement offered to the entity, to reject any proposal as non-responsive, and/or not to contract with any firm for the services described herein. The District makes no representation that participation in the RFP process

will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

The RFP Submittal, and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District, unless portions of the materials are designated as proprietary at the time of submittal and are specifically requested to be returned. This RFP does not commit the District to negotiate an agreement with any proposing firm or individual.

IX. SUBMISSION GUIDELINES

The District will only receive RFP Submittals submitted electronically. RFP Submittals will be received until 4:00 p.m., Friday, May 8, 2026, only at the following email addresses: clwong@ssfusd.org and gdemartini@ssfusd.org. Any RFP Submittal that is submitted after this time shall be nonresponsive and returned to the Respondent. Each respondent is solely responsible for timely submission of its RFP Submittal; the District is not responsible for any technological issues in a respondent's ability to timely submit its RFP Submittal or portion thereof.

Each RFP submittal must conform and be responsive to the requirements set forth in this RFP. The District reserves the right to waive any informalities or irregularities in the RFP Submittal. The District also reserves the right to reject any and all RFP Submittals and to negotiate contract terms with one or more Respondents. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent is responsive, responsible, and qualified.

END OF SECTION

APPENDICES

Appendices are posted at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis under Measure T Bond Projects.

Appendix A, Project Description

Appendix B, Form of Agreement

- Site Lease
- Facilities Lease
- Contract Documents

Appendix C-1, Non-Collusion Declaration

Appendix C-2, Iran Contracting Act Certification

Appendix A Rev. 1,
Project Description
(Revised per Addendum 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:
    a. Potholing, eight (8) Locations
    b. Electrical & Low Voltage System Investigations at Building C
    c. Asphalt Core Sampling, three (3) locations
    d. Water Pressure Testing at Building C
    e. Natural Gas Pressure Testing at Building C
    f. 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, integrate CO Detectors into fire alarm system for existing HVAC.
  - Fire Alarm upgrade to fully automatic system
  - Structural Upgrades-steel support repair and replace.
  - Building Envelope improvements, including doors, roofing, cladding
  - New restrooms (two) inside classrooms for students age 2-5.
  - Plumbing Upgrades- replace pipes for space heating and domestic hot water
    - Remove all the pipes for both space heating and domestic hot water. Reconnect to new terminal equipment and any plumbing fixture that requires hot water.
    - Install new condensing boiler(s) for higher efficiency in concert with new air-handling equipment sized for the low operating temperatures of a condensing boiler.
  - Interior Class Room Modernization
    - New Paint
    - New Roller shades
    - New flooring
    - LED Lighting- Replace existing fluorescent lighting technology with LED, new controls added to control lights closest to teaching wall.
    - New Ceiling
- Demolish existing two classroom building (Building D)
  - Replace with a new building (Building K) , same footprint (approx ~3,000 SF)
- New Construction of Building K, a two classroom, two restrooms building to replace building D, assume same footprint (approx ~3,000 SF)
- Site work
  - New fire access lane
  - New kinder yard play structure
  - ADA improvements
  - Fencing and gates
  - New switchback ramp
  - Re-grading asphalt

  - Site Utility Improvements
    - Lower Yard storm drain connected to SD in street.
    - Main switchboard is starting to rust. Repair/replace.
    - All S piping for domestic water and waste lines should be replaced with new ones.
    - Provide additional fire lane access (623 lf)
- Interim Housing
  - Site preparation and utility work associated with the installation of interim housing, if required.
- Assume Interim Housing for Building C, 4 classrooms & 1 Restroom, subjext to phasing and better solutions. A
- Abatement of hazardous material related to the modernization scope
- Unfunded Alternates:
  - Building C Voluntary Seismic Upgrade
  - Provide off-street drop-off lane
  - Upper Play Yard Play Structure
- No work expected in Buildings A (Gym), Buiding B, (Kitchen/Cafeteria/Classroom), Building E (Admin), Building F (Classroom), Building H (Library), Building I (Kindergarten).

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.

Attachment A – Scope of Work for Preliminary Construction Services

1. **Scope of Contractor/Developer's Preliminary Construction Services**. Contractor/Developer is authorized to perform the following services by applicable law and agrees to perform the services described herein. Contractor/Developer shall perform management and coordination services, plan and specification constructability reviews, provide value-engineering reviews and recommendations and other reviews as necessary to verify that the drawings and specifications are clear and reasonably accurate to minimize the need for changes during the construction phase of the project, including but not limited to the following ("Preliminary Construction Services"):

1.1. Project Specific Services

1.1.1. Development of Phasing and Site Logistics Plan

1.1.1.1. The Contractor/Developer shall be responsible for developing a comprehensive Project Phasing Plan and Site Logistics Plan that support safe, efficient, and minimally disruptive construction activities during an active school campus modernization. At a minimum, these plans shall:

- **1.1.1.1.1.** Identify all phases of work, including sequencing, durations, dependencies, and required campus impacts or area shutdowns
- **1.1.1.1.2.** Coordinate Construction activities with school operations, including instructional schedules, student circulation, staff access, special events, and any planned school breaks or closures.
- **1.1.1.1.3.** Clearly delineate construction zones, work areas, and access routes to maintain separation between construction activities and school occupants.
- **1.1.1.1.4.** Address site access and circulation, including contractor and delivery routes, parking, staging areas, material laydown, and haul routes
- **1.1.1.1.5.** Provide safety measure and control points, such as fencing, barricades, signage, temporary protections, and emergency access pathways.
- **1.1.1.1.6.** Account for utility shutdowns, temporary utilities, and swing space (interim housing) required to maintain operations during construction
- **1.1.1.1.7.** Document interim conditions for each phase, including changes in pedestrian routes, classroom relocations, or modifications to campus entry points
- **1.1.1.1.8.** Be updated regularly as design progresses and as new information becomes available, subject to District review and approval
- **1.1.1.1.9.** Coordinate with the Architect and the District to determine the locations, conceptual phasing, total number of phases, etc. of Project to help determine need for any required Interim Housing buildings necessary to complete the Project in the most cost-effective manner.

1.1.2. 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 the LLB GC to evaluate and provide a cost per task. We have identified an overall allowance of Not To Exceed value of $50,000 to address these requested tasks.

Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum for each category,

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.

1.1.2.1. 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.

1.1.2.1.1. The LLB GC is to provide a recommended cost for this exploratory scope of work as follows:

1.1.2.1.1.1. A unit cost for eight (8) exploratory potholing components samples. This is to allow for additional coring beyond locations referenced in diagrams.

1.1.2.1.1.2. The grand total for potholing investigation should reflect the total of the eight (8) potholing scopes requested above.

1.1.2.2. 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:

1.1.2.2.1. 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.

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

1.1.2.2.3. 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.

1.1.2.2.4. 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.

1.1.2.2.5. 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.

1.1.2.2.6. 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.

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

1.1.2.2.8. Main Switchboard. Contractor/developer to perform an infrared scan of the main switchboard with the dead front covers removed, in order to provide "load" on top the board. Scan shall include image captures to reflect all terminations, connections, bus and feeder, bolt-torque levels, breaker components in the board, insulation resistance test on each feeder. See detailed written scope on drawings DTE1.1, DTE1.2, DTE2.0. attached.

1.1.2.2.9. The LLB GC is to provide a recommended cost for this exploratory scope of work as follows:

1.1.2.2.10. Pricing & Details:

1.1.2.2.10.1. A cost for each item above 1.1.2.2.1 through 1.1.2.2.7 is requested for each individual building location, due to alternates.

1.1.2.2.10.2. A cost is requested for item 1.1.2.2.8, Main Switchboard, summary and scope of work required. See detailed written scope on drawings DTE1.1, DTE1.2, DTE2.0, attached.

1.1.2.2.10.3. The grand total for Electrical and Low Voltage System Investigation should reflect the combined total of items above 1.1.2.1.1 through 1.1.2.2.8 scopes requested above, by building.

1.1.2.2.10.4. Please provide a separate detail sheet listing each cost on the cost form. Please only include one grand total lump sum for each category.

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

1.1.2.3. 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:

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

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

1.1.2.3.2.1. A unit cost for three (3) additional exploratory coring components samples.

1.1.2.3.2.2. The grand total should be for three (3) coring samples requested.

1.1.2.4. 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.

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

1.1.2.4.2. The grand total for water pressure testing should reflect the combined total of all the building water pressure testing scopes requested above.

1.1.2.5. 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.

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

1.1.2.5.2. The grand total for Natural Gas Pressure Testing should reflect the combined total of the requested building scopes above.

1.1.2.6. 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.

1.1.2.6.1. Exploratory work in Building C 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.

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

1.1.2.6.1.2. 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.

1.1.2.6.1.3. 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

1.1.2.6.1.4. present and coordinate abatement as necessary.

1.1.2.6.1.5. Refer to Refer to DT2.11, DT2.12, DT3.11 in Attachment E below for the full scope, diagrams, and details of investigation

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

1.1.2.6.3. Pricing & Details:

1.1.2.6.3.1. A cost is requested for three (3) specific, individual locations. Refer to DT2.11, DT2.12, DT3.11 included under Attachment E below for the full scope, diagrams, and details, locations

1.1.2.6.3.2. A unit cost for three (3) additional exploratory ceiling opening explorations. This is to allow for additional ceiling opening explorations.

1.1.2.6.3.3. The grand total of six (6) locations for ceiling opening explorations should reflect the combined total of the two scopes requested above.

1.2. General Services

1.2.1. Contractor/Developer shall verify existing site conditions in the field, documenting measurements, utilities, access points, and any discrepancies from record documents.

1.2.2. Contractor/Developer shall attend regular meetings during Project development between the Architect, the District, District site personnel, and any other applicable consultants of the District as required to discuss the Project, including budget, scope and schedule.

1.2.3. Contractor/Developer shall assist Architect with the making of a written record of all meetings, conferences, discussions and decisions made between or among the District, Architect and Contractor/Developer.

1.2.4. Contractor/Developer shall assist the Architect with making formal presentations to the governing board of District.

1.2.5. Contractor/Developer shall prepare and update the preliminary Project schedule.

1.2.6. Contractor/Developer shall prepare and update the components of the Guaranteed Maximum Price and shall be primarily in control of ensuring that the Project can and is constructed for no more than that amount.

