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, Preliminary Construction Services Agreement, for full scope of work and services

South San Francisco High School	400 B St, South San Francisco, 94080
Design:	April 2026 through Sept 2027
SD Completion:	October 2026
DD Completion:	March 2027
CD Completion:	September 2027
DSA Submission:	September 2027
Anticipated Construction Start Date:	July 2028
Anticipated Completion of Project	July 2030
Base Design Budget	$54,950,531
Unfunded Alternates:	$3,789,098
Design Basis	$58,739,629
Architect:	CAW Architects

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing South San Francisco 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
  Refer to Exhibit L, Attachment A, Section 1.1.2 On-site Evaluation of Existing Conditions/Site Investigations for details on quantity and buildings.
    a. Potholing
    b. Electrical & Low Voltage
    c. Asphalt/Concrete/Landscape Coring
    d. Water POC & Pressure Testing
    e. Natural Gas Pressure Testing
    f. Exploratory Demolition & Investigation
    g. AHU's & Exhaust Fan
- 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.

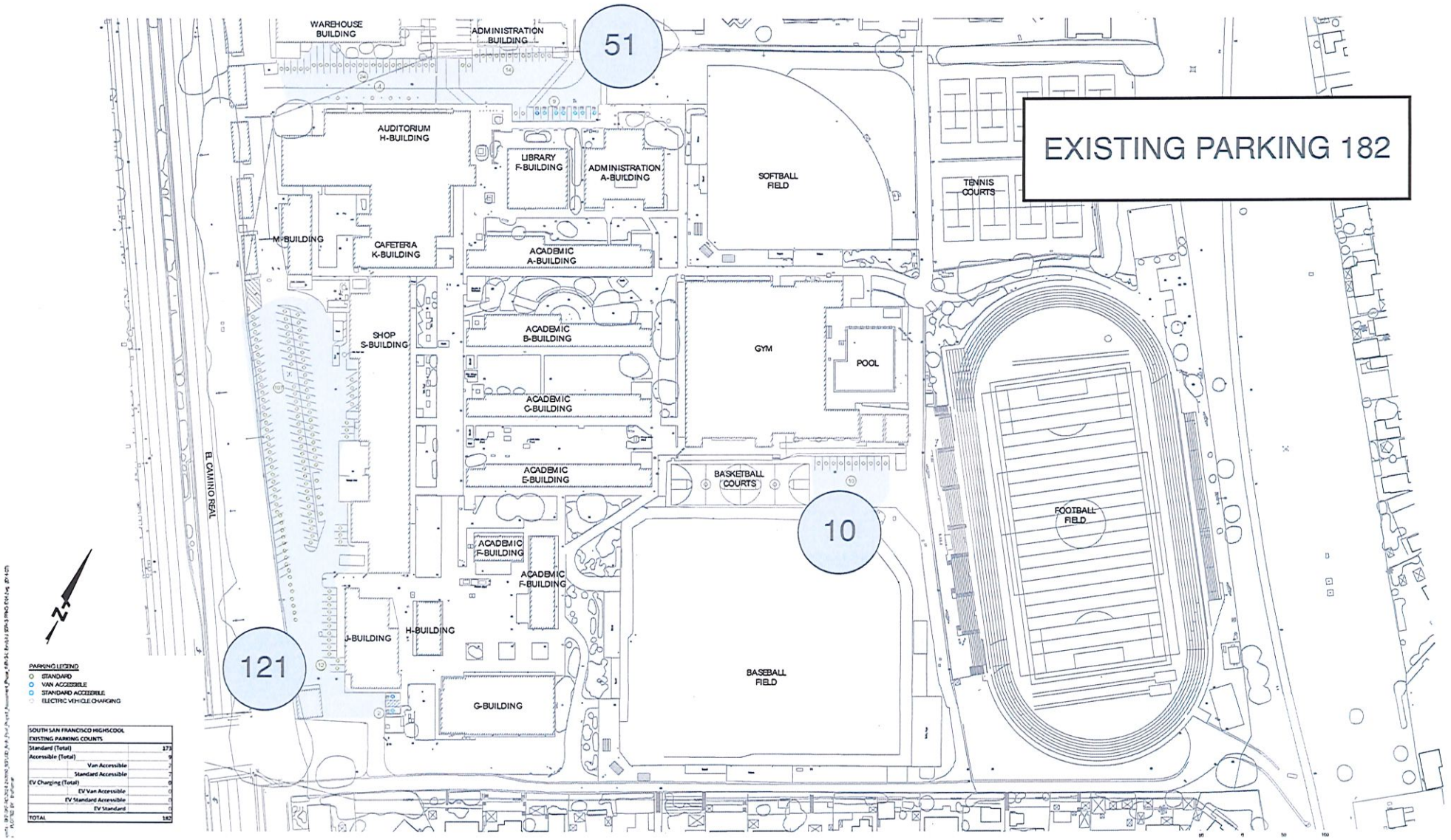
Construction Services include all work associated with the campus modernization, including but not limited to:

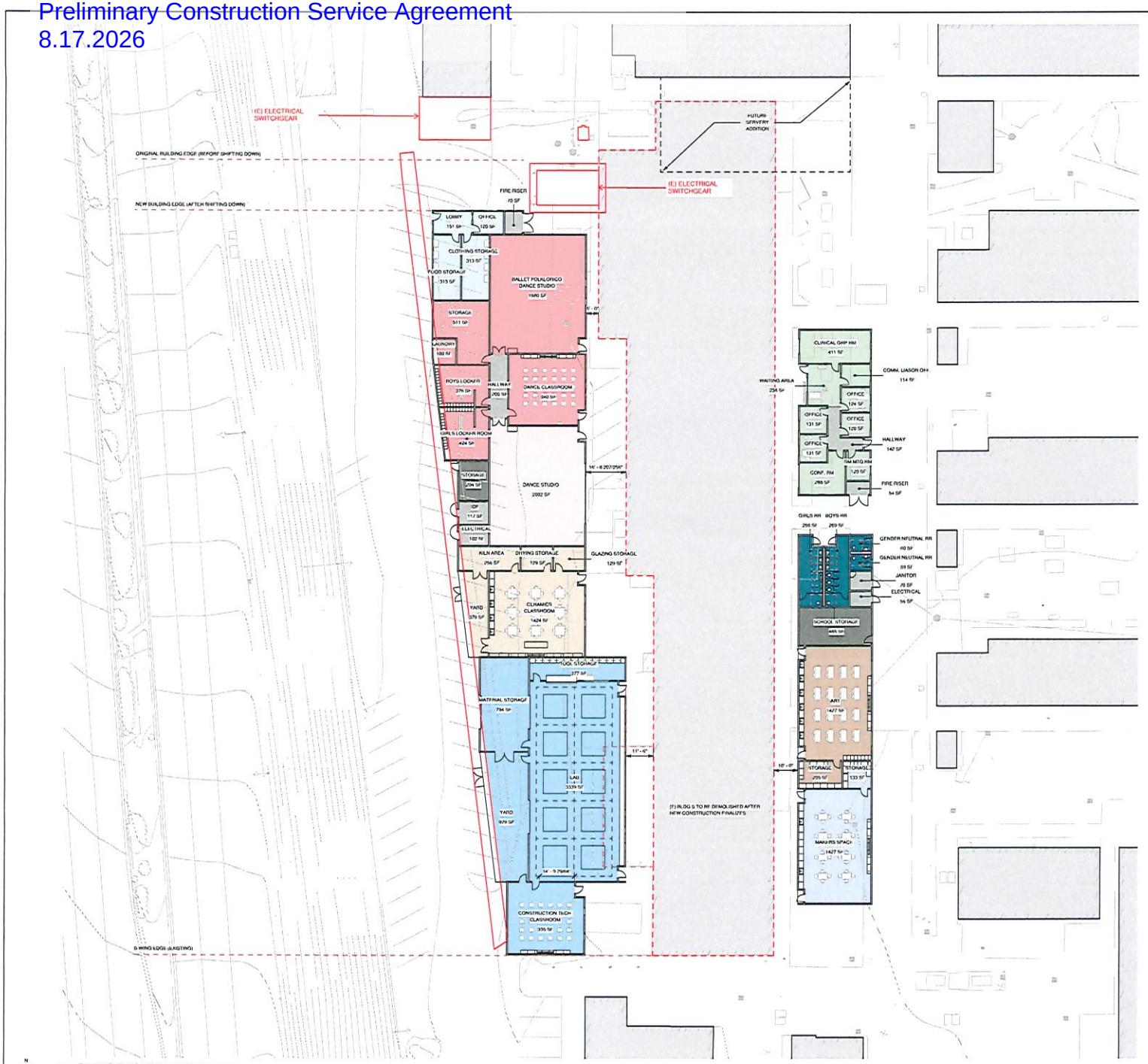
- Demolition of Existing S-Wing building
- Construction of New S-Wing
    - New S Wing to house multiple classroom programs, approximately 24,000SF, constructed with wood framing and plywood shear walls on shallow concrete foundations *(subject to change).*
    - Spaces for new building include (*subject to change*):
        - Dance Studio
        - Maker Space
        - Construction Technology Lab
        - Wellness Center
        - Ballet Folklorico Dance
        - Ceramics
        - Art
        - Restrooms
        - Family Resource Center
        - Large Quad site improvements
- Modernization of Existing Building N, gym and locker rooms;
    - Renovation of an approx. 36,000 SF 1-story gym and locker room building *(subject to change).*
        - New locker room building addition, assumed to be approximately 2,400 SF constructed with wood framing and plywood shear walls on a shallow concrete foundation
        - Fire Alarm Upgrades
        - New Sprinklers for the entire building
        - ADA Restroom Renovations and New Spectator Restrooms
        - ADA Path of Travel (POT) and Door Replacement
        - Renovation of Locker Room
        - New Lockers and Finishes
        - New Roofing
        - MEP Upgrades
        - Security Upgrades
        - New weight room addition.
- Site work
    - ADA POT improvements
    - Utility Improvements (Sewer, Storm, Split Fire/water, Gas, Electrical)

- Abatement of hazardous material related to the modernization scope
- Site preparation and utility work associated with the installation of interim housing for the Existing Building N, gym and locker rooms.

