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

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**RFP 26-006 ADDENDUM NO. 1**

**PROJECT:** RFP 26-006 LEASE-LEASEBACK PRELIMINARY CONSTRUCTION SERVICES FOR  
EL CAMINO HIGH SCHOOL MODERNIZATION

**DATE:** May 15, 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**

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**I. RFP MODIFICATIONS**

All changes are identified in red text, a strikethrough indicates prior text and underlined text indicates new text amended in this addendum.

- a. Description of changes: Modified RFP, Section VII. Submittal format, Item A. Format

**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)~~ **fifteen (15)** pages will not be considered.

## II. RFI QUESTIONS AND ANSWERS

1. **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.

2. **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:** Below are the year built dates for the existing building anticipated to be included in the final project scope of work. The final project scope of work has not yet been determined. Year built dates exclude partial building/space renovation dates. Refer to Overall Concept Project Scopes diagram (attached).

- Existing Building A-Classrooms: Built in @1960
- Existing Building B- Culinary Classroom: Built in 1960, renovated classroom in 1992.
- Existing Building D- Admin+ Library: Built in @1960.
- Existing Building E-Modernization-Locker rooms: Built in @1960.
- Existing Building G-Modernization- Large & Small Gyms. Built in @1962.
- Existing Building H -Arts. Built in@1962.
- Existing Building J-Shops/Auto. Built in @1960.

3. **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.

4. **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.

5. **Question: Will you be issuing the site walk agenda with drawings and schedule as part of an addendum?**

**Response:** The mandatory pre bid site walk 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>.

We have attached the **Pre-bid walk agenda and the supporting document bundle to this**

**addendum.**

6. **Question: Would you increase the page count from 10 to 15 pages so that we may expand a little further in the narrative sections?**

**Response:** Yes, we can increase the total page count for the proposal, excluding all addenda items to 15 pages.

7. **Question: Page 9 of the RFP, Section VII Submittal Format, Section A Format: There are items mentioned in this section that are allowed to be in the Appendix, but they are not mentioned as required attachments in VII Section C Contents.**

**Would you like these to be included in the Appendix?**

- a) Insurance documents,
- b) surety letter and notarizations
- c) certificates of insurance
- d) ID and explanation of any objections to the Form of Agreement- this is required in the cover letter.

**Response:** Inclusion of these items in the Appendix is at the discretion of the contractor. If included in the Appendix, they will not count toward the total page limit. However, if any of these materials are included in the main body of the proposal, they will count toward the overall page count.

Contractor should also note that any required elements—such as identification and explanation of objections to the Form of Agreement—must still be provided in the specified section (e.g., the cover letter), regardless of whether supporting documentation is also included in the Appendix.

8. **Question: Exhibit D to the Facilities Lease (General Conditions) – Section 10.1.2 (Submittals and Schedules) states that a cost and resource loaded schedule is required. Would the district please consider removing the requirement for cost and resource loading of the schedule? We believe that this requirement adds cost and a level of complication that is unnecessary for a project of this size – especially if there is a detailed Schedule of Values and CPM schedule in place.**

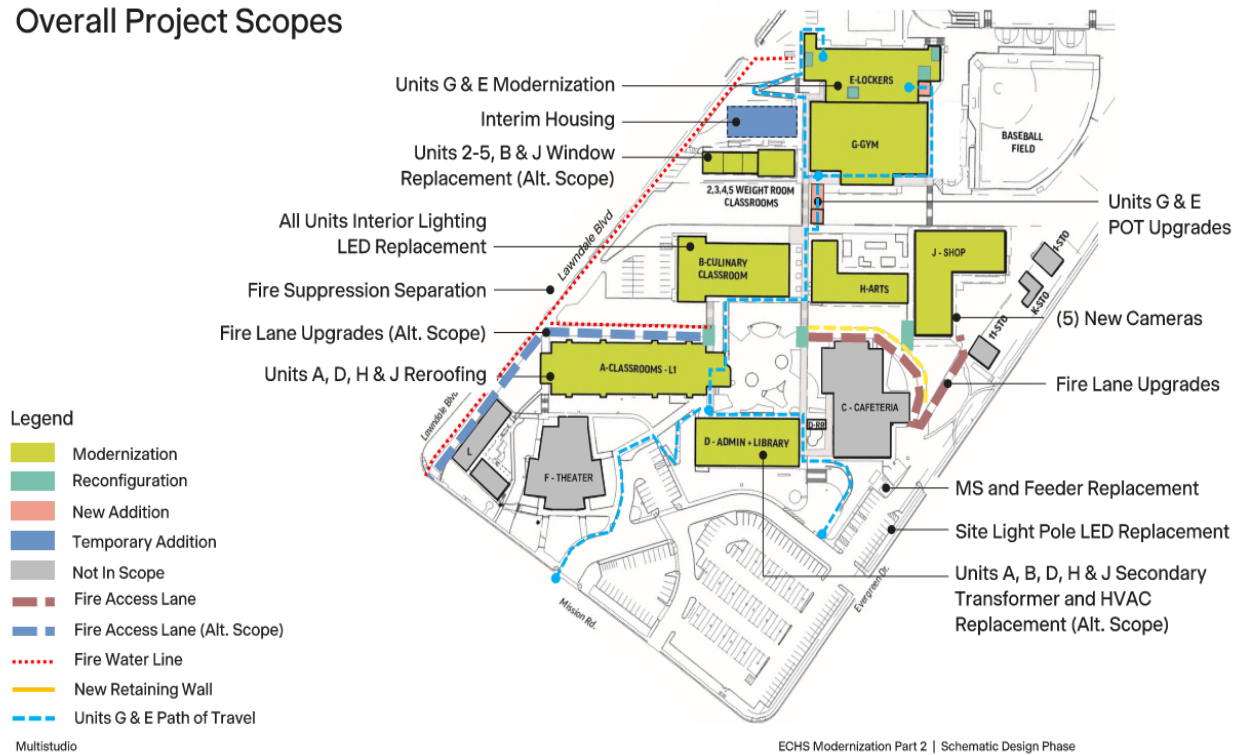
**Response:** The District does not anticipate, at this time, that cost and resource loaded scheduling will be required on El Camino High School Modernization. However, the District reserves the right to require earlier submission of cost-loaded or resource-loaded schedules if deemed necessary for project controls, funding requirements, or Board reporting.

### **III. Attachments**

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

- 1. **Diagram- Overall Concept Project Scope at SD Phase**
- 2. **Pre-bid walk agenda and the supporting document bundle**

## Overall Project Scopes



END OF BID ADDENDUM ITEMS



**Measure T Bond Program  
EL CAMINO HIGH SCHOOL MODERNIZATION PROJECT  
MANDATORY SITE WALK AGENDA  
Non-PLA Project**

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**Called By:**

- South San Francisco Unified School District

**Held:**

- Wednesday, April 29, 2026, at 3:15 PM
- Thursday, April 30, 2026, at 3:15 PM
- El Camino High School  
1320 Mission Road, South San Francisco, CA

**AGENDA:**

**1. MEETING CALLED TO ORDER**

**2. INTRODUCTION OF PROJECT TEAM MEMBERS:**

- SSFUSD:
  - **Bond Program Director:** Lori Shelton
  - **Bond Program Project Manager:** Calvin Wong
- SSFUSD Consultants
  - **Program Manager :** Kitchell – Kent Brown, Erica Kodiyan, Robert Begonia, Rick Garcia, Michael Carson
  - **Architect of Record:** Multistudio Architects –Yuan Liang

**3. PLAN AVAILABILITY:**

- RFP and all related documents are housed at the SSFUSD's web site:  
<https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfqs-rfos-rfis>

**4. RFP RESPONSE DATE & TIME:**

- **Due:** May 22, 2026, no later than 4:00 PM PST to Calvin Wong at [clwong@ssfusd.org](mailto:clwong@ssfusd.org).
- **Certifications to be submitted with RFP response:** Two at this stage, refer to the RFP.
- **Selection:** Contractor/Developer will be selected on a Best Value basis.
- **Value:** Base Budget \$20,343,761 + \$5,712,925 unfunded Alternate budget.
- **Design Basis** of \$26,056,686.

**5. BIDDING AND CONTRACT REQUIREMENTS:**

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

## 6. SUMMARY SCOPE OF WORK DESCRIPTION:

Refer to **Project Description attached**

- **General Project Summary / Scope of Work:**

Complete construction of the Project consistent with the Division of the State Architect (DSA) approved Plans and Specifications and the Contract Documents.

- **Project:**

Provide Preliminary construction Services for DD & CD Phases including but not limited to constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, project phasing, existing conditions/site investigations (see Allowances below) and construction services for the development and construction of this Measure T Project, in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.

## 7. PRELIMINARY SITE INFORMATION:

- Preliminary Site Logistics – Preliminary Concept Designs from Multistudio
- Contractor Badging/Vests
- Project Security
- Contractor's Working Hours

## 8. ADDENDA:

- **May 15, 2026**, Last day to issue addendum, 72-hours PRIOR TO RFP response date.
- Locate all addenda at District website:  
<https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/current-bids-and-rfps/current-rfps-rfos-rfis>

## 9. ALLOWANCES:

### **On-site Evaluation of Existing Conditions/Site Investigations**

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

Cost Breakdown Requirement:

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

Allowance and Budget Context:

The District has established, *what it believes is a reasonable* allowance of \$130,000 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 \$130,000 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.

- Potholing, thirteen (13) Locations
- Electrical & Low Voltage System Investigations
- Asphalt Core & Aggregate Base Sampling, ten (10) locations
- Water Pressure Testing at Buildings
- Natural Gas Pressure Testing at Buildings
- Exterior Building-Roof Openings, Coping Openings, and Coring Exploration (30) locations
- Interior Ceiling Openings, ten (10) locations
- Exterior Cement Plaster Openings, five (5) openings
- Floor/Grade/Interior Wall Openings, three (3) openings

**10. PRELIMINARY PROJECT SCHEDULE:**

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

**11. QUESTIONS AND ANSWERS:**

- Submit in the format of an RFI and e-mail to Calvin Wong, District Project Manager, at [clwong@ssfusd.org](mailto:clwong@ssfusd.org).
- RFI's/Questions received after **4:00 PM on May 7, 2026**, will not be answered.