1.2.7. Contractor/Developer shall assist District with City land use issues;

1.2.8. Contractor/Developer shall assist District with DSA review, input, and timeframe for same;

1.2.9. Contractor/Developer shall provide review and comment upon geotechnical / soils investigation and report;

1.2.10. Contractor/Developer shall provide review and comment upon survey of the Project site;

1.2.11. Early Procurement of Long Lead Items

1.2.11.1. Contractor/developer shall facilitate project research assessing potential long lead items (LLI) relative to the updated project schedule. Contractor/developer shall create a separate tracking sheet for all LLI, add LLI as a separate procurement activity in the project schedule with columns for plan and actual dates. Contractor/developer shall review and track all major equipment quotations for delivery dates. Delivery times are assumed after engineer approval, as they can have material time impacts. Contractor/developer to inform owner if delivery dates conflict with project schedule. Contractor/developer to provide any additional costs to expedite delivery in writing from the manufacturer's representative.

1.2.11.2. Contractor/developer shall order long-lead materials under the Preliminary Construction Services Agreement including but not limited to HVAC equipment, electrical switchgear and transformers, electrical panels, doors and door frames, clerestory window system.

1.2.11.3. The process for requesting and using allowances is described in the Facilities Lease, Exhibit C, Section 2.1.4, and in the Preliminary Construction

Services Agreement.

1.2.12. Sole Source Products. This District has several sole source items throughout the District listed below. Accordingly, Public Contract Code section 3400, subdivision (B), is not applicable to the designation of the Product Specific products or systems are as follows:

- **1.2.12.1.** Door Hardware: Schlage/Ingersoll Rand
- **1.2.12.2.** EMS (Energy Management System) Allerton
- **1.2.12.3.** Telephone System: Cisco Call Manager
- **1.2.12.4.** Security Control Pads and Equipment: Sonitrol
- **1.2.12.5.** Security Door Contracts: Sonitrol
- **1.2.12.6.** Security Card Readers: HID Global
- **1.2.12.7.** Fire Detection and Alarm System: Siemens AG

1.2.13. Utility Coordination (PG&E)

1.2.13.1. The Contractor/developer shall work proactively with PG&E, the District, and the design team to ensure that all utility-related needs are identified early and integrated into the Project's overall planning. The Contractor/Developer shall be responsible for all coordination with PG&E related to the Project. This includes but is not limited to:

- **1.2.13.1.1.** Initiating and maintaining communication with PG&E throughout design and Preliminary Construction Services.
- **1.2.13.1.2.** Managing PG&E scheduling requirements, lead times, applications, and services requests
- **1.2.13.1.3.** Coordinating PG&E design reviews, site walks, meter requirements, and service connections

1.3. Review of Design Documents (100%DD and 90% CD Phases).

1.3.1. Contractor/Developer shall review Project design, preliminary phasing/interim housing concepts, provide cost estimate and reconciliation services, value engineering, constructability reviews, confirm modifications to Design Drawings (100%DD and 90% CD Phases), budget at Project costs, construction schedule and phasing plans for bidding. Contractor/Developer shall coordinate with the District, Architect, and CM, if feasible, **at two (2) key milestones:**

(i) 100% Design Development Phase, and
(ii) 90% Construction Documents Phase to:

1.3.2. Contractor/Developer shall provide recommendations on site use and improvements, selection of materials, building systems and equipment and methods of Project delivery;

1.3.3. Contractor/Developer shall provide recommendations on relative feasibility of construction methods, availability of materials and labor, time requirements for procurement, installation and construction of the Project and subparts thereof if requested, and factors relating to cost including, but not limited to, construction costs of alternate designs of materials, preliminary budgets and possible economics that could be achieved through alternate methods or substitutions;

1.3.4. Phasing/Interim Housing Concepts. Contractor/Developer shall provide interim design phase estimates to establish and maintain the Project budget and scheduled costs; and shall meet with the District PM, and or designated representative, to coordinate development of preliminary framework for potential construction phasing plans, move schedules and preliminary interim housing plans (if applicable) appropriate for the respective design phase.

1.3.4.1. Contractor/Developer shall provide plan review.

1.3.5. Provide Cost Estimating and Assist in Reconciliation Process for Both DD and CD Phases.

1.3.5.1. Contractor/Developer shall provide a Cost Estimate that shall be prepared by specification section, summarized by CSI category and divided by trade and work item, costs shall be summarized by building as well as a campus total. The estimate shall include individual item unit costs of materials, labor and equipment. Sales tax, LLB GC's mark-ups, and general conditions shall be listed separately.

1.3.5.2. The DD cost estimate shall be revised within the accepted program parameters until a final concept within the accepted Construction Cost Budget has been accepted and approved by District at no additional cost to District.

1.3.5.3. The Construction Cost Budget for the Project must at no point exceed District's Construction Budget.

1.3.5.4. At this stage of the design, the Construction Cost Budget may include design contingencies of no more than ten percent (10%) in the cost estimates.

1.3.5.5. All planned Bid Alternates are confirmed and updated to reflect current project cost.

1.3.5.6. Contractor/Developer shall submit its proposed Construction Cost Budget to District and the CM for review and approval. At that time, Contractor/Developer shall coordinate and assist with District PM, Architect, and the CM to further develop, review, and reconcile the cost estimate.

1.3.5.7. Deliverables and Numbers of Copies. Contractor/Developer shall provide to District the following items produced in this phase, one (1) copy of each item in indexed, PDF electronic format:

1.3.5.7.1. Revised Construction Cost Budget

1.3.5.8. Contractor/developer shall assist with the DD cost estimate reconciliation deliverables until revised within the accepted program parameters and until a final concept within the accepted Construction Cost Budget has been accepted and approved by District at no additional cost to District.

1.3.5.9. Contractor/Developer shall participate in a DD scope and cost review reconciliation workshop(s) with the District and Architect, as required. These meetings are intended to gain approval of the design in order to advance to the CD phase of work. Upon completion of the meeting(s)/presentation(s) to the District, some changes may be required. Any such changes shall be documented and issued for incorporation into the design documents and updated in revised /reconciled cost estimates. The District shall issue to the cost estimating team acknowledgement and acceptance of the DD Design Phase and authorization to proceed to the Construction Document phase of work.

1.3.5.10. Contractor/Developer should assume one (1) school community workshop planning sessions during the DD phase. This would include certified and classified staff and members of the parent community.

1.3.6. Value-engineering.

1.3.6.1. "**Value Engineering**" or "**VE**" as used herein shall mean an organized effort to analyze the functions of systems, equipment,

facilities, services, and supplies depicted in the Plans and Specifications prepared by Architect ("**Design Documents**") for the Project to identify equipment, materials or systems which provide for comparable function at reduced initial or life-time cost consistent with required performance, reliability, quality, and safety for similar types of school construction projects. Value Engineering shall include, without limitation, proposed changes to the Design Documents, or other contract requirements, consistent with industry practice in the construction of public schools.

1.3.6.2. Value Engineering is intended to enable a Contractor/Developer to construct the Project more efficient and economically consistent with the Project's goals and objectives, without sacrificing quality.

1.3.6.3. The Contractor/Developer shall perform Value Engineering for the Project as set forth herein at the 100% Design Development Phase and the 90% Construction Document Phase, to the extent applicable. Contractor/Developer shall perform Value Engineering concurrently with, and without delay to, the schedule attached to the applicable.

1.3.6.4. General Value Engineering Requirements. In performing Value Engineering, the Contractor/Developer shall, without limitation:

1.3.6.4.1. Identify all documents necessary for Contractor/Developer to fully understand the background and decisions that have influenced the design up to Design Development.

1.3.6.4.2. Coordinate with the District and Architect to obtain any further documentation necessary to develop this understanding.

1.3.6.4.3. Review relevant meeting minutes, master plans, District design guidelines, Design Documents and all other necessary documents related to the Project.

1.3.6.4.4. Analyze and understand key functional issues governing the Project, Project design, and Project systems so that Contractor/Developer understands how to best approach Value Engineering.

1.3.6.4.5. Develop an understanding of the District's key criteria, objectives, and budgetary constraints with respect to the development of the Project.

1.3.6.4.6. The Contractor/Developer shall coordinate with the District and the Design Team as necessary in the performance of Value Engineering to ensure that the Contractor/Developer's recommendations are consistent with the District's criteria, objectives, and budgetary constraints initial or life-cycle-cost representing improved value to the District without sacrificing quality.

1.3.6.4.7. The Contractor/Developer shall coordinate with the Design Team to ensure that any recommendation is compliant with any authority having jurisdiction over the Project, including, without limitation, DSA.

1.3.6.5. Value Engineering Workshop

1.3.6.5.1. As part of the Value Engineering for each phase, the Contractor/Developer shall organize and conduct a value engineering workshop ("Workshop").

1.3.6.5.2. The Contractor/Developer shall invite the Architect to

participate in the Workshop.

1.3.6.5.3. Prior to the Workshop, the Contractor/Developer and the Architect will provide all participants with a preliminary list of Value Engineering items for discussion and order of magnitude estimates of cost both for design and construction.

1.3.6.5.4. The Workshop will consist of an initial Project design review related to that phase of development, research of alternative solutions, and evaluations of alternatives. The Workshop will conclude with a review of design and construction costs, benefits of various items selected, and selection of items to be incorporated into the Project design.

1.3.6.5.5. The Contractor/Developer will incorporate the Workshop findings into the VE Report (as defined below) for that phase. Although the Workshop findings may include Value Engineering recommendations, Contractor/Developer shall perform its own, independent Value Engineering and provide any recommendations that are different or in addition to the Workshop findings.

1.3.6.6. VE Report

1.3.6.6.1. At the conclusion of Value Engineering for each phase of design, Contractor/Developer shall prepare a report ("VE Report") and submit the VE Report to the District. Each VE Report shall include recommendations for alternatives, deletions, or amendments to the Design Documents for the Project that pertain to the anticipated construction costs, useful life, maintenance and operational costs and efficiencies.

1.3.6.6.2. The VE Report shall contain as an attachment the Workshop findings.

1.3.6.6.3. At a minimum, Contractor/Developer shall include the following in the VE Report:

1.3.6.6.3.1. Recommendation Narrative. A narrative describing the difference between the existing Design Documents and any change to the Design Documents, the comparative advantages and disadvantages of each, to the extent applicable, a justification if an item's function is being altered, and the effect of the change on system and facility performance.

1.3.6.6.3.2. Changes to Design Documents. A list and analysis of design criteria or specifications that must be changed if the District accepts the recommendation.

1.3.6.6.3.3. Hard Costs. A detailed estimate of the impact on Project cost of the recommendation, if accepted and implemented by the District.

1.3.6.6.3.4. Soft Costs / Maintenance Costs. A description and estimate of costs the District may incur in implementing the recommendation, including, without limitation, design costs, additional testing

and inspections, and ongoing maintenance costs.