SSF HS Design Images - See following five (5) pages

SITE PLAN: EXISTING PARKING





1 S-WING SINGLE-STORY SCHEME
1/16" = 1'-0"

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306

STAMP

CONSULTANTS

APPROVAL STAMP

MILESTONE	DATE

PROJECT NAME
SOUTH SF HIGH SCHOOL
NEW S-WING BUILDING
400 B ST
S SAN FRANCISCO, CA 94080

SHEET TITLE
ONE STORY - FLOOR PLAN

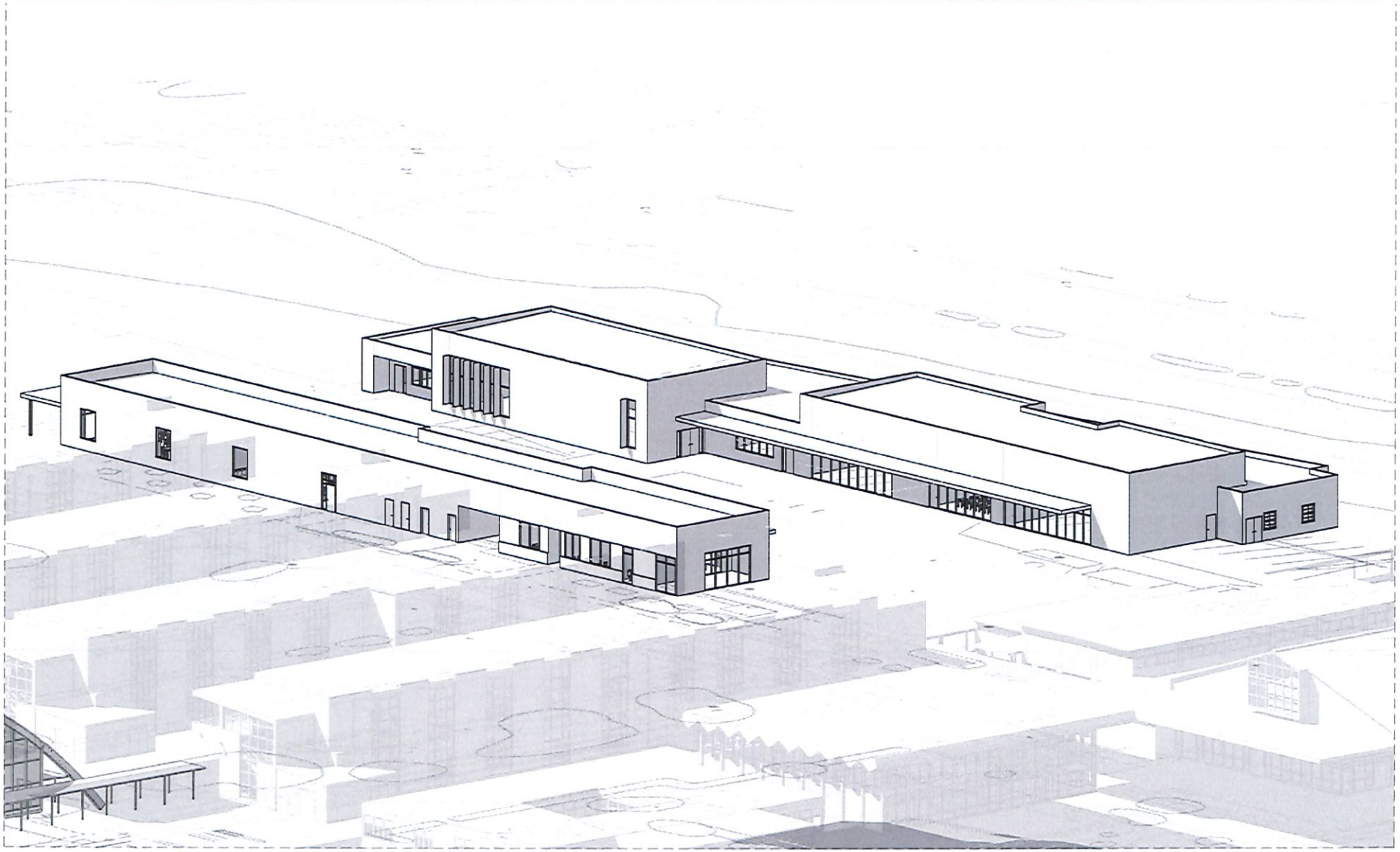
PROJECT NO 2501
DRAWN BY
CHECKED BY

SHEET
W0.01

PROPOSED SITE PLAN



S-WING PERSPECTIVE VIEW



S-WING PERSPECTIVE VIEW