**12. SITE WALK & ADJOURNMENT**

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**Disclaimers:**

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

## RFP Schedule

| <b>DATE</b>                                                                       | <b>ACTION<br/>ITEM</b>                                                            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Monday, April 23, 2026</b>                                                     | <b>Release of RFP</b>                                                             |
| <b>Monday, April 23, 2026</b>                                                     | <b>First advertisement of RFP in trade journal and local newspaper.</b>           |
| <b>Monday, April 30, 2026</b>                                                     | <b>Second advertisement of RFP in trade journal and local newspaper.</b>          |
| <b>Tuesday, April 29, 2026, at 3:15 PM<br/>Monday, April 30, 2026, at 3:15 PM</b> | <b>Mandatory Site Walks</b>                                                       |
| <b>Wed, May 7, 2026, at 4:00 PM</b>                                               | <b>Last day to receive written questions from Respondents.</b>                    |
| <b>Fri, May 15, 2026, at 4:00 PM</b>                                              | <b>Last day for District to issue addenda to answer questions/clarifications.</b> |
| <b>Fri, May 22, 2026, at 4:00 PM</b>                                              | <b>Deadline for submissions in response to RFP.</b>                               |
| <b>Tue, June 2, 2026 9:30am &amp; 2:30pm<br/>Thu June 4, 2026 2:30pm</b>          | <b>Team Interview Dates/Times for Respondents (TBD if requested)</b>              |
| <b>Thursday June 25, 2026</b>                                                     | <b>Target Board Meeting</b>                                                       |

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

### **Important Note:**

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

### Reference:

1. Appendix A, Project Description
2. Talking points
3. Preliminary Concept Designs from Multistudio

Appendix A,  
Project Description

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

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

*\*All information is preliminary*

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

### 1. Preliminary Construction Services

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

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

- Constructability reviews
- Cost estimating and cost reconciliation
- Development of the project schedule, phasing plan, interim housing plan, site logistics plan
- Value engineering
- On-site Evaluation of Existing Conditions/Site Investigations:
  - a. Potholing, thirteen (13) Locations
  - b. Electrical & Low Voltage System Investigations
  - c. Asphalt Core & Aggregate Base Sampling, ten (10) locations
  - d. Water Pressure Testing at Buildings
  - e. Natural Gas Pressure Testing at Buildings
  - f. Exterior Building-Roof Openings, Coping Openings, and Coring Exploration (30) locations
  - g. Interior Ceiling Openings, ten (10) locations
  - h. Exterior Cement Plaster Openings, five (5) openings
  - i. Floor/Grade/Interior Wall Openings, three (3) openings
- Early procurement of long-lead items
- Identify and understand Sole source requirements for the District
- Provide consultation and technical support for PG&E utility coordination during preconstruction

Appendix A,  
Project Description

- Subcontractor bidding
- GMP delivery and contract execution

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

## **2. Construction Administration and Close Out Services**

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

Construction Services include all work associated with the campus modernization, including improvements to existing facilities, site and utilities work. Scope includes, but is not limited to:

- Modernization of existing Gym and Locker room
  - Existing restroom and changing room reconfiguration
  - New Restroom
  - New Elevator at Girls Locker room
  - Structural Upgrades at Gym
  - Fire protection/ Fire Alarm upgrades
  - Repair/replace gym flooring
  - ADA improvements
  - Replace/Repair doors
  - New LED lighting
  - Replace Secondary Transformer
  - Voluntary Structural Seismic wall/diaphragm upgrade for the gymnasium.
- New LED lighting
  - Existing Bldg. A Classrooms,
  - Bldg. B-Culinary & Science,
  - Bldg. D, Admin/Library,
  - Bldg. E- Locker Rooms (included above)
  - Bldg. G- Gym (included above)
  - Bldg. H-Arts,
  - Bldg. J-Shop;
  - Bldg./Unit 2,3,4,5 & Weight Rm
- Site work
  - New fire access lane, existing fire lane upgrades and improvements through center of campus
  - New Elevator to Gym level
  - Alterations to covered walkways
  - ADA POT improvements
  - Replace drinking fountain
  - Alterations to existing exterior stairs
  - Regrading and restriping of existing parking lot
- Utility replacements and upgrades.
  - Storm water.

## Appendix A, Project Description

- Gas Lines.
- Electrical service.
- Fire water, domestic water separation,.
- ADA upgrades, Architectural and structural improvements/repairs of the campus walkway system
  - Improvements along the campus Path of Travel.
  - Elevator and ramping scopes for the gymnasium and locker room buildings.
  - Toilet room improvements for the gymnasium and locker room buildings(included above).
- Abatement of hazardous material related to the modernization scope
- Site preparation and utility work associated with the installation of interim housing
- Unfunded alternate- Selective HVAC improvement in a limited selection of buildings.

| Project Assessment Phase Scope of Work |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Bldg. A - Classrooms                   | Replace LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bldg. B - Culinary & Science           | Replace LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bldg. D - Administration/Library       | Replace LED lighting in both Library & Admin                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Building E - Locker Rooms              | Interior and exterior ADA upgrades, 1 new gender neutral restroom, reconfigure toilet rm/changing rooms to bring up to code, new automatic fire sprinkler system, replace sprinklers in storage rms & install strobes & visual alarm system in team room/office, repair manual pull stations, provide monitoring for sprinklers, replace storage tank for domestic water, replace secondary transformer, replace exhaust fans/dampers, replace suspended ceilings and registers in ceiling.<br>Includes <b>installation of exterior elevator (DSA-approved elevator) at girls gym including power upgrades (option #2)</b> , replace LED lighting, |
| Building G - Gymnasium(s)              | Interior and Exterior ADA Upgrades, existing toilet rooms in lobby, voluntary Structural/seismic wall to diaphragm scope; continuous chord along longitudinal walls, foundation tie to perimeter, fire protection, riser for fire sprinklers, sprinkler storage room only, waterproofing and water remediation of exterior walls, secondary transformer replacement, roof repair & replacement. LED light replacement.                                                                                                                                                                                                                             |
| Bldg. H - Arts                         | Replace LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bldg. J - Shop                         | Replace LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bldg. 2,3,4,5 & Weight Room            | Replace LED lighting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site Access Compliance                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Bldg. G - Gym                          | Gym Access: Enclosed vertical platform lift with self-supporting bridge at gym including electrical allowance. Elevator and Bridge take a pedestrian to the finish floor level of the exterior Gym deck and Gym Lobby.<br>Gym Access: Exterior Path of travel upgrades, allowance                                                                                                                                                                                                                                                                                                                                                                  |

## Appendix A, Project Description

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Bldg. E - Locker Room                       | Access: Exterior Path of travel upgrades, allowance                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                     |
| Security Cameras & Columbine Locks          | Columbine locks, partial.<br>Security five (5) new security cameras, software upgrade for the video system, cabling and conduit, door contacts, motion detectors and related wiring;                                                                                                                                                                                                                                                                                               |                                                                                                                                     |
| Utility Infrastructure                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
| Central Campus Fire Lane                    | Fire Lane at Unit C - Cafeteria,<br>Reworked Stairs Behind Unit C - Cafeteria,<br>Reworked Fire Hydrant at CKC Loading Dock,<br>Canopy at Unit C - Cafeteria, Canopy at Unit A - Classrooms                                                                                                                                                                                                                                                                                        |                                                                                                                                     |
| "Red" Fire Line                             | Voluntary fire suppression system upgrade- separate fire suppression from domestic water.<br>The Red Line" is intended to provided new fire water lines, existing fire hydrant reconnections, 6@\$7500, connection at main, AFS riser at Bldg. L - Sci, Bldg. F- Theater, Bldg. E - Locker rms, Bldg. B - Culinary Arts.<br>If the District opts to provide sprinklers at Bldg. G - Gymnasium, this line will provide that service too.                                            |                                                                                                                                     |
| Site Improvements/<br>Utilities             | Sewer line replacement- 1,390 lf, 4" sewer lateral at Bldg. H (Art Bldg.); Storm drain allowance, Gas line allowance, and Electrical allowance for secondary distribution from switchgear to building,                                                                                                                                                                                                                                                                             |                                                                                                                                     |
| Site Needs (Other)                          | Covered Walkway Repair (removing rust, painting, infrastructure re-routing, and removal of areas that may impede fire vehicle access at the lower campus by Cafeteria and Unit A - Classrooms, Backflow preventer, replace (near Unit F Theater), Pole light fixture w/lamps, any type 20' high, w/LED replacement, replace/install, Drinking fountain, exterior/site, precast pedestal, replace (near Unit 2,3,4,5), Secondary transformer, dry, stepdown, replace (near Unit D), |                                                                                                                                     |
| Interim Housing<br>(Alternatives preferred) | Three (3) portable classroom & One (1) restroom buildings: 2 -24X 40; 1-48X40;1-12X40.(Excludes Matt rm 1-36X40.)                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                     |
| Hazmat Abatement                            | Hazmat abatement work is captured as an estimate. i.e., \$/sf or %/sf, Assume 50,000SF @ \$7.00/SF                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                     |
| PA Estimate (Base) Total:                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
| Unfunded Alternates                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
| Unfunded                                    | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Fire Lane at Bldg. A - Classrooms<br>Includes SD under this road, new curb/gutter, new light standards, connection to fire hydrant. |
| Unfunded                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Roofing - Building A & D                                                                                                            |
| Unfunded                                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Roofing - Building H & J                                                                                                            |

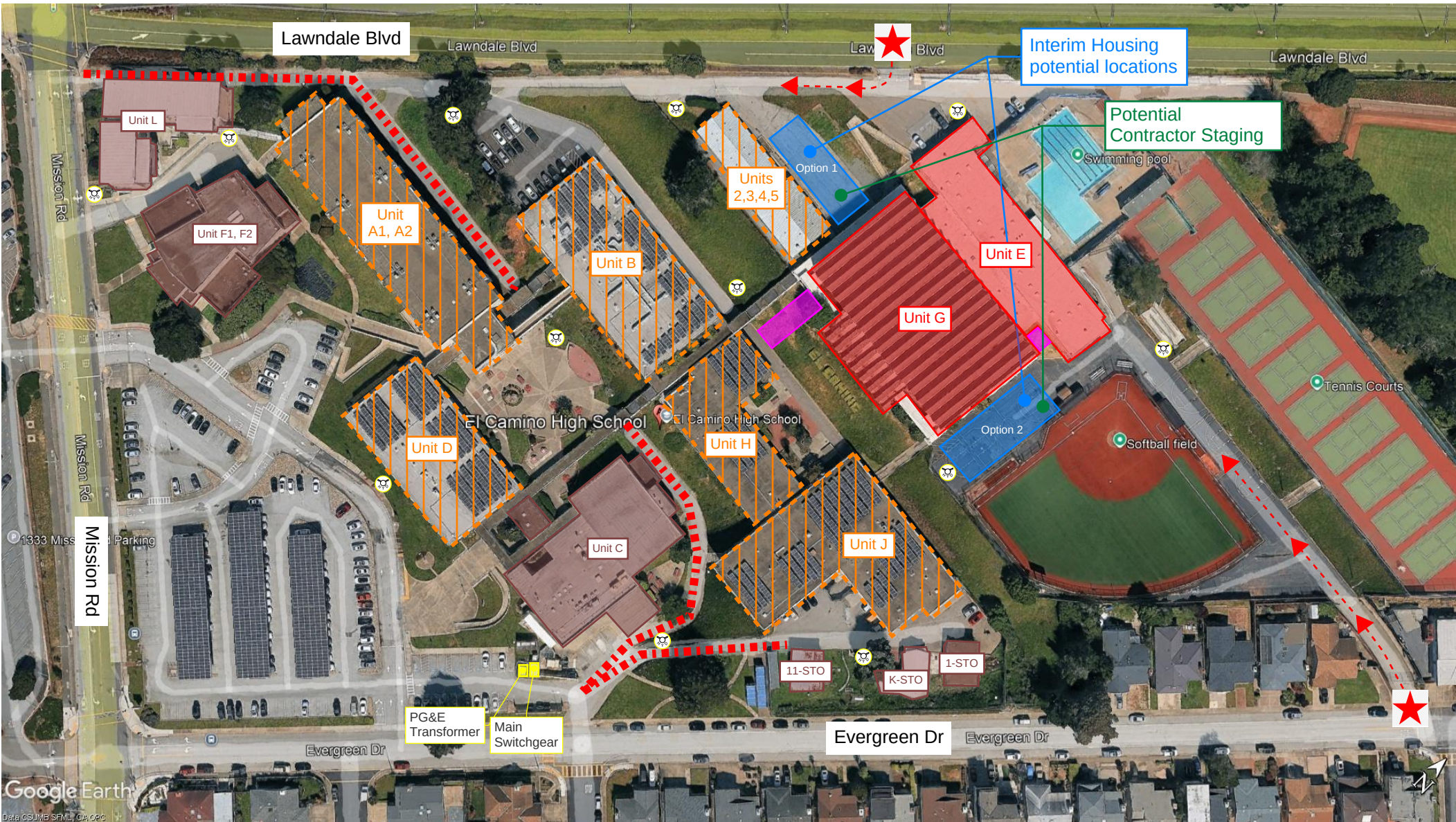
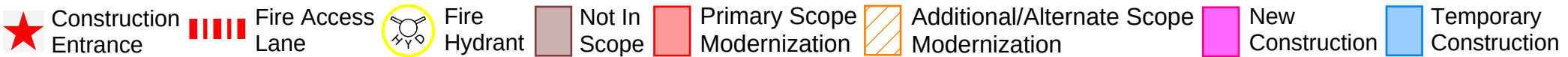
Appendix A,  
Project Description

|          |   |                                                             |
|----------|---|-------------------------------------------------------------|
| Unfunded | 4 | <i>HVAC Upgrades - Bldgs. A,B,D,H,J</i>                     |
| Unfunded | 5 | <i>New Windows - Bldgs. 2,3,4,5,B,J, Weight Room</i>        |
| Unfunded | 6 | <i>Replace Secondary Transformer - Bldgs. A, B, D, H, J</i> |

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.