1.3.6.6.3.5. Life Cycle Costs. A prediction of any effects the proposed recommendation may have on life cycle cost.

1.3.6.6.3.6. Schedule Impacts. The effect the recommendation may have on design or construction schedules. The Contractor/Developer shall include the amount of Days the Project would be expected to be extended or be reduced based upon the change, which shall be broken down by each individual task related to that scope of work (e.g., shop drawing submittals, lead times for the procurement of materials and supplies, construction, etc.).

1.3.6.7. Deliverables. Contractor/Developer shall submit one (1) hard copy and one (1) electronic .pdf of the VE Report to the District. Contractor/Developer shall also submit one (1) electronic.pdf version of the VE Report to the Architect.

1.3.6.8. VE Report Presentation / Meeting. After the submittal of the VE Report, and upon the District's request, the Contractor/Developer shall meet with the District to present the VE Report to the District and respond to any questions concerning the recommended changes in the VE Report.

1.3.6.9. District Review / Acceptance

1.3.6.9.1. Prior to authorizing the Architect's performance of next phase design services, the District shall review the VE Report and decide whether to accept in writing any changes to the Design Documents.

1.3.6.9.2. Upon the District's acceptance of change(s) to the Design Documents, the Contractor/Developer shall send written direction to the Architect to incorporate those changes into the Design Documents.

1.3.6.9.3. Upon the Architect's notice that it has incorporated the changes into the Design Documents, Contractor/Developer shall review the modified Design Documents to ensure that the District accepted changes are incorporated into the Design Documents. If the Contractor/Developer determines that the Architect has not incorporated into the Design Documents the changes accepted by the District, the Contractor/Developer shall advise the District in writing of the changes that were not included in the modified Design Documents, and shall assist the District in ensuring that the Architect incorporates those modifications.

1.3.6.9.4. If the Architect disputes or otherwise recommends the denial of any recommendation from a VE Report, Construction Manager shall meet and coordinate with the Architect to determine the proper resolution of the dispute and shall issue a written recommendation to the District as to whether to include the recommendation into the Design Documents. The District shall thereafter issue a written decision, which will be binding on the Architect.

1.3.7. Constructability Review.

1.3.7.1. "**Constructability Review(s)**" or "**CR(s)**" as used herein shall mean a systematic review of the Design Documents to ensure that the Design Documents delineate clear and feasible construction techniques, including, without limitation, making certain that the requirements of the construction work are clear, the Design Documents are coordinated, and that they assist the Contractor/Developer in subcontractor bidding, construction and project administration to result in reduced impacts to the Project.

1.3.7.2. The purpose of the Construability Review is to eliminate flaws in the Design Documents, eliminate issues that may cause other impacts, and to ultimately enable Contractor/Developer to bid, coordinate, schedule, sequence and construct the Project efficiently, and without time and scheduling impacts.

1.3.7.3. The Contractor/Developer shall perform a Constructability Review for the Project as set forth herein at the 100% Design Development Phase and the 90% Construction Document Phase, to the extent applicable.

1.3.7.4. General Constructability Review Requirements

1.3.7.4.1. In performing a Constructability Review, the Contractor/Developer shall review the Design Documents and all other necessary documents related to the Project, including, without limitation, geotechnical reports, soils reports, and hazardous materials reports, to fully understand the Project, Project scope, and the Project site and to enable the Contractor/Developer to identify issues regarding constructability and associated risks arising from the current Design Documents. The Constructability Review shall include the review of every element encountered by the general Contractor/Developer during construction of the Project, including, without limitation whatsoever: material delivery, storage, site clearing, utilities work (location, interconnection, existing utilities, etc.), excavation, SWPPP requirements, field office locations, demolition, depiction of existing conditions, required equipment, required permits, coordination of the trades, verifying design elements, visual depictions, site access, traffic control, foundation of piers, etc.

1.3.7.4.2. In reviewing the scope of work in the Design Documents, Contractor/Developer shall identify existing conditions which may present construction problems and make recommendations regarding the project footprint, including, without limitation, Project limits within the Project site.

1.3.7.4.3. The Contractor/Developer shall perform a field inspection to familiarize itself with the Project site and to enable it to provide detailed comments to the Design Documents during the Constructability Review.

1.3.7.4.4. The Contractor/Developer shall review the project budget for the current phase of design to determine whether the Project can be constructed within budget constraints and in light of risks identified during Constructability Review.

1.3.7.4.5. The Contractor/Developer shall review the Design Documents and propose an appropriate Project duration, sequencing, phasing, and the separation of subcontracts into categories of the work and trade bid packages.

1.3.7.4.6. The Contractor/Developer shall coordinate with the District and the Design Team as necessary in the performance of the Constructability Review.

1.3.7.4.7. The Contractor/Developer is not responsible for providing, nor does the Contractor/Developer control, the Project design or the contents of the Design Documents. The Contractor/Developer's actions in reviewing the Project design and Design Documents, and in making any findings, recommendations, or assessments as provided herein, are advisory only to the District. The Design Team members are not third-party beneficiaries of the Constructability Review and the Design Team members remains solely responsible for the contents of the Design Documents. Unless the Contractor/Developer holds a professional architect or engineering license, or unless the Constructability Review is performed by a consultant or subconsultant of Contractor/Developer who holds that type of license, the Contractor/Developer shall be held to the standard of care for general Contractor/Developers performing constructability reviews on public school construction projects within the same geographic area as the District.

1.3.7.5. 100% Design Development Constructability Review.

1.3.7.5.1. The 100% Design Development Constructability Review ("**DD CR**") shall evaluate the Design Documents and must address all items that are or will be critical to the completion of the construction of the Project.

1.3.7.5.2. The DD CR should address all structural, architect, mechanical, electrical, plumbing, civil, landscaping, and off-site work related to the Project as set forth in the Design Documents. The DD CR should be performed such that it provides the Architect guidance and direction in proceeding with the final design of Construction Documents, and identify any alterations or revisions to the Design Documents, or other special considerations.

1.3.7.6. 90% Construction Documents Constructability Review.

1.3.7.6.1. The 90% Construction Documents Constructability Review ("**CD CR**") shall evaluate all Design Documents, with special attention given to Plans and Specifications, to serve as a final check on those documents prior to soliciting bids and to ensure the overall constructability of the Project, subject to revisions made during back-check.

1.3.7.6.2. The CD CR should identify details, omissions, or design problems not previously addressed or those that materialized or that were identified during this phase of design. Although the District expects that any omissions

or deficiencies at this stage should be minor, the District expects that the Contractor/Developer shall fully review the Project for constructability as set forth herein.

1.3.7.6.3. The CD CR should include a final, detailed review of the Design Documents to ensure that the drawings and specifications are not only constructable, but are coordinated and can be read as a cohesive whole.

1.3.7.7. Constructability Review Report. Report to be submitted prior to the Architect's submission of initial plan check review document set to DSA.

1.3.7.7.1. At the conclusion of the Constructability Review for each phase of design, Contractor/Developer shall prepare a report ("**CR Report**") and submit the CR Report to the District. Each CR shall include all findings and recommendations made as a result of the CR, and shall identify any and all risks or impacts arising from any issues identified therein.

1.3.7.7.2. At a minimum, Contractor/Developer shall include the following in the CR Report:

1.3.7.7.2.1. Issue / Risk Narrative. A narrative identifying each issue and the impact or risk associated with that issue. The narrative shall also include recommendations to avoid the risk or impact by making changes to the Design Documents.

1.3.7.7.2.2. Coordination. Identify any areas in which the drawings or specifications are not coordinated.

1.3.7.7.2.3. Changes to Design Documents. A list and analysis of design criteria or specifications that could be changed based on any identified issue.

1.3.7.7.2.4. Budget Review. A narrative describing the Contractor/Developer's review of the budget, and discussing whether the current budget for the Project is sufficient or achievable in light of the issues identified.

1.3.7.7.2.5. Planning Review. A narrative describing Contractor/Developer's proposed Project duration, sequencing, phasing, and the separation of subcontracts into categories of the work and trade bid packages.

1.3.7.7.3. CR Report Presentation / Meeting.

1.3.7.7.3.1. After the submittal of the CR Report, and upon the District's request, the Contractor/Developer shall meet with the District to present the CR Report to the District and respond to any questions concerning any issues raised in the CR Report.

1.3.7.7.4. District / Architect Review

1.3.7.7.4.1. Prior to authorizing the Architect's performance of next phase design services, the District shall issue the CR Report to the Architect and, in its discretion, may instruct the Architect to address the issues raised in the CR report.

1.3.7.7.4.2. The Architect shall then address any issues

identified in the CR Report. Upon the Architect's notice that it has addressed all issues, Contractor/Developer shall review the modified Design Documents to ensure that the issues in the CR have been addressed. If the Contractor/Developer determines that the Architect has not addressed any issue identified in the CR Report, the Contractor/Developer shall advise the District in writing of the unaddressed issues and shall assist the District in ensuring that the Architect addresses those issues.

1.3.7.7.4.3. If the Architect objects to addressing any issue raised in the CR Report, Contractor/Developer shall meet and coordinate with the Architect to determine the proper resolution of the objection and shall issue a written recommendation to the District as to whether Architect should address the issue. The District shall thereafter issue a written decision, which will be binding on the Architect.

1.3.7.8. Confirm Modifications to Design Drawings. If the District accepts Contractor/Developer's comments, including the value-engineering and/or constructability review comments, Contractor/Developer shall review the design documents to confirm that those comments are properly incorporated into the final design documents.

1.4. Budget of Project Costs.

1.4.1. At each stage of plan review indicated above, Contractor/Developer shall update and refine the budget of the Construction Cost Budget based on the most recent set of design documents. Contractor/Developer shall also advise the District and the Architect if it appears that the total construction costs may exceed the Construction Cost Budget established by the District and shall make recommendations for corrective action. Contractor/Developer will further provide input to the District and Architect relative to value of construction, means and methods for construction, duration of construction of various building methods and constructability.

1.4.2. Ensure project scope conforms to the Project Scope Cost Summary for the defined Phase's (SD, DD, CD) defined scope and Project Assessment estimates.

1.4.3. In each budget of the Construction Cost Budget, Contractor/Developer shall include values of scopes of work subdivided into component parts in sufficient detail to serve as the basis for progress payments during construction. This budget of the Construction Cost Budget shall include, at a minimum, the following information divided into at least the following categories:

1.4.4. Overhead and profit;

1.4.5. Supervision;

1.4.6. General conditions;

1.4.6.1. Layout & Mobilization (not more than 1%)

1.4.6.2. Submittals, samples, shop drawings (not more than 3%);

1.4.6.3. Bonds and insurance (not more than 2%);

1.4.6.4. Close-out documentation (not less than 3%);

1.4.6.5. Demolition;

1.4.6.6. Installation;
1.4.6.7. Rough-in;
1.4.6.8. Finishes;
1.4.6.9. Testing;
1.4.6.10. Punchlist and acceptance.

Contractor/Developer shall indicate its willingness and ability to enter into the Contract Document to construct the Project for at or below that Construction Cost Budget, excluding Unforeseen Site Conditions or District-requested changes. This commitment will be a component of the Contract Documents.