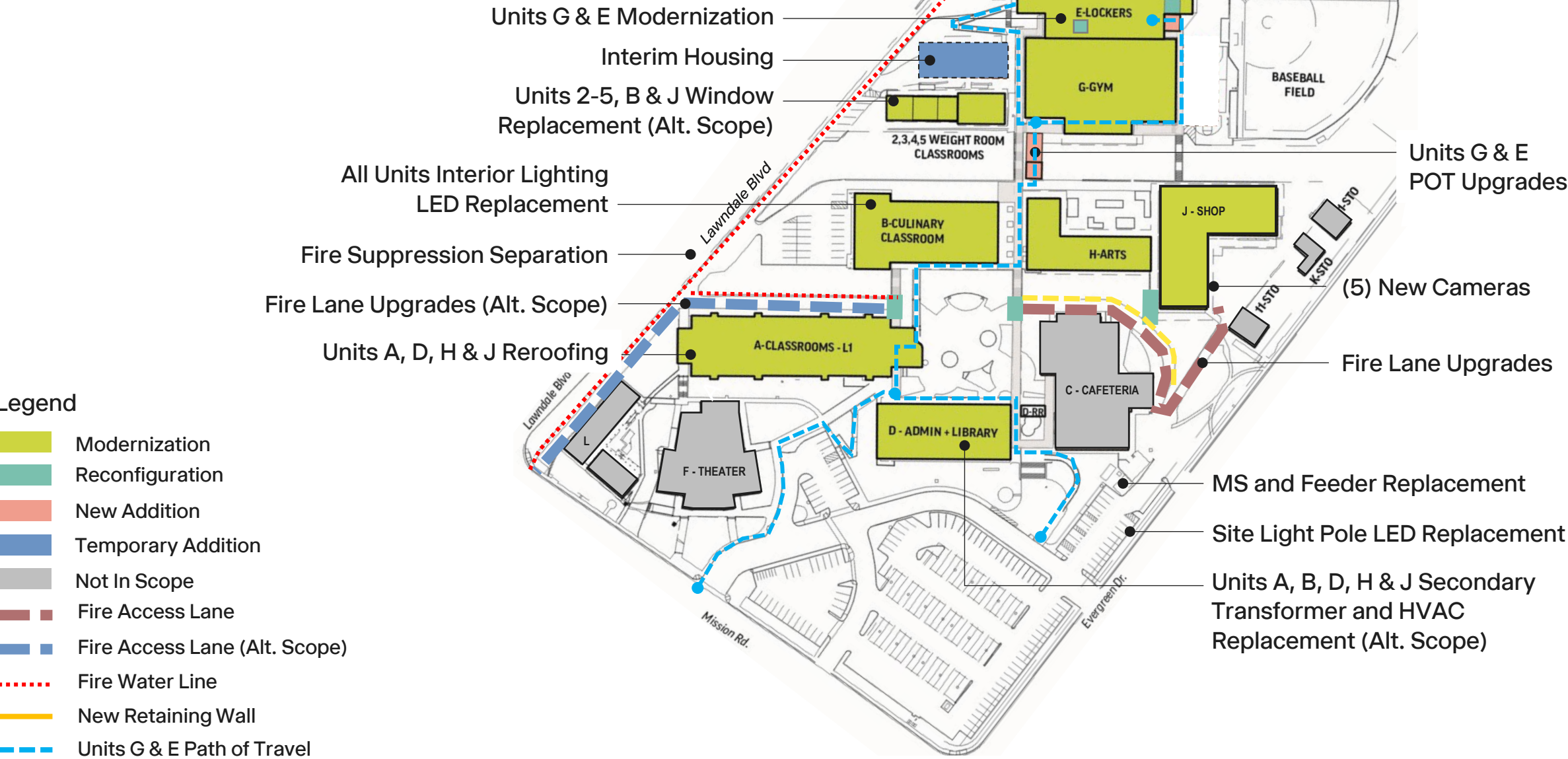
Contractor/Developer shall not begin work on the construction administration and close out phase of the project until all parties have amended the Facilities Agreement to include a Guaranteed Maximum Price for the project cost, and the District has issued a Notice to Proceed for Construction to the Contractor/developer.

# PRELIMINARY SITE LOGISTICS PLAN EL CAMINO HIGH SCHOOL



NOTE: Interim housing locations Options 1/2. Selected option for interim housing; alternate can be used for contractor staging.

# Overall Project Scopes

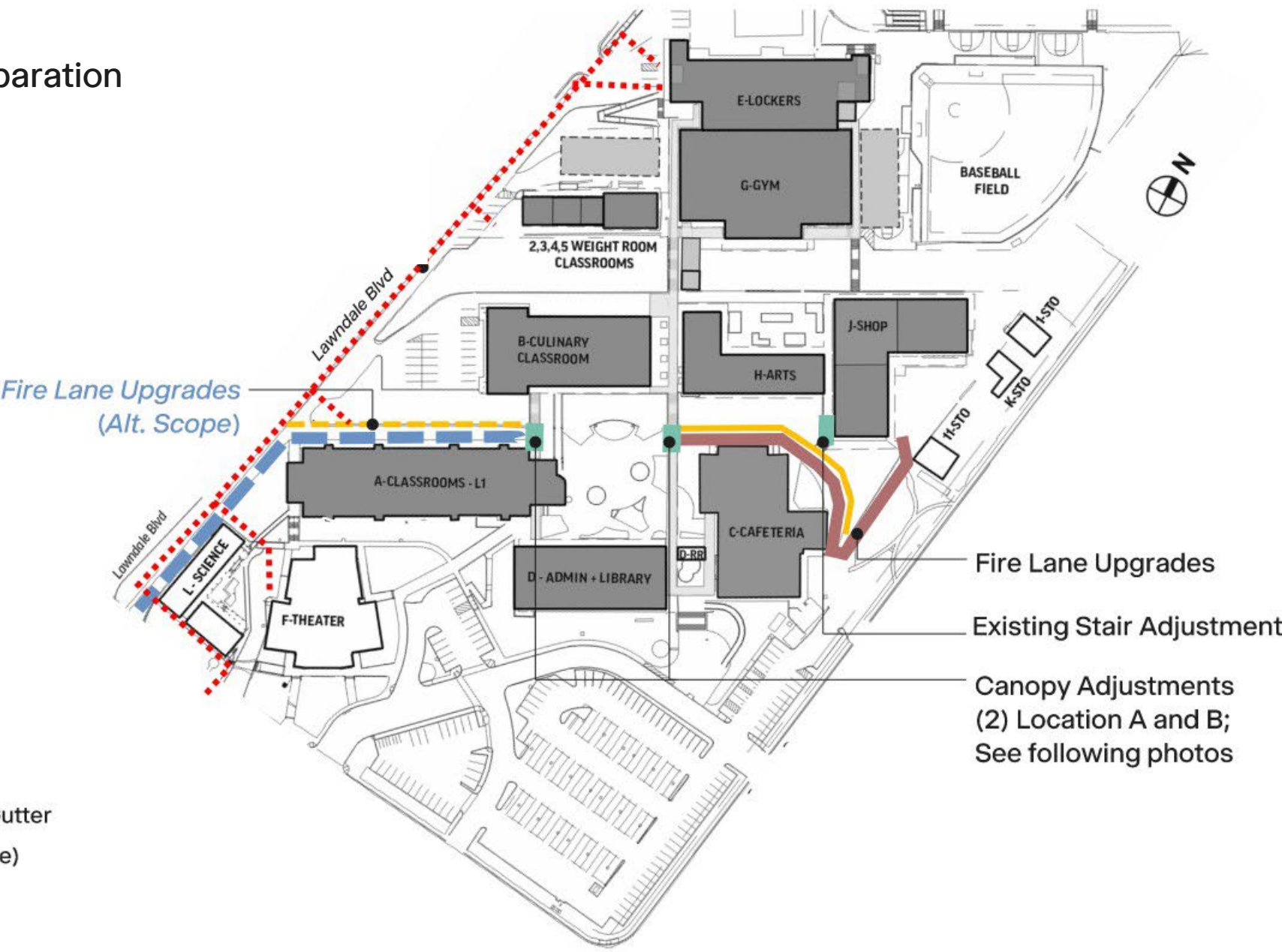


# Site

## Fire Lane and Suppression Separation

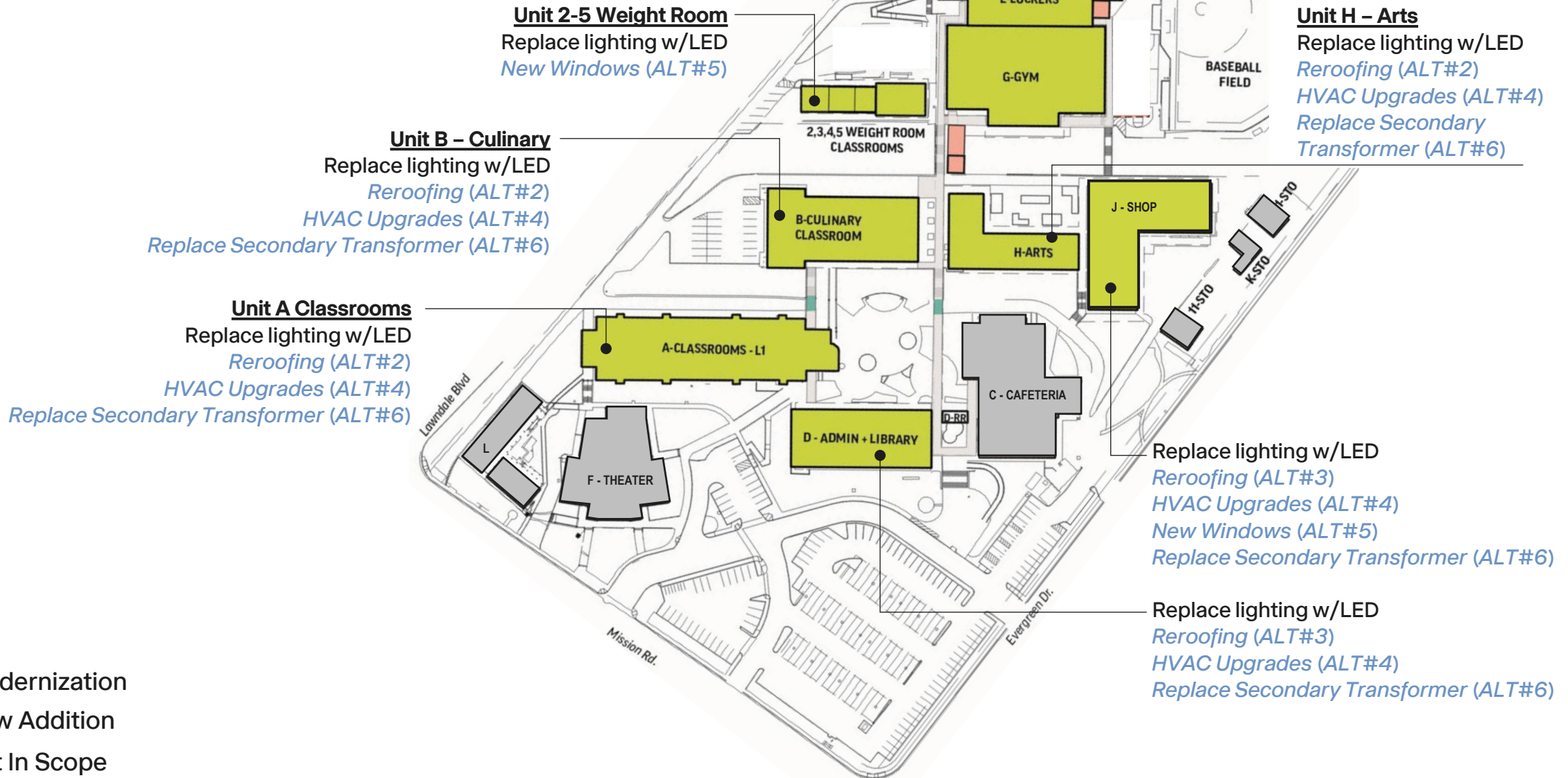
### Legend

- Fire Access Lane
- Fire Access Lane (Alt. Scope)
- Fire Water Line
- New Retaining Wall, Curb and Gutter
- New Curb and Gutter (Alt. Scope)
- Existing Canopy and Stair Adjustments



# Campus Buildings

## Units A, B, D, H, J & 2-5



# Preliminary Phasing Diagram

Legend

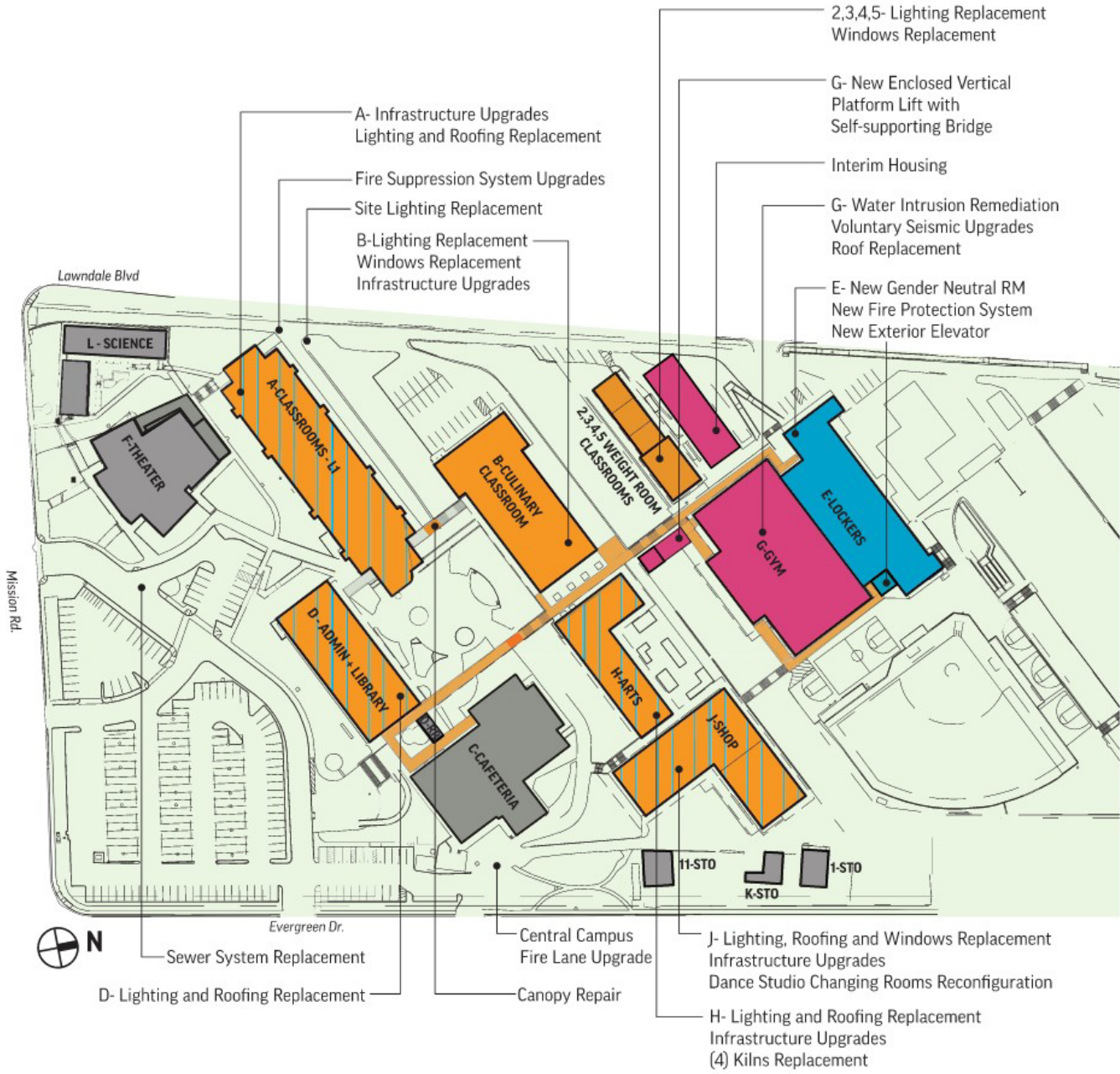
Phase 1 - Gym, Interium Housing, Elevator at Unit G

Phase 2 - Canopy, Lighing, and Windows (Summer) Unfunded Alternate SOW

Phase 3 - Unit E Locker Modernization Scopes including the new elevator; Units A, D, H and J reroofing;

Not in Scope

Phase 1 thru 3 - Site Utility/Infrastructure, see narrative for further information



# DESIGN UPDATES

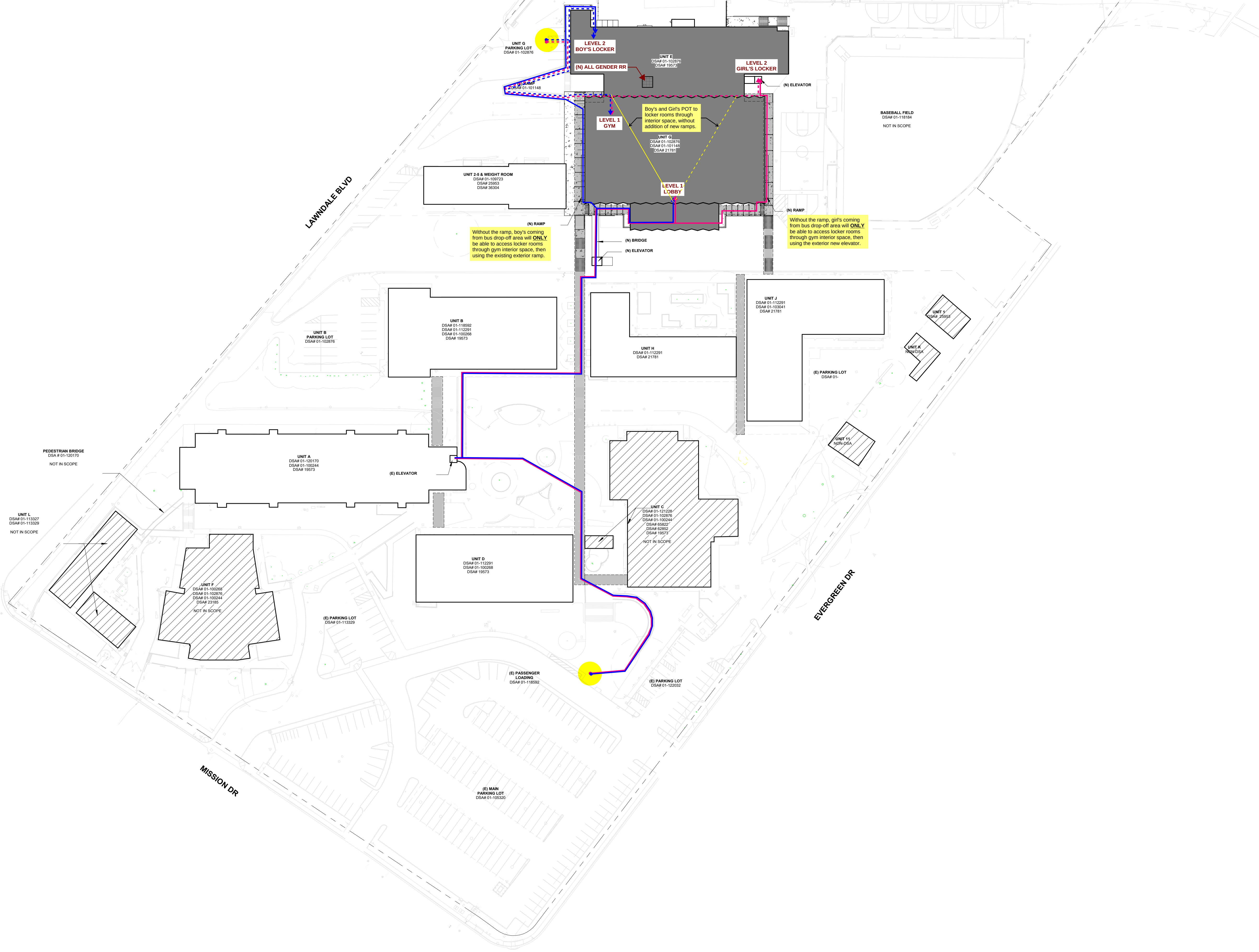
## UNIT G AND E PATH OF TRAVELS

ARRIVAL FROM  
UNIT G PARKING LOT

BOY'S  
GIRL'S

ARRIVAL FROM  
BUS DROP OFF

BOY'S  
GIRL'S



### GENERAL NOTES (SITE PLAN)

- COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL/LANDSCAPE/STRUCTURAL DRAWINGS. REFER TO MEP FOR INFORMATION ON GROUND-MOUNTED EQUIPMENT
- PROVIDE CURB RAMP AS REQUIRED BY ACCESSIBILITY STANDARDS.
- PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.
- FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.
- ALL STEEL EXPOSED TO WEATHER IS TO BE PREPARED FOR SPECIAL COATINGS AND FINISHED WITH HIGH PERFORMANCE PAINT UNLESS NOTED OTHERWISE.