1.5. Construction Schedule and Phasing Plan.

1.5.1. Contractor/Developer shall prepare a preconstruction workflow schedule to guide the design team through to bid dates. That schedule shall show the multiphases and interrelations of design, constructability review, and cost estimating and reconciliation.

1.5.2. Assist in refining state funding application documents, if state funding is used.

1.5.3. Contractor/Developer shall also prepare a full construction schedule for the Project detailing the proposed project phasing, bidding and construction activities. Review with CM, District PM, Architect.

1.5.4. Contractor/Developer shall further investigate, recommend and prepare a schedule for the District's purchase of materials and equipment requiring long lead time procurement, and coordinate the schedule with the early preparation of portions of the Contract Documents with the CM, Architect, and District PM.

1.6. Construction Planning and Bidding, Both Phases.

1.6.1. Contractor/Developer shall assist in preparation and distribution of Project Manual containing front end documents, technical specifications, drawings, other Owner provided reference documents provided by District to facilitate bidding to Contractor/Developer's subcontractors.

1.6.2. Provide quality control and coordination of documents.

1.6.3. Assist Project team in maintain document production schedule in preparation for GMP subcontractor bidding and bundling for District.

1.6.4. Communicate with District, school site facilities staff, District maintenance and operations staff, attend design meetings, site meetings, prepare/attend required project reviews, pre-app meetings with other agencies.

1.6.5. Contractor/Developer to review, assess, incorporate, and integrate District Standards, District IT standards, and the Education Specifications into subcontractor bidding documents.

1.6.6. Contractor/Developer shall review the drawings and specifications to eliminate areas of conflict and overlapping in the work to be performed by various subcontractors, and with a view to eliminating change order requests by the Architect or subcontractors.

1.6.7. Contractor/Developer shall conduct pre-bid conferences. Contractor/Developer shall coordinate with District and the Architect in responding to subcontractor questions or providing clarification to all subcontractors.

1.6.8. Contractor/Developer shall prepare appropriate subcontractor bid packages.

1.7. Bidding for Subcontractor Work, GMP Prep and Delivery Phase.

1.7.1. Establish and provide written GMP preparation schedule and process.

1.7.2. Finalize Div 00 and Div 01

1.7.3. Receive and distribute DSA Approved drawings, technical specifications, project manual.

1.7.4. Prepare and distribute conformed set, if required, for subcontractor

bidding.

1.7.5. Package document for subcontractor bids

1.7.6. Record distribution of subcontractor documents to Project team.

1.7.7. Reproduce and distribute bid documents to subcontractors.

1.7.8. GC to prepare advertising and legal notices to subcontractors, document with District.

1.7.9. Prepare RFI responses and addenda for CM and District Representative review.

1.7.10. Issue RFI responses and addenda to subcontractors, as required.

1.7.11. Conduct pre bid meeting/job walks.

1.7.12. Coordinate all pre-bid/site walk meetings through CM and/or District PM, prior to issuing.

1.7.13. Contractor/Developer shall solicit and procure Subcontractors pursuant to the Subcontractor Procurement Process attached to the Facilities Lease as Exhibit H.

1.7.14. Verify prequalification list of subcontractors (MEP subs)

1.7.14.1. Contractor/developer's MEP subs must submit for prequalification through PQBids 10 business days prior to proposal submittal deadline.

1.7.14.2. Contractor/developer MEP subs must be prequalified in PQBids 5 business days prior to opening proposals.

1.7.15. Prepare GMP, Bundle GMP and Coordinate a Review with CM and/or District PM to verify GMP bundling is acceptable and in conformance with all District requirements.

1.7.15.1. Review allowance and contingencies assumed in GMP Draft line pricing

1.7.15.2. Determine Review GMP line items for required bid/scope requirements, quantity of qualified bids provided

1.7.15.3. Provide written scope gap analysis of the GMP by line item. Identify areas where bids were omitted and indicate if allowance or contingency dollars may be required to mitigate scope gaps/omissions.

1.8. Finalizing the GMP. After Contractor/Developer completes the Subcontractor Procurement Process as set forth in **Exhibit H** to the Facilities Lease and the District approves the Subcontractor bids and self-performed construction Work, if any, Contractor/Developer shall prepare a final proposed GMP as set forth in **Exhibit C** to the Facilities Lease. The GMP shall be calculated consistent with the matrix in the "Guaranteed Maximum Price" section of **Exhibit C** to the Facilities Lease.

1.9. Bundling GMP for the District. The district has bundling requirements for the GMP documentation delivery in preparation for the Board approval. Organize the GMP electronically, as an indexed, PDF bundle of information as follows:

1.9.1. Cover letter with overview of timeline for bidding. Explain number of min. bids and actuals bids received

1.9.2. GMP Form

1.9.3. GMP breakdown sheet- sample and detail

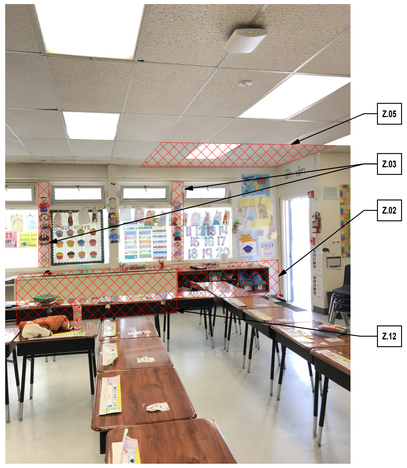
1.9.4. Clarifications and exceptions, schedule start and end and exceptions or phasing required, and contingencies.
1.9.5. Existing site conditions if any
1.9.6. Selected subcontractors- list
1.9.7. Subcontractor leveling sheets, trade scope comparison sheet by Scope with subcontractor proposals behind.
1.9.8. Discuss base bid, alternates, self-performed work, bidding compliance items, comments.
1.9.9. Qualifications criteria "best value" descriptors?
1.9.10. Provide total points for each Scope by bidder

1.10. Schedules. Prior to the Parties executing the Site Lease & Facilities Lease Form of Agreement that will include the GMP, or amending an existing Site Lease & Facilities Lease Form of Agreement to include a GMP, Contractor/Developer shall provide to the District a Construction Schedule and Schedule Values compliant with the requirements of the Contract Documents, including, without limitation, Exhibit D, so that those schedules may be included as Exhibit F and Exhibit G respectively; provided, however, the District may excuse this requirement and instead direct Contractor/Developer to submit the schedules after the issuance of a Notice to Proceed for construction work**.**

2. **Limited Authority.** The duties, responsibilities and limitations of authority of Contractor/Developer shall not be restricted, modified or extended without written agreement between the District and Contractor/Developer.

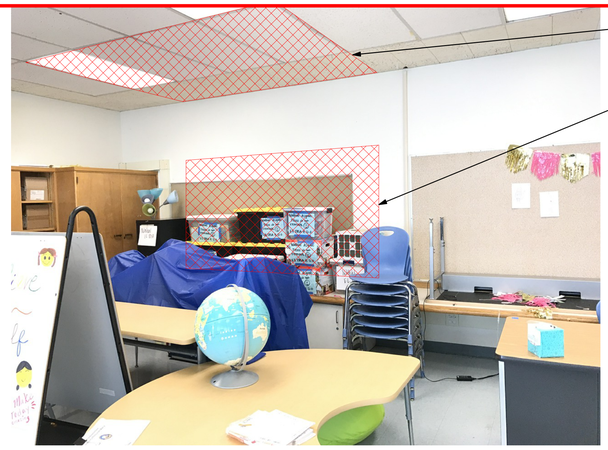
3. **District's Responsibilities**. The District has and shall continue to provide to Contractor information regarding requirements for the Project, including information regarding the District's objectives, schedule, constraints and criteria.

End of this Section

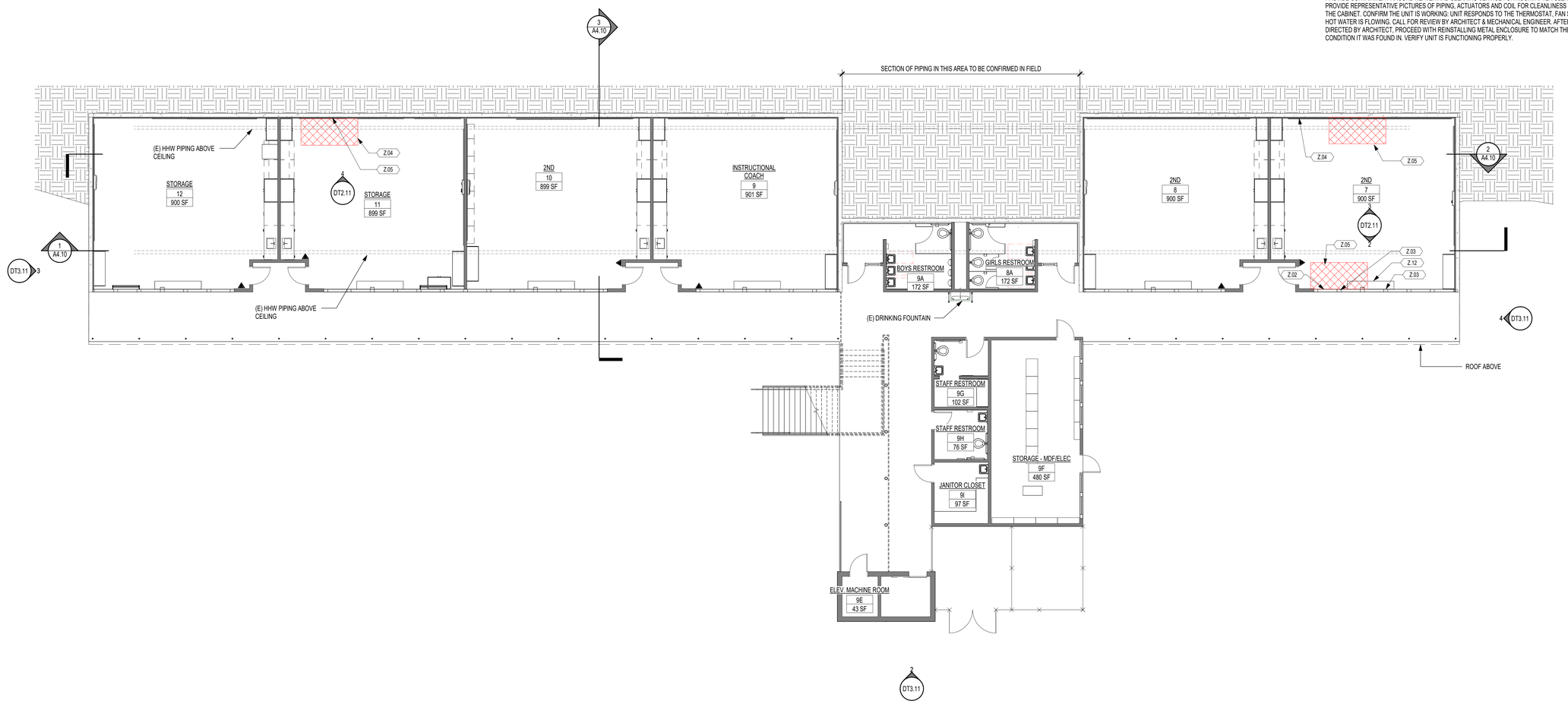


2 DT - PHOTO CLASSROOM 7 - SOUTH WALL

3 DT - PHOTO CLASSROOM 7 - NORTH WALL



4 DT - PHOTO CLASSROOM 11 - NORTH WALL



1 BUILDING C - LOWER LEVEL FLOOR PLAN - INVESTIGATIVE TESTING
1/8" = 1'-0"

THE EXACT LOCATIONS OF THE OPENINGS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO THE WORK BEGINNING.