### multistudio

**EL CAMINO HIGH SCHOOL**

1320 MISSION ROAD, SOUTH SAN FRANCISCO, CA 94088

PROJECT NUMBER: 1124-0140-01

|                                                                                                                                          |                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:<br>SFPUSD<br>360 S STREET<br>SOUTH SAN FRANCISCO, CA 94088<br>415.361.5252<br>SFPUSD.ORG                                          | ARCHITECT:<br>MULTISTUDIO<br>255 CALIFORNIA STREET<br>SAN FRANCISCO, CA 94102<br>415.361.5252<br>MULTISTUDIO.COM                                       |
| STRUCTURAL:<br>THORNTON TOMASETTI<br>230 MONTECLOVE AVENUE<br>ST. JOSE, SAN FRANCISCO, CA 95128<br>415.361.5252<br>THORNTONTOMASETTI.COM | CIVIL:<br>BKF ENGINEERS<br>1640 S. CALIFORNIA BLVD.<br>SUITE 100<br>SOUTH SAN FRANCISCO, CA 94088<br>800.425.6407<br>BKF.COM                           |
| LANDSCAPE:<br>DAVE<br>140 LOWER TERRACE<br>SAN FRANCISCO, CA 94114<br>415.369.2728<br>DAVELANDSCAPE.COM                                  | ELECTRICAL / LOW V.<br>THE ENGINEERING ENTERPRISE<br>1300 MARINA VILLAGE<br>PACIFIC HEIGHTS, SAN FRANCISCO, CA 94109<br>415.770.7600<br>ENTERPRISE.COM |
| MFP:<br>TAYLOR ENGINEERS<br>1000 MARINA VILLAGE<br>PACIFIC HEIGHTS, SAN FRANCISCO, CA 94109<br>415.361.1144<br>TAYLORENGINEERS.COM       | ELEVATOR:<br>JE BELLER<br>414 NICOTRA PLACE<br>SAN FRANCISCO, CA 94118<br>415.770.8070<br>JBELLER.COM                                                  |
| ACCOUNTING:<br>SALTER ASSOCIATES<br>150 RUTHERFORD BLVD.<br>SAN FRANCISCO, CA 94104<br>415.362.9400<br>SALTER-PNC.COM                    | SPECIFICATIONS:<br>INTEGRATED SPEC SOLUTIONS<br>PO BOX 72<br>GREENSBORO, NC 27402<br>INTEGRATEDSPEC-SOLUTIONS.COM                                      |

### SITE PLAN LEGEND

- NEW SITE ELEMENT, SEE CIVIL LANDSCAPE AND ELECTRICAL DRAWINGS AS CALLED OUT ON PLAN U.N.O.
- EXISTING SITE ELEMENT TO REMAIN U.N.O.
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- BUILDINGS W/ MAIN RENOVATION
- BUILDINGS W/ MINOR RENOVATION
- BUILDINGS NOT IN SCOPE
- COVERED WALKWAY

NOT FOR CONSTRUCTION

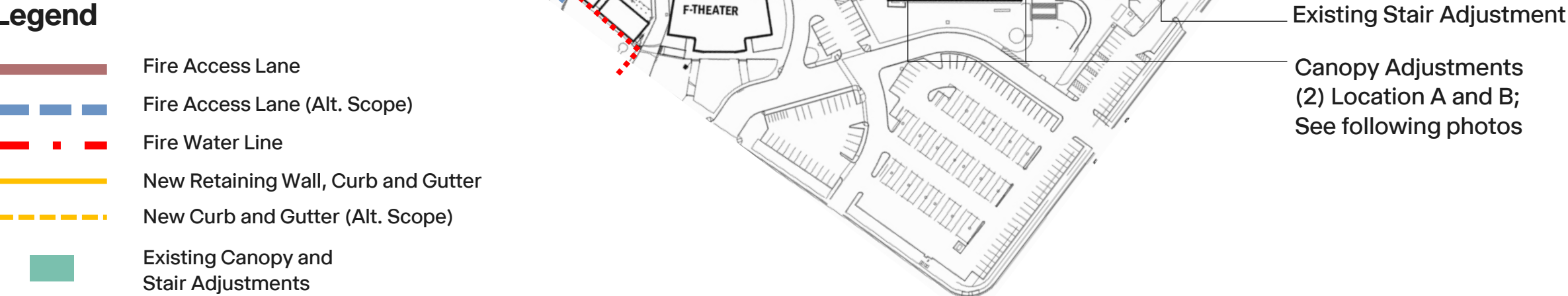
ARCHITECTURAL SITE PLAN & ACCESSIBILITY - LOWER CAMPUS