INVESTIGATIVE SCOPE LEGEND

AREA OF WORK

KEYNOTE LEGEND

Z.02 ALLOW FOR: TWO WALL OPENING -NEATLY REMOVE 3/8" FINISHED PLYWD. WALL PANELS, 4' WIDE (3 STUD BAYS) BY 4' HIGH TO FULLY EXPOSE STUDS. SHALL EXTEND FROM THE WINDOW SILL DOWN TO THE FLOOR. INCLUDES REMOVING/SALVAGING ANY WHITE OR TACK BOARDS ATTACHED TO WALL. CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER - AFTER DIRECTED BY ARCHITECT, PROCEED WITH REINSTALLING TO MATCH THE CONDITION IT WAS FOUND IN -PATCH OPENING: PATCH WITH NEW 3/8" (MATCH EXISTING) A-C PLYWOOD WITH A CLASS C MIN. INTERIOR FINISH RATING. ALL NEW AND EXISTING PLYWOOD EDGES TO LAND ON CENTER OF STUDS OR NEW 3X BLOCKING - PLYWOOD EDGES NAILING TO BE 8D AT 4" ON CENTER AND FIELD NAILING TO BE 8D AT 4" ON CENTER. PAINT TO MATCH (E) ADJACENT WALL. REINSTALL WHITE BOARDS AND TACK BOARDS. ATTACH WITH 2- #12 X 2" L/ SELF DRILLING WD SCREWS AT EVERY STUD. REPLACE RESILIENT BASE TO MATCH (E) ADJACENT

Z.03 WD. TRIM REMOVAL TO EXPOSE STRUCTURE - CAREFULLY REMOVE (SALVAGE) 1X FINISHED WD. TRIM BETWEEN WINDOW FRAMES TO EXPOSE WD. STUD FRAMING -CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER - AFTER DIRECTED BY ARCHITECT, PROCEED WITH REINSTALLING TO MATCH THE CONDITION IT WAS FOUND IN - PROVIDE NEW WD TRIM TO MATCH THE EXISTING. INSTALL WITH 2" L FINISH NAILS, COUNTER SET & FILL, AND PAINT TO MATCH EXISTING ADJACENT

Z.04 AT EACH LOCATION PROVIDE AN OPENING, 4'X4' FROM FLOOR LEVEL UP, IN PLASTER AND LOOK FOR MOISTURE ISSUES. INCLUDES REMOVING/SALVAGING ANY WHITE OR TACK BOARDS ATTACHED TO WALL. PERFORM MOISTURE TESTING AS FOLLOWS: INTERNAL RELATIVE HUMIDITY AND MOISTURE VAPOR EMISSIONS TESTING: PERFORM INTERNAL RELATIVE HUMIDITY TESTS IN SAME LOCATIONS AS MOISTURE VAPOR EMISSION TESTS, UNLESS OTHERWISE INDICATED - TEST IN ACCORDANCE WITH ASTM F2170 PROCEDURE A. TESTING WITH ELECTRICAL IMPEDANCE OR RESISTANCE APPARATUS MAY NOT BE SUBSTITUTED FOR THE SPECIFIED ASTM TEST METHOD, AS THE VALUES DETERMINED ARE NOT COMPARABLE TO THE ASTM TEST VALUES AND DO NOT QUANTIFY THE MOISTURE CONTENT SUFFICIENTLY. MOISTURE VAPOR EMISSION TESTING: FOLLOW RECOMMENDATIONS OF TESTING AGENCY. TEST PROCEDURE: IN ACCORDANCE WITH ASTM F1869. PLASTIC SHEET TEST AND MAT BOND TEST MAY NOT BE SUBSTITUTED FOR THE SPECIFIED ASTM TEST METHOD, AS THOSE METHODS DO NOT QUANTIFY THE MOISTURE CONTENT SUFFICIENTLY. - CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER. AFTER DIRECTED BY ARCHITECT, PROCEED WITH PATCH BACK AS FOLLOWS: PROVIDE A CLEAN AND STRAIGHT CUT LINE ALONG EDGES OF OPENING. SISTER IN 1 5/8" X 20 GA METAL STUDS @ 16" OC TO COLD ROLLED FRAMING, INSTALL 5/8" GYP. BD. TO METAL STUDS, SHIM FINISHED SURFACE TO BE WITHIN 1/32" OF (E) ADJACENT PLASTER. MUD, TAP & FINISH FOR A SEAMLESS APPEARANCE. PAINT TO MATCH (E) ADJACENT WALL. REINSTALL WHITE BOARDS AND TACK BOARDS, ATTACH WITH 2- #12 X 2" L/ SELF DRILLING WD SCREWS AT EVERY STUD. REPLACE RESILIENT BASE TO MATCH (E) ADJACENT. -REPORT: REPORT THE INFORMATION REQUIRED BY THE TEST METHOD

Z.05 EXPOSE WD. FLOOR STRUCTURE AT CONC. OR EXTERIOR WD. FRAMED WALL FOR 8' X 6' W. AS FOLLOWS: -REMOVE 1'X1' & 2'X4' CEILING TILES AND OR CLG SYSTEM AS REQUIRED TO GAIN CLEAR, ARMS REACH ACCESS TO BEARING CONDITION AT CONC RETAINING WALL - REMOVE BATT INSULATION ATTACHED UNDERSIDE OF STRUCTURE TO EXPOSE WD STRUCTURE FOR NO LESS THAN 4 ' FROM CONC WALL - RELOCATE OR PROVIDE TEMPORARY SUPPORTS FOR LIGHT FIXTURE THAT MAY BE IN THE WAY - ALLOW FOR REMOVAL OF UP TO 4 ABANDON LIGHT FIXTURES ABOVE THE CLG -CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER -AFTER DIRECTED BY ARCHITECT, PROCEED WITH PATCH BACK AS FOLLOWS.-PROVIDE FOIL BACKED FG BATT INSULATION (ASSUME R-13) WITH PIN AND WASHERS @ 8" OC MAX AND @ 6" OC ALONG EACH CHANGE IN DIRECTION -PATCH 1X1 AND 2X4 GRID & ACT TO MACH THE EXISTING - REINSTALL LIGHTS FIXTURE IN 2X4 GRID

Z.12 REMOVAL OF THE METAL ENCLOSURE OF UNIT THE HEATER VENTILATOR TO EXPOSE PIPE CONNECTION AND CONTROLS. DISASSEMBLE METAL ENCLOSURE WITHOUT DAMAGE OR DISTORTION OF METAL OR FINISHES. CLEAN DUST AND DIRT FROM HEATER VENTILATOR TO ALLOW FOR CLEAR VIEWING. WIPE CLEAN ALL LABELS, TAGS, PANELS, IDENTIFYING MARKS, AND PRINTED INFORMATION. PROVIDE CONTAINMENT AROUND HEATER AND CLEANING SERVICE FOR ROOM. AFTER CLEANING, PROVIDE REPRESENTATIVE PICTURES OF PIPING, ACTUATORS AND COIL FOR CLEANLINESS WITHIN THE CABINET. CONFIRM THE UNIT IS WORKING: UNIT RESPONDS TO THE THERMOSTAT, FAN STARTS, HOT WATER IS FLOWING. CALL FOR REVIEW BY ARCHITECT & MECHANICAL ENGINEER. AFTER DIRECTED BY ARCHITECT, PROCEED WITH REINSTALLING METAL ENCLOSURE TO MATCH THE CONDITION IT WAS FOUND IN. VERIFY UNIT IS FUNCTIONING PROPERLY.

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CONSULTANT

PROJECT NAME
SPRUCE ELEMENTARY SCHOOL MODERNIZATION

FACILITY INFO
SPRUCE ELEMENTARY SCHOOL
501 SPRUCE AVE, SOUTH SAN FRANCISCO, CA 94080

KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/03/11

DATE	NO.	REVISIONS

DRAFTER: Author REVIEWER: XX
PM: YYY DSK JOB NO: XX

SHEET TITLE
BUILDING C LOWER LEVEL - LLB-GC INVESTIGATIVE SCOPE DIAGRAMS

SHEET NUMBER
DT2.11

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THE EXACT LOCATIONS OF THE OPENINGS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO THE WORK BEGINNING.

2 INVESTIGATIVE TESTING DIAGRAM - BUILDING C CLASSROOM 2 SOUTH WALL

INVESTIGATIVE SCOPE LEGEND

AREA OF WORK

KEYNOTE LEGEND

Z.01 ALLOW FOR: TWO WALL OPENING, ONE 8'W. X 12'H, AND ONE 4'X4', INCLUDE: -REMOVAL OF THE VERTICAL REDWOOD SIDING & BUILDING PAPER - REMOVAL OF 3/8" PLYWOOD SHEATHING TO NEATEST STUD TO EXPOSE THE WOOD STUD CONSTRUCTION - REMOVAL OF ANY BATT INSULATION - AVOID DAMAGE TO METAL FLASHINGS. ANY DAMAGED FLASHINGS WILL BE REPLACES TO MATCH TEH (E) -CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER -AFTER DIRECTED BY ARCHITECT, PROCEED WITH PATCH BACK AS FOLLOWS: -PATCH WITH NEW 3/8" (MATCH EXISTING) COX PLYWOOD TO MATCH (E) ADJACENT WALL. PLYWOOD EDGES NAILING TO BE 8D AT 4" ON CENTER AND FIELD NAILING TO BE 8D AT 4" ON CENTER, 2 LAYERS OF TYPE "D" BUILDING PAPER, EDGES TO LAP UNDER ADJACENT BUILDING PAPER. START AT BOTTOM AND WORK UP WALL -PATCH SIDING WITH 5/16" THK. FIBER CEMENT BOARD WITH EXPOSED FASTENERS PER MFR. RECOMMENDATIONS. LAP SIDING UNDER METAL FLASHINGS ABOVE, PROVIDE ADDED GALV. METAL "Z" FLASHING WHERE SUCH LAP IS NOT ATTAINABLE -PAINT ALL EXPOSE MATERIAL TO MATCH EXISTING ADJACENT SURFACE - PROVIDE SEALANT AT TOP AND SIDE JOINTS OF PATCHED AREAS

Z.02 ALLOW FOR: TWO WALL OPENING -NEATLY REMOVE 3/8" FINISHED PLYWD. WALL PANELS, 4' WIDE (3 STUD BAYS) BY 4' HIGH TO FULLY EXPOSE STUDS. SHALL EXTEND FROM THE WINDOW SILL DOWN TO THE FLOOR. INCLUDES REMOVING/SALVAGING ANY WHITE OR TACK BOARDS ATTACHED TO WALL. CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER - AFTER DIRECTED BY ARCHITECT, PROCEED WITH REINSTALLING TO MATCH THE CONDITION IT WAS FOUND IN -PATCH OPENING: PATCH WITH NEW 3/8" (MATCH EXISTING) A-C PLYWOOD WITH A CLASS C MIN. INTERIOR FINISH RATING. ALL NEW AND EXISTING PLYWOOD EDGES TO LAND ON CENTER OF STUDS OR NEW 3X BLOCKING - PLYWOOD EDGES NAILING TO BE 8D AT 4" ON CENTER AND FIELD NAILING TO BE 8D AT 4" ON CENTER. PAINT TO MATCH (E) ADJACENT WALL. REINSTALL WHITE BOARDS AND TACK BOARDS, ATTACH WITH 2- #12 X 2" L/ SELF DRILLING WD SCREWS AT EVERY STUD. REPLACE RESILIENT BASE TO MATCH (E) ADJACENT

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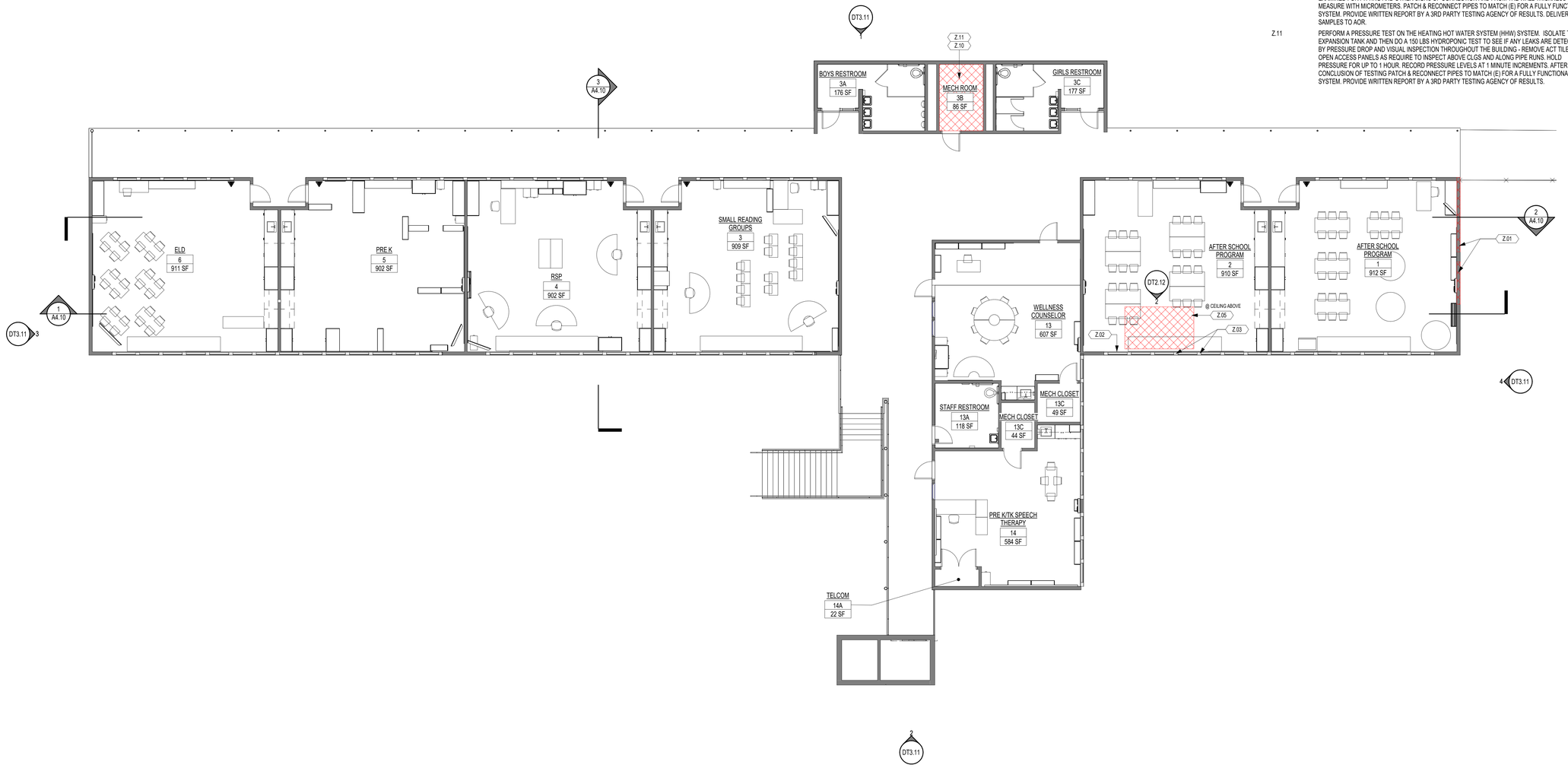
Z.05 EXPOSE WD. FLOOR STRUCTURE AT CONC. OR EXTERIOR WD. FRAMED WALL FOR 8' X 6' W. AS FOLLOWS: -REMOVE 1'X1' & 2'X4' CEILING TILES AND OR CLG SYSTEM AS REQUIRED TO GAIN CLEAR, ARM'S REACH ACCESS TO BEARING CONDITION AT CONC RETAINING WALL - REMOVE BATT INSULATION ATTACHED UNDERSIDE OF STRUCTURE TO EXPOSE WD STRUCTURE FOR NO LESS THAN 4 ' FROM CONC WALL - RELOCATE OR PROVIDE TEMPORARY SUPPORTS FOR LIGHT FIXTURE THAT MAY BE IN THE WAY - ALLOW FOR REMOVAL OF UP TO 4 ABANDON LIGHT FIXTURES ABOVE THE CLG -CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER -AFTER DIRECTED BY ARCHITECT, PROCEED WITH PATCH BACK AS FOLLOWS:-PROVIDE FOIL BACKED FG BATT INSULATION (ASSUME R-13) WITH PIN AND WASHERS @ 8" OC MAX AND @ 6" OC ALONG EACH CHANGE IN DIRECTION -PATCH 1X1 AND 2X4 GRID & ACT TO MACH THE EXISTING - REINSTALL LIGHTS FIXTURE IN 2X4 GRID

Z.10 PIPING SAMPLING: REMOVE TWO (2) 1' LONG SECTION OF SUPPLY PIPE- ONE (1) DIRECTLY ADJACENT TO THE BOILER AND A 2ND SECTION FROM THE RETURN PIPE AT THE BOILER TO CHECK FOR ACCUMULATED SOLIDS AND FOR DETERIORATION OF THE PIPE WALL. PIPE WALL THICKNESS TO BE EXAMINED FOR PITTING AND OTHER SIGNS OF CORRECTION AND FROM THE WALL THICKNESS TO BE MEASURE WITH MICROMETERS. PATCH & RECONNECT PIPES TO MATCH (E) FOR A FULLY FUNCTIONAL SYSTEM. PROVIDE WRITTEN REPORT BY A 3RD PARTY TESTING AGENCY OF RESULTS. DELIVER PIPES SAMPLES TO AOR.

Z.11 PERFORM A PRESSURE TEST ON THE HEATING HOT WATER SYSTEM (HHW) SYSTEM. ISOLATE THE EXPANSION TANK AND THEN DO A 150 LBS HYDROPONIC TEST TO SEE IF ANY LEAKS ARE DETECTED BY PRESSURE DROP AND VISUAL INSPECTION THROUGHOUT THE BUILDING - REMOVE ACT TILE AND OPEN ACCESS PANELS AS REQUIRE TO INSPECT ABOVE CLGS AND ALONG PIPE RUNS. HOLD PRESSURE FOR UP TO 1 HOUR. RECORD PRESSURE LEVELS AT 1 MINUTE INCREMENTS. AFTER CONCLUSION OF TESTING PATCH & RECONNECT PIPES TO MATCH (E) FOR A FULLY FUNCTIONAL SYSTEM. PROVIDE WRITTEN REPORT BY A 3RD PARTY TESTING AGENCY OF RESULTS.



1 BUILDING C - UPPER LEVEL FLOOR PLAN - INVESTIGATIVE TESTING
1/8" = 1'-0"

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FACILITY INFO
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KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/03/11

DATE	NO.	REVISIONS

DRAFTER: Author REVIEWER: XX
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SHEET TITLE
BUILDING C UPPER LEVEL - LLB-GC INVESTIGATIVE SCOPE DIAGRAMS

SHEET NUMBER
DT2.12

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Addendum 1

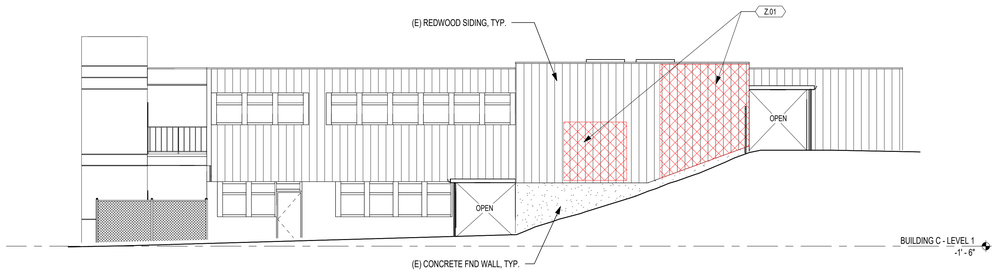
THE EXACT LOCATIONS OF THE OPENINGS TO BE CONFIRMED WITH THE ARCHITECT PRIOR TO THE WORK BEGINNING.