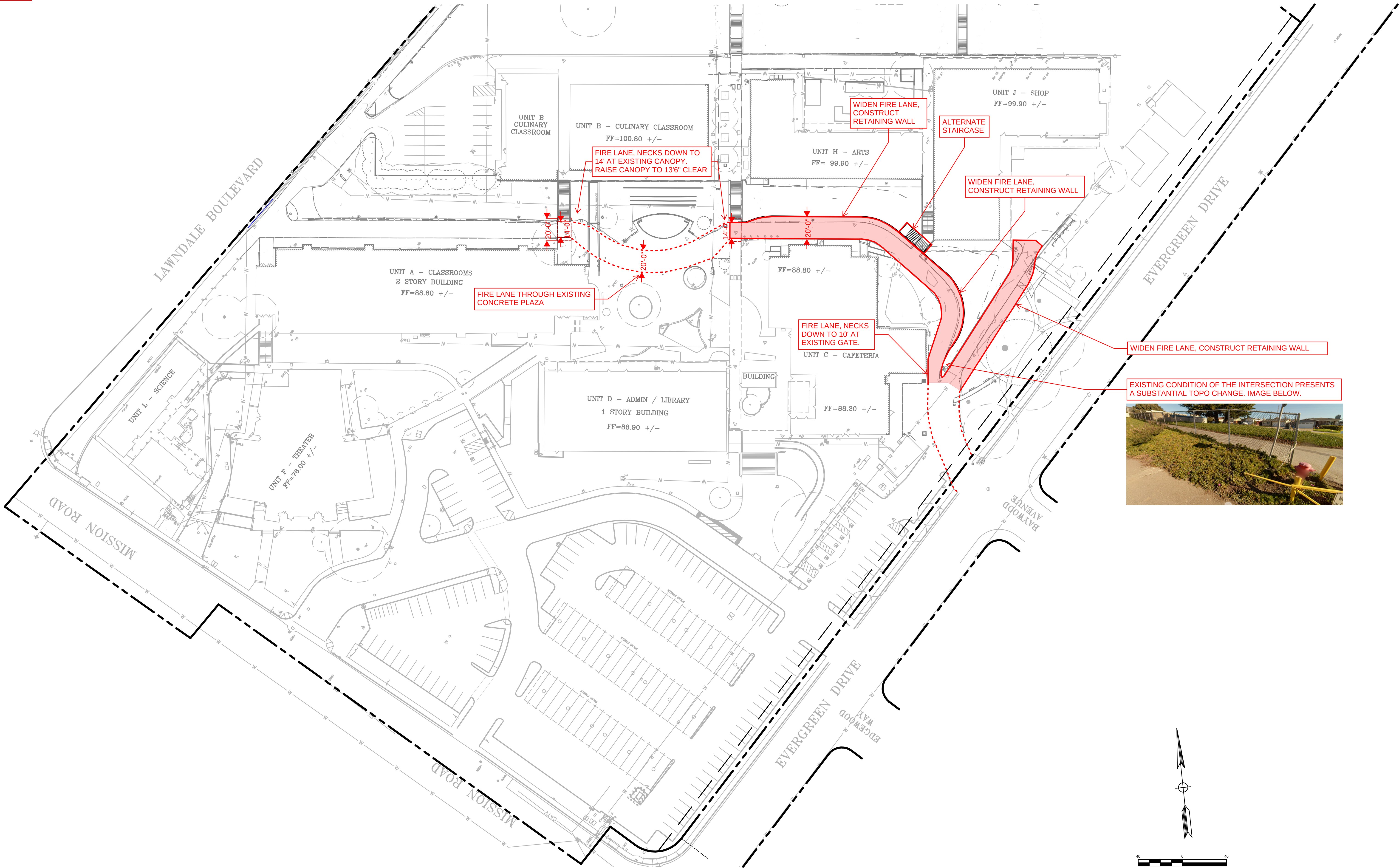
**AS100**

SCHEMATIC DESIGN

# ECHS Part 2 Modernization Project

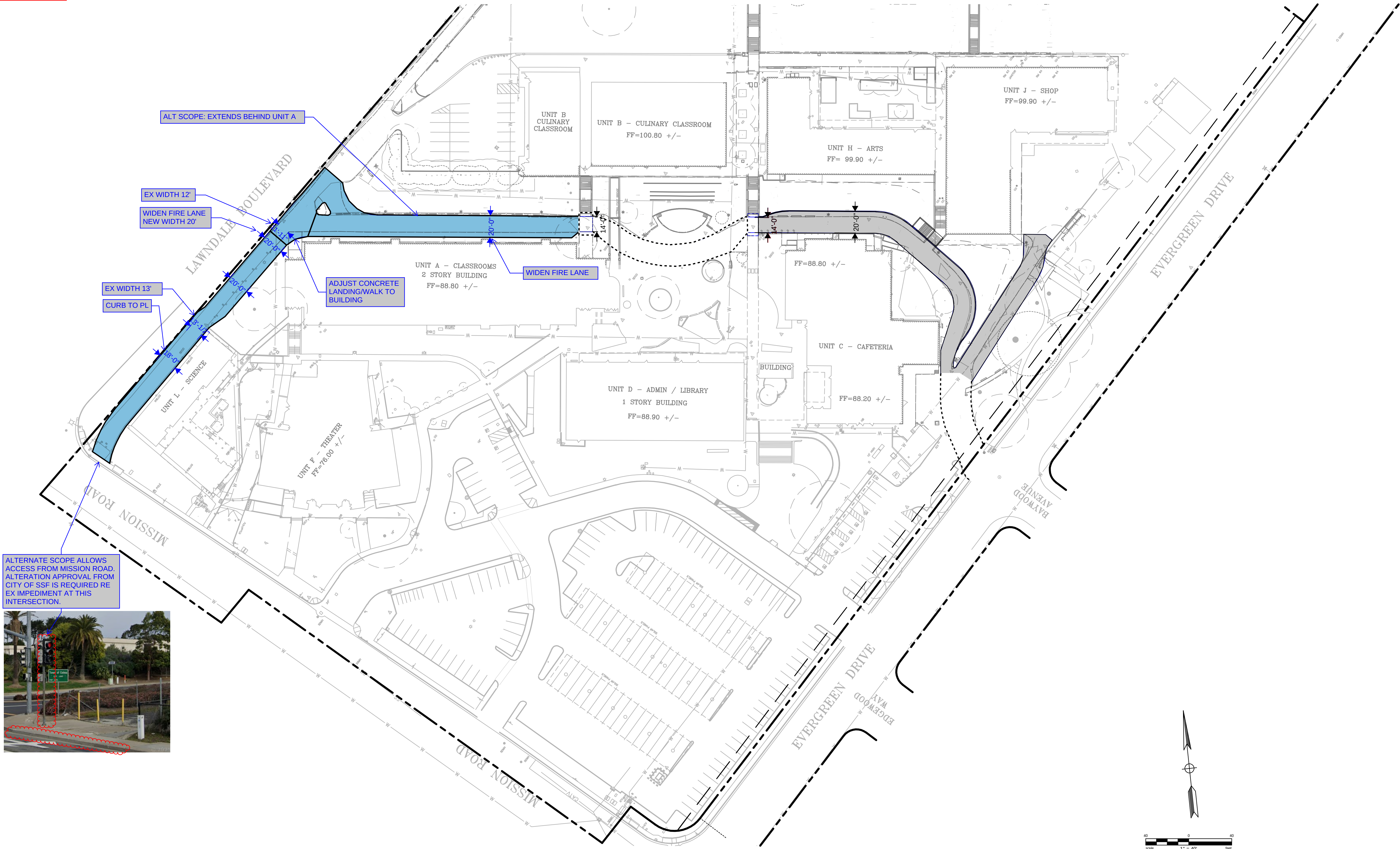
## Fire Improvement Key Scopes





FIRE ACCESS EXHIBIT - BASE SCOPE  
EL CAMINO HIGH SCHOOL - MODERNIZATION

SSFUSD

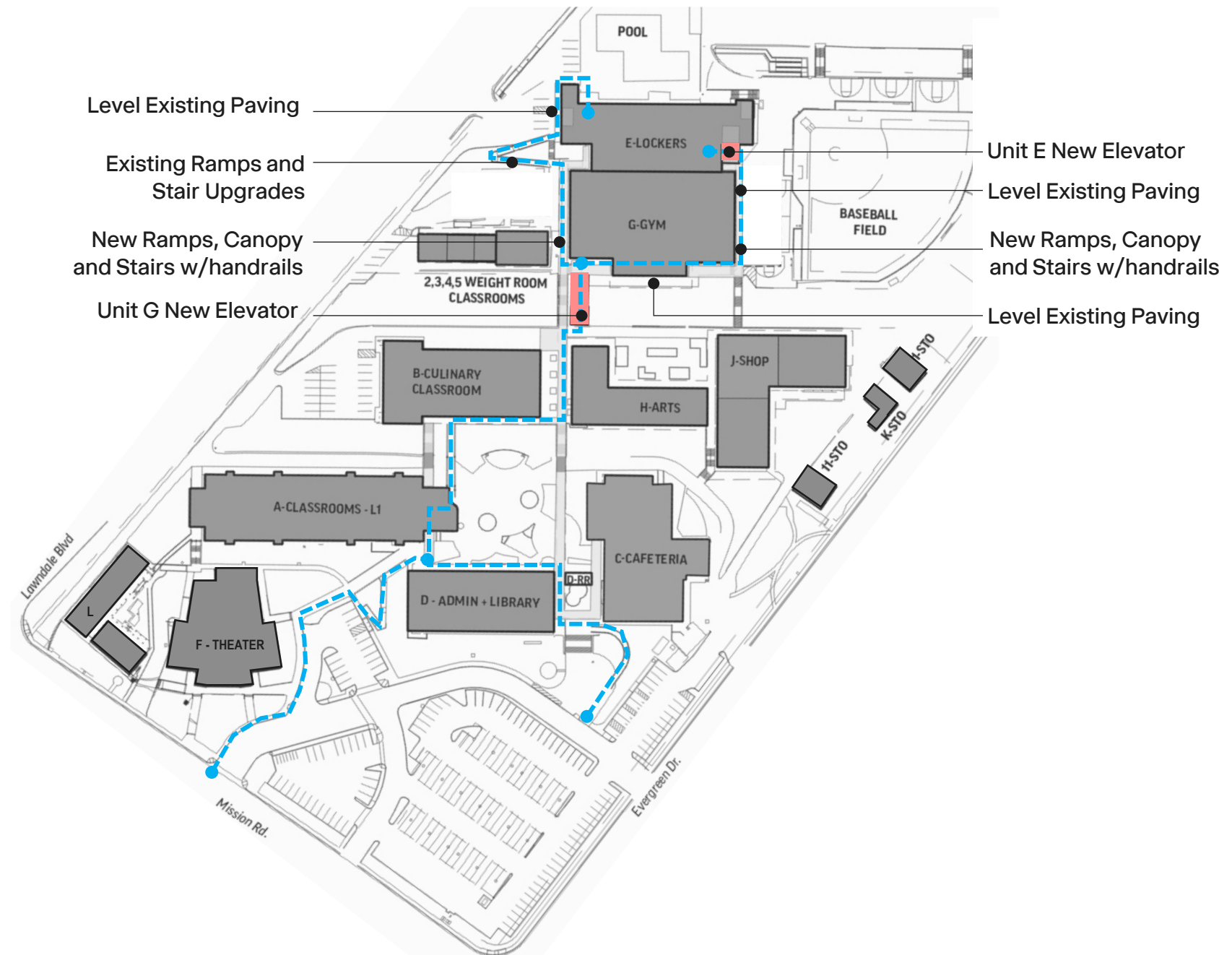


ALTERNATE SCOPE ALLOWS ACCESS FROM MISSION ROAD. ALTERATION APPROVAL FROM CITY OF SSF IS REQUIRED RE EX IMPEDIMENT AT THIS INTERSECTION.



DRAWING NAME: C:\box\Projects - BKF\BKF-PC\2024\2109\_El\_Camino\_High\_School\_Modernization\ENG-L\Exhibits\CHS-FIRE-ACCESS-EXH.dwg (EXH-02)  
PLOT TIME: 04-13-26 4:08pm PLOTTED BY: eaguine

## Units G & E Path of Travel Upgrades

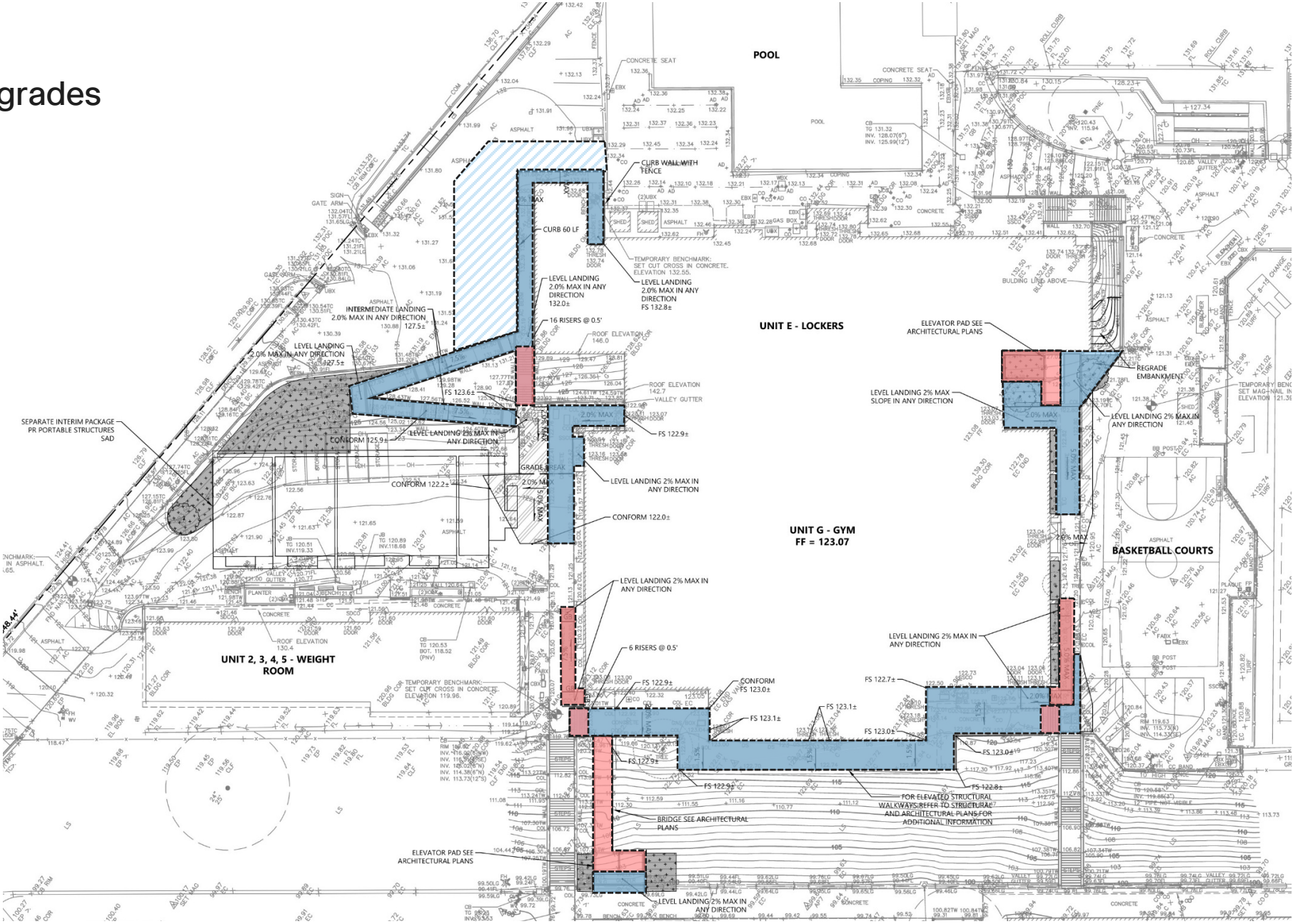


# Site

## Units G & E Path of Travel Upgrades

Legend

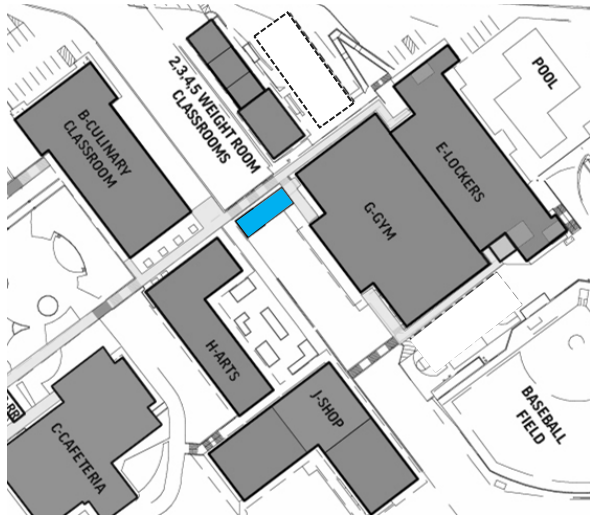
- New Elevators, Ramps and Stairs
- New Concrete Paving
- AC Overlay



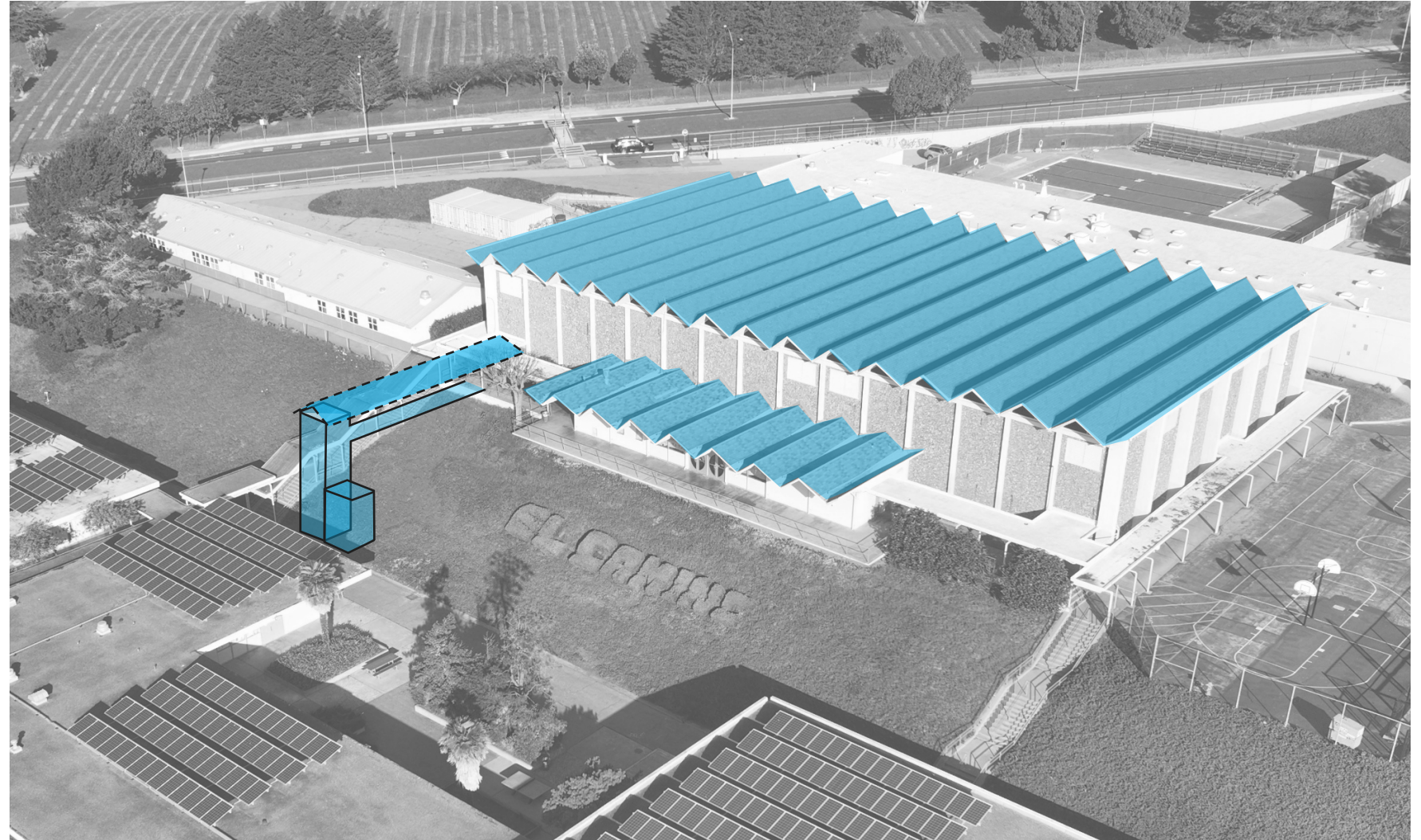
# Unit G - New Elevator Access – Updates

Coverage is required for the new bridge - pedestrian walkway - per April 16<sup>th</sup>, 2026 DSA Pre-App discussion.