INVESTIGATIVE SCOPE LEGEND

AREA OF WORK

KEYNOTE LEGEND

Z.01 ALLOW FOR: TWO WALL OPENING, ONE 8'W. X 12'H, AND ONE 4'X4', INCLUDE: -REMOVAL OF THE VERTICAL REDWOOD SIDING & BUILDING PAPER - REMOVAL OF 3/8" PLYWOOD SHEATHING TO NEATEST STUD TO EXPOSE THE WOOD STUD CONSTRUCTION - REMOVAL OF ANY BATT INSULATION - AVOID DAMAGE TO METAL FLASHINGS. ANY DAMAGED FLASHINGS WILL BE REPLACES TO MATCH TEH (E) -CALL FOR REVIEW BY ARCHITECT& STRUCTURAL ENGINEER -AFTER DIRECTED BY ARCHITECT, PROCEED WITH PATCH BACK AS FOLLOWS: -PATCH WITH NEW 3/8" (MATCH EXISTING) CDX PLYWOOD TO MATCH (E) ADJACENT WALL. PLYWOOD EDGES NAILING TO BE 8D AT 4" ON CENTER AND FIELD NAILING TO BE 8D AT 4" ON CENTER, 2 LAYERS OF TYPE "D" BUILDING PAPER, EDGES TO LAP UNDER ADJACENT BUILDING PAPER, START AT BOTTOM AND WORK UP WALL -PATCH SIDING WITH 5/16" THK. FIBER CEMENT BOARD WITH EXPOSED FASTENERS PER MFR. RECOMMENDATIONS. LAP SIDING UNDER METAL FLASHINGS ABOVE, PROVIDE ADDED GALV. METAL "Z" FLASHING WHERE SUCH LAP IS NOT ATTAINABLE -PAINT ALL EXPOSE MATERIAL TO MATCH EXISTING ADJACENT SURFACE - PROVIDE SEALANT AT TOP AND SIDE JOINTS OF PATCHED AREAS



4 BUILDING C EAST ELEVATION - INVESTIGATIVE TESTING
1/8" = 1'-0"

3 BUILDING C WEST ELEVATION - INVESTIGATIVE TESTING
1/8" = 1'-0"

2 BUILDING C SOUTH ELEVATION - INVESTIGATIVE TESTING
1/8" = 1'-0"

1 BUILDING C NORTH ELEVATION - INVESTIGATIVE TESTING
1/8" = 1'-0"

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CONSULTANT

PROJECT NAME
SPRUCE ELEMENTARY SCHOOL MODERNIZATION

FACILITY INFO
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KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/03/11

DATE	NO.	REVISIONS

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PM: YYY DSK JOB NO: XX

SHEET TITLE
BUILDING C ELEVATIONS - LLB-GC INVESTIGATIVE SCOPE DIAGRAMS

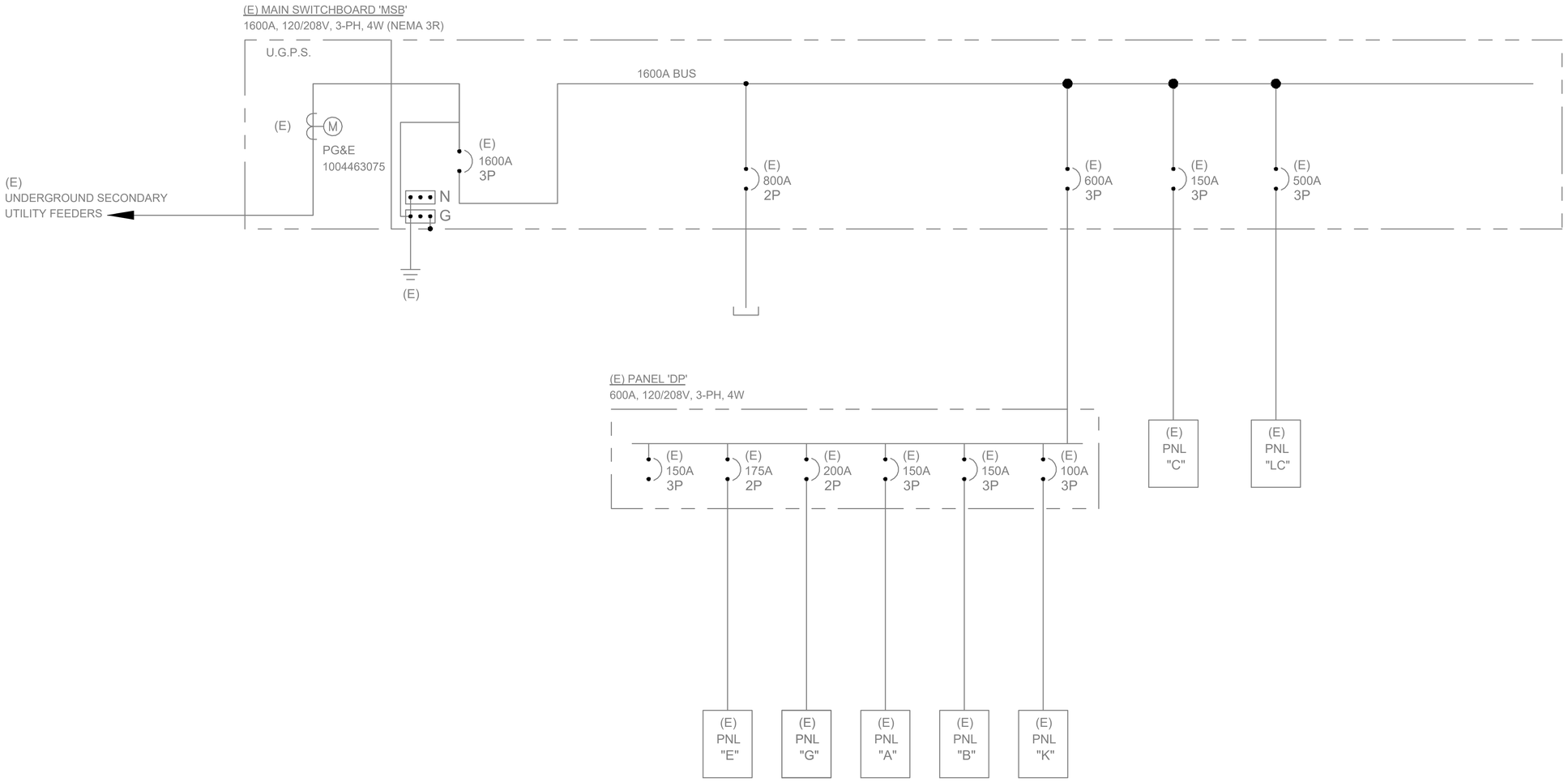
SHEET NUMBER
DT3.11

This page added via Addendum 1

OR TO THE MODERNIZATION PROJECT BEGINNING. THIS WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN WITH SWITCHBOARD MAINTENANCE/REPAIR EXPERIENCE. ALL WORK WITH THE EXCEPTION OF THE THERMAL IMAGING SHALL BE CONDUCTED WITH THE GEAR IN A DE-ENERGIZED STATE. COORDINATE SYSTEM OUTAGE WITH DISTRICT PRIOR TO BEGINNING WORK.

- PROVIDE MEASUREMENTS TO THE EATON SALES ENGINEER (+1-877-ETN-CARE (386-2273)) TO OBTAIN A QUOTE FOR MANUFACTURER REPLACEMENT PARTS FOR THE RUSTED GEAR ENCLOSURE AND FIELD-MODIFIED DEAD FRONT COVER. AUTHORIZED DISTRIBUTORS MUST ALSO CONTACT EATON SALES. REFER TO PHOTOS ON DTE1.2. FOR REFERENCE.
- PHYSICAL INSPECTION/UNIT CLEANING TO INCLUDE:
  - INSPECT BOLTED CONNECTIONS USING A THERMOGRAPHIC SURVEY
  - LUBRICATE MOVING PARTS
  - EXERCISE ALL ACTIVE COMPONENTS
  - INSULATION RESISTANCE TEST ON EACH BUS
  - CONFIRM BOLT-TORQUE LEVELS IN ACCORDANCE WITH MANUFACTURER DATA OR NETA MTS TABLE 100.12
  - INSPECT FEEDERS ORIGINATING AT SWITCHBOARD FOR PHYSICAL DAMAGE
  - PERFORM AN INSULATION RESISTANCE TEST ON EACH FEEDER CONDUCTOR ORIGINATING AT SWITCHBOARD.
- DEMONSTRATE IN WRITING THAT TEST RESULTS ARE IN COMPLIANCE WITH NETA MTS PUBLISHED DATA. PROVIDE DATA OBTAINED AND NETA MTS PUBLISHED VALUES IN TABLE FORM FOR REVIEW

ALL PROCEDURES SHALL BE IN ACCORDANCE WITH NETA MTS PUBLISHED DATA.