Basis of Design of new access elevator design is demonstrated in the 100%SD Drawing AS 101 and AS 102 issued April 24<sup>th</sup>, 2026. Design concept herein this package is supplemental and supportive for SD cost estimate purpose and for DD phase study.

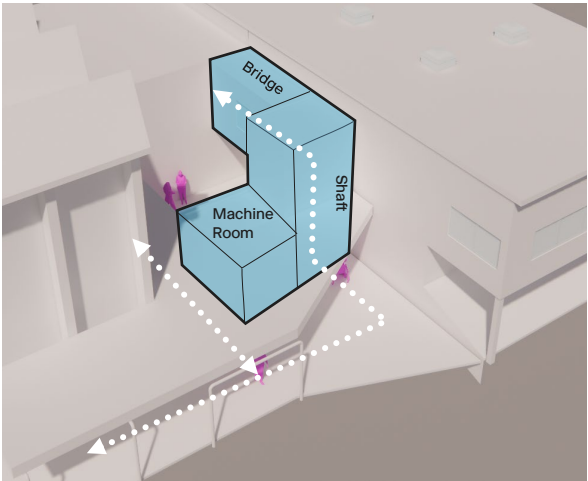
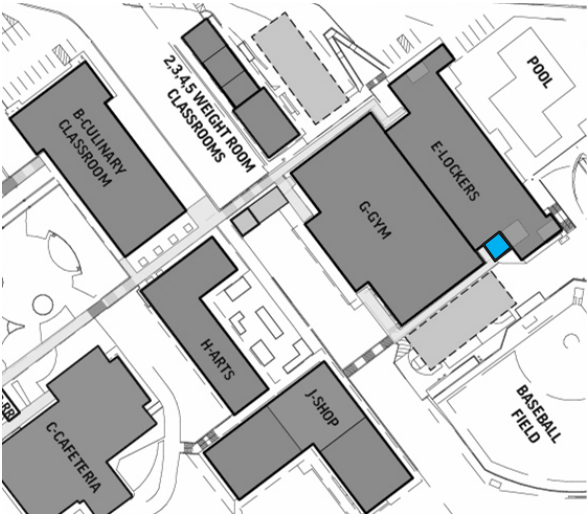


Site Plan Diagram



3D Conceptual Diagram

# Unit E - New Elevator Access – Massing Diagram



Site Plan Diagram

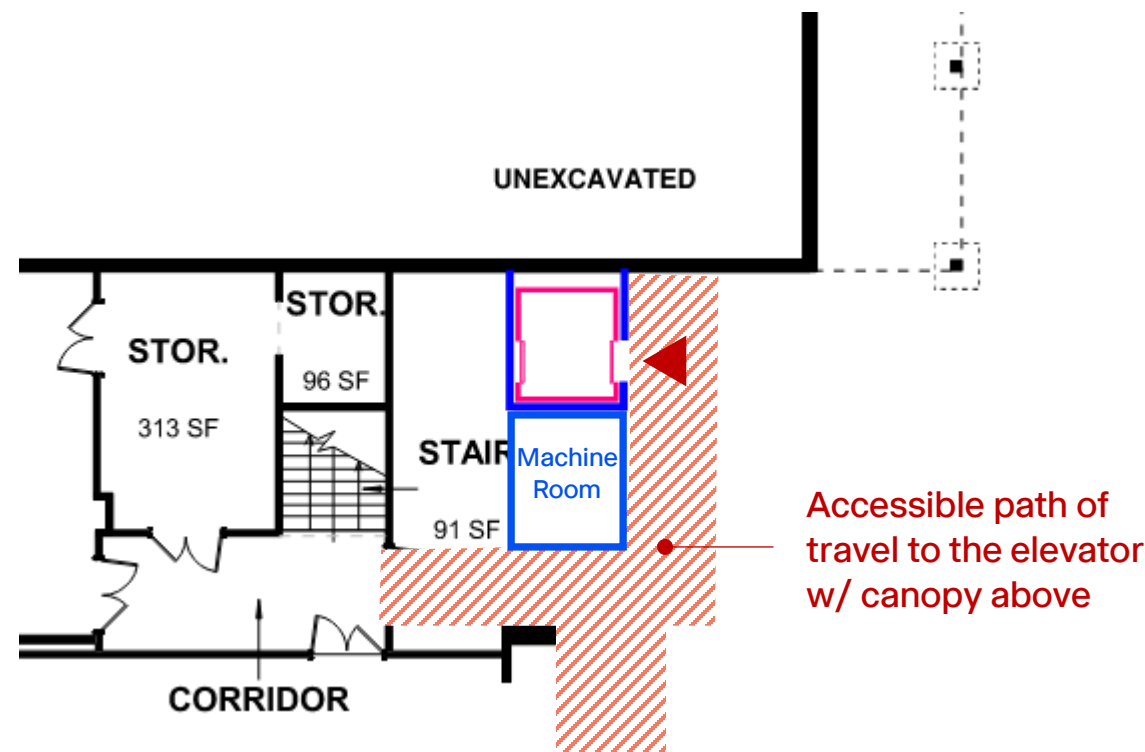
Easy access across, and up or down.



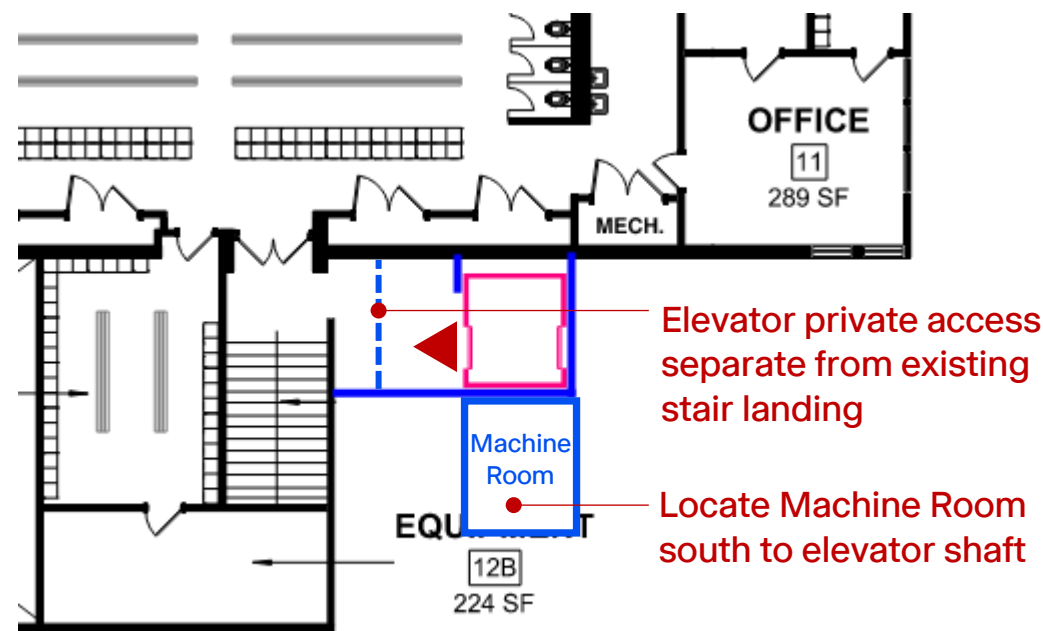
3D Conceptual Rendering

# Unit E - New Elevator Access – Design Updates

Machine Room shifted from below the bridge to the side of the elevator shaft, elevator opening per April 16<sup>th</sup>, 2026 DSA Pre-App discussion. Design Updates on this page are captured in 100%SD AS101 and AS102 issued April 24<sup>th</sup>, 2026.