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REGISTERED PROFESSIONAL ENGINEER — DANIEL GONZALES — E16961 — Exp 6-30-27 — ELECTRICAL — STATE OF CALIFORNIA

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PROJECT NAME

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

FACILITY INFO
SPRUCE ELEMENTARY SCHOOL
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KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/04/09

DATE	NO.	REVISIONS
04.17.2026	1	LLB BID ADDENDUM 01

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PM: YYY DSK JOB NO: XX

SHEET TITLE

SINGLE LINE DIAGRAM AND TESTING SCOPE

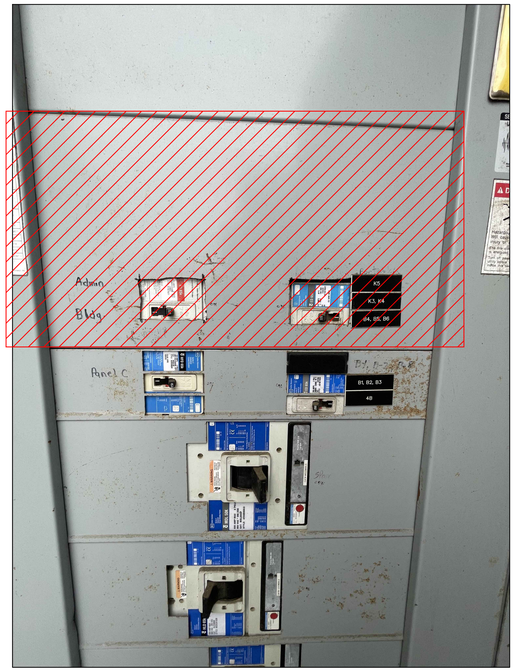
SHEET NUMBER 1

DTE1.1

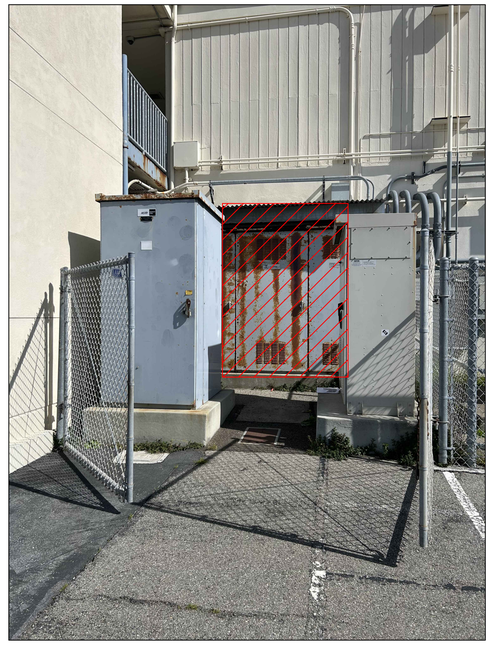
Attachment E - Exploratory Demolition and Investigation at Building C, page 5 of 6 (Revised per Addendum 1)

This page added via Addendum 1

1 RUSTED ENCLOSURE



2 FIELD MODIFIED DEAD FRONT PANEL



3 MSB FENCED AREA

INVESTIGATIVE SCOPE LEGEND

AREA OF WORK

RFP, Appendix B Facilities Lease, Exhibit L, Attachment E, Rev 1 (Updated via Addendum 1)

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26018 / MM

PROJECT NAME

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

FACILITY INFO
SPRUCE ELEMENTARY SCHOOL
501 SPRUCE AVE, SOUTH SAN FRANCISCO, CA 94080

KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/04/09

DATE	NO.	REVISIONS
04.17.2026	1	LLB BID ADDENDUM 01

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SHEET TITLE

MSB PHOTOS

SHEET NUMBER

DTE1.2

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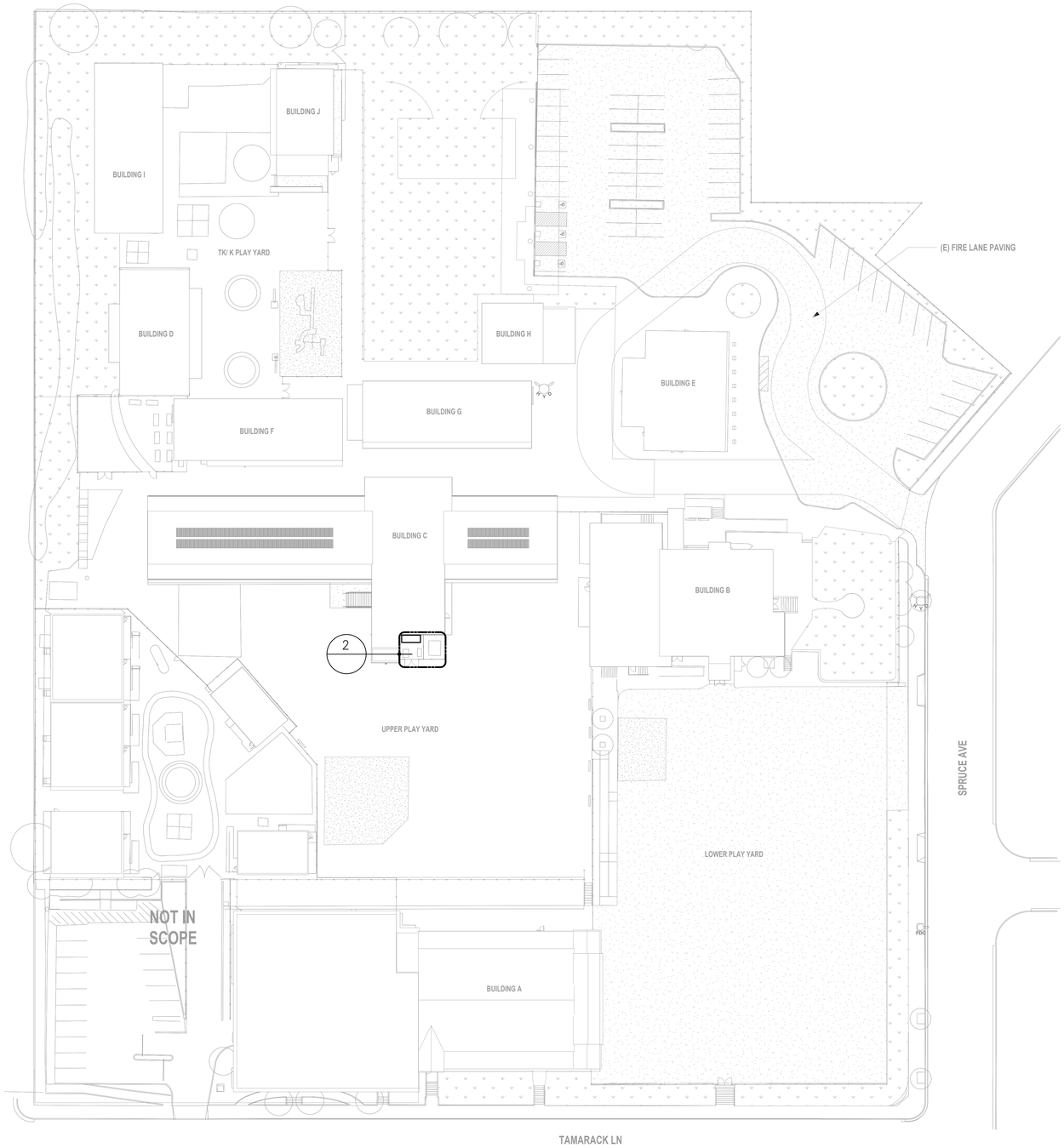
Attachment E - Exploratory Demolition and Investigation at Building C, page 6 of 6 (Revised per Addendum 1)

This page added via Addendum 1

RFP, Appendix B Facilities Lease, Exhibit L, Attachment E, Rev 1 (Updated via Addendum 1)

GENERAL NOTES

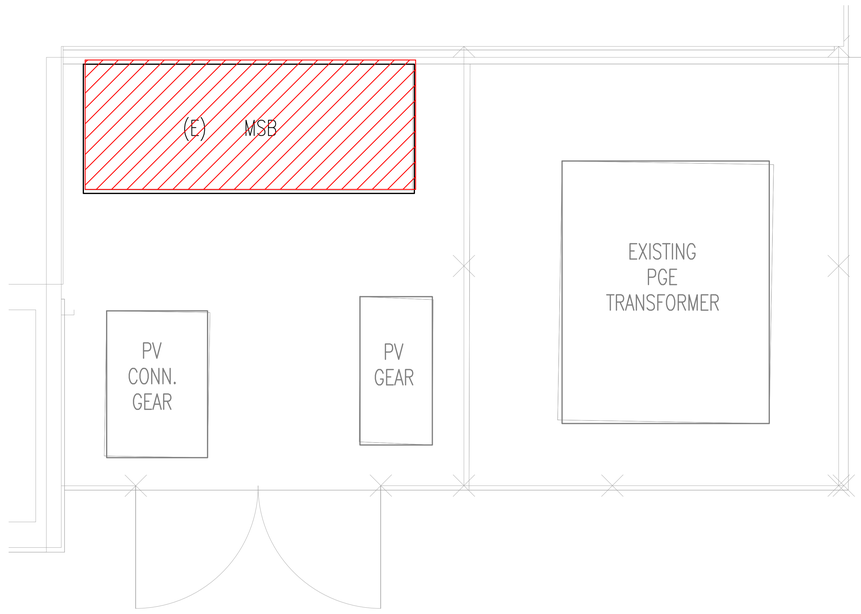
A. SEE DTE1.1 AND DTE1.2 FOR TESTING AND REPAIR REQUIREMENTS AND PHOTOS.



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

INVESTIGATIVE SCOPE LEGEND

AREA OF WORK



2 ENLARGED MSB FENCED IN AREA
SCALE: 1/2"=1'

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26018 / MM

PROJECT NAME

SPRUCE ELEMENTARY SCHOOL MODERNIZATION

FACILITY INFO
SPRUCE ELEMENTARY SCHOOL
501 SPRUCE AVE, SOUTH SAN FRANCISCO, CA 94080

KEY PLAN

PROJECT NORTH

PROJECT ISSUE DATE: 2026/04/09

DATE	NO.	REVISIONS
04.17.2026	1	LLB BID ADDENDUM 01

DRAFTER: Belden Inc. REVIEWER: XX
PM: YYY DSK JOB NO: XX

SHEET TITLE

OVERALL SITE PLAN - ELECTRICAL TESTING

SHEET NUMBER

DTE2.0

South San Francisco Unified School District 2026-2027 School Year Calendar
Board Adopted February 8, 2024

FALL SEMESTER 2026

JULY — 0

M	T	W	R	F
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31

3 Independence Day

AUGUST — 13

M	T	W	R	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

10-11 Staff Development Day
12 Teacher Workday
13 First Day of Instruction

SEPTEMBER — 21

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

7 Labor Day
28-30 K-5 PTC Week (Min. Day)

OCTOBER — 21

M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

12 Indigenous Peoples' Day
1-2 K-5 PTC Week (Min. Day)

NOVEMBER — 17

M	T	W	R	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				

11 Veterans Day
25-27 Thanksgiving Break

DECEMBER — 14

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	

21-31 Winter Break

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SPRING SEMESTER 2027

JANUARY — 17

M	T	W	R	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29

1 New Year's Day
4 Staff Development Day
5 Teacher Workday
18 Dr. Martin Luther King Day

FEBRUARY — 18

M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26

5 Lunar New Year
15 Presidents' Day
22-26 K-5 PTC Week (Min. Day)

MARCH — 20

M	T	W	R	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30	31		

29-31 Spring Break

APRIL — 20

M	T	W	R	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30

1-2 Spring Break

MAY — 19

M	T	W	R	F
3	4	5	6	7
10	11	12	13	14
17	18	19	20	21
24	25	26	27	28
31				

27 Last Day of Instruction
28 Teacher Workday
31 Memorial Day

JUNE — 0

M	T	W	R	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30		

18 Juneteenth

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District Holidays
School Holidays
Staff Development (Non-Student Day)
Teacher Workday (Non-Student Day)
Parent Teacher Conference Week
Report Card Grades