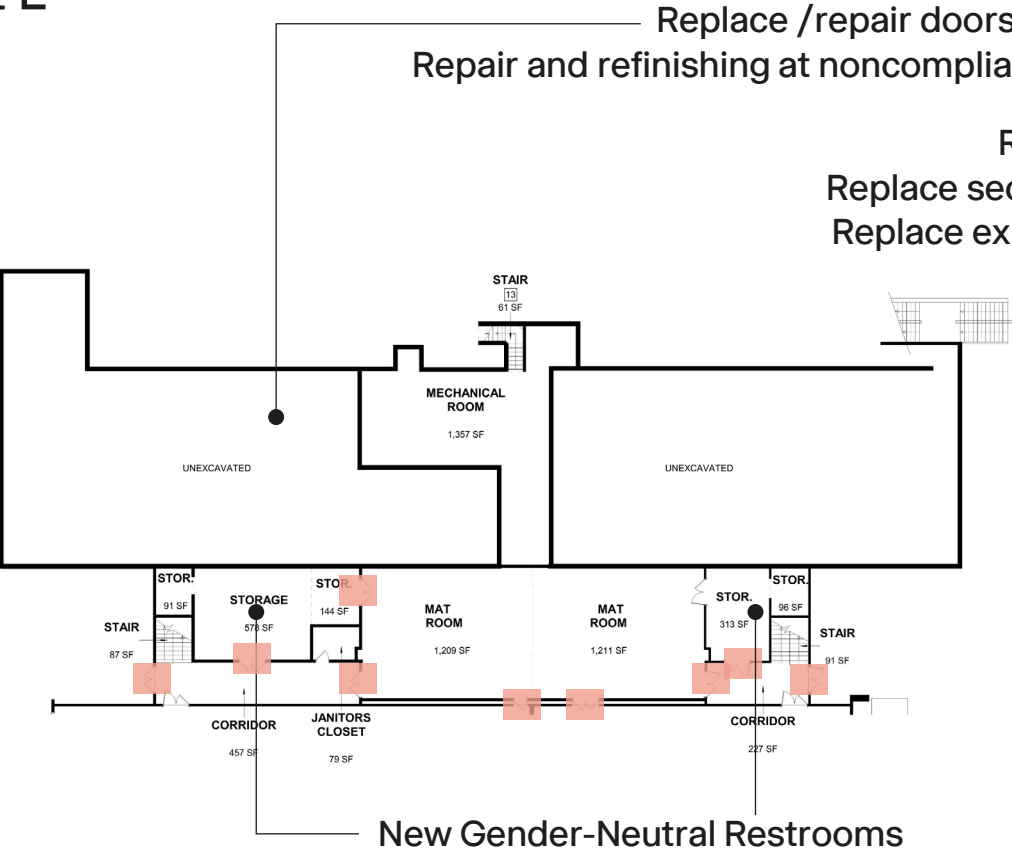
Unit E Lower Level



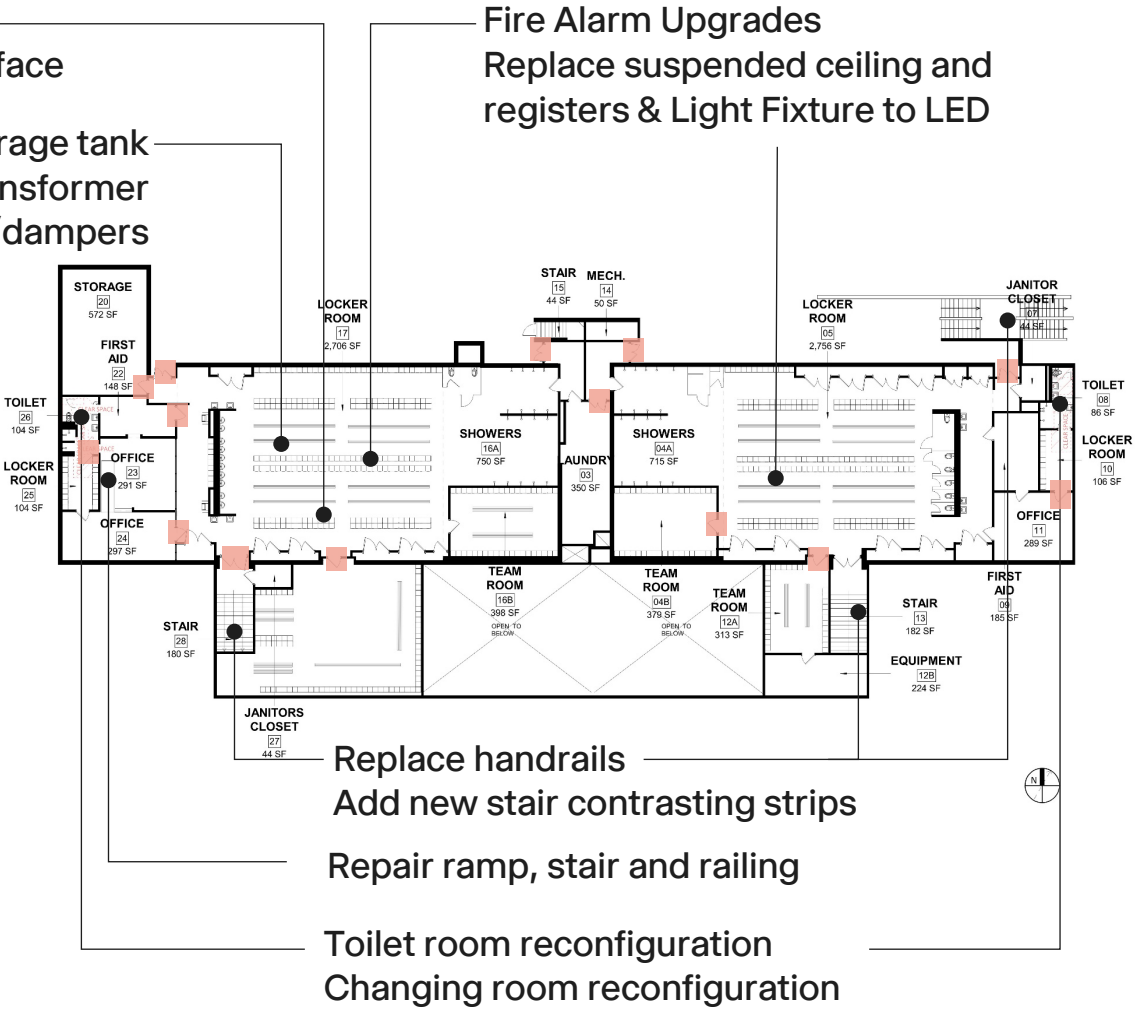
Unit E Upper Level

# Campus Buildings

## Unit E



Unit E Lower Level



Unit E Upper Level

**Legend**

 Non-compliant doors

# Campus Buildings

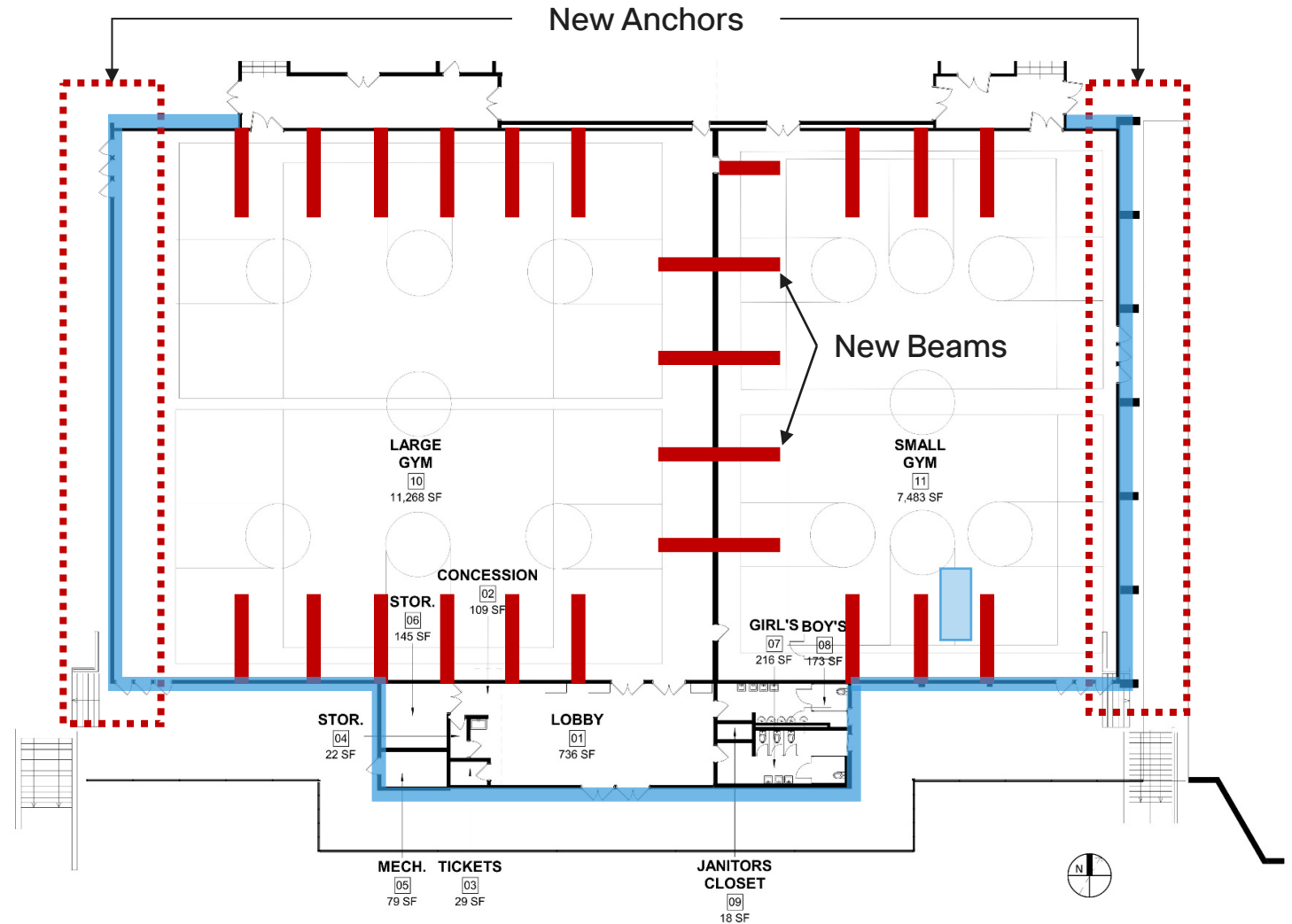
## Unit G

### Structural Upgrades:

- Strengthen Wall to Diaphragm
- New Continuous Chord along Longitudinal Walls
- Foundation tie Perimeter to Interior

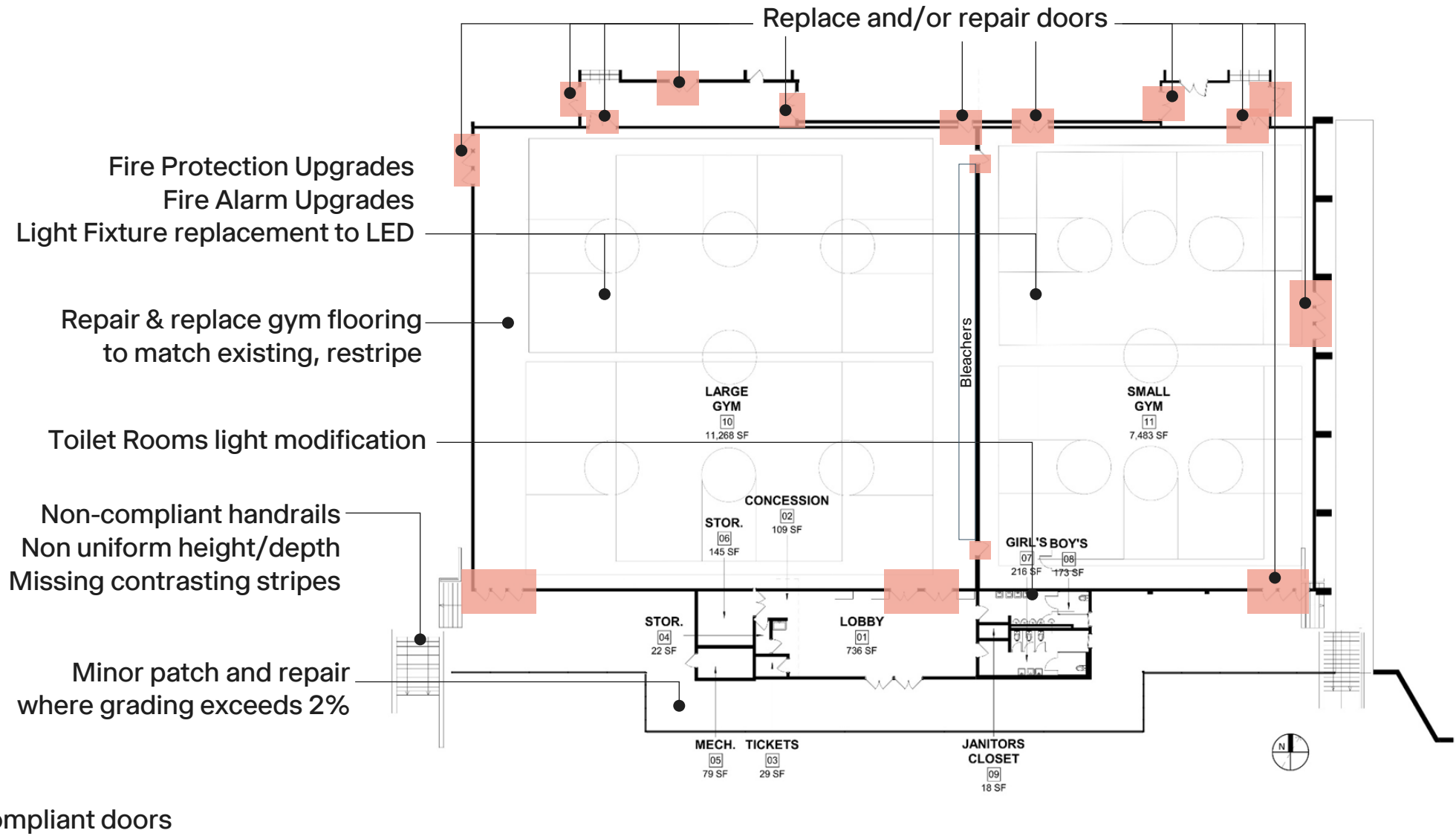
### Water Intrusion Remediation:

- Apply water repellent to exterior wall and connection area
- Rebar and concrete repair
- Gym floor repair at (2) locations



# Campus Buildings

## Unit G



**Legend**

Non-compliant doors