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

Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden	825 Southwood Drive, South San Francisco, CA 94080
Architect:	HED Design
Baden Campus Utility	
Project Assessment	Oct – Nov 2026
Design:	
SD Completion:	Jan – Feb 2027
DD Completion:	Feb – Apr 2027
CD Completion:	Apr – May 2027
DSA Submission:	May – Sept 2027
Anticipated Construction Start Date:	**Oct 2027 – April 2028**
Anticipated Completion of Project:	April 2028
Base Design Budget	
Design Basis (Construction Budget)	$5,200,000
Baden Campus Modular Building(s)	
Project Assessment	Oct – Nov 2026
Design:	
SD Completion:	Jan – Feb 2027
DD Completion:	Feb – Apr 2027
CD Completion:	Apr – May 2027
DSA Submission:	Dec 2028-Feb 2029
Anticipated Construction Start Date:	**Aug 2029 – Nov 2029**
Anticipated Completion of Project:	Aug 2029
Base Design Budget	
Design Basis	Included in Site Utilities budget above
Temporary Campus at Baden	
Project Assessment	Oct – Nov 2026
Design:	
SD Completion:	Jan – Feb 2027
DD Completion:	Feb – Apr 2027
CD Completion:	Apr – May 2027
DSA Submission:	Sep 2027 – Jan 2028
Anticipated Construction Start Date:	**Jan – Jun 2028**
Anticipated Completion of Project	July 2028
Base Design Budget	
Design Basis (Total Project Budget)	$5,400,000

**All information is preliminary*

The proposed project includes the modernization and renovation of the existing spaces at Baden High school, Temporary campus for Los Cerritos Elementary school, 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
- 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:

Baden Campus Utility

1. Utility Assessment and as required, Improvements (Sewer, Storm, Combined Domestic/Fire Water System, Gas, Electrical, Low Voltage Systems)
2. Path of Travel Upgrades/Site ADA Upgrades.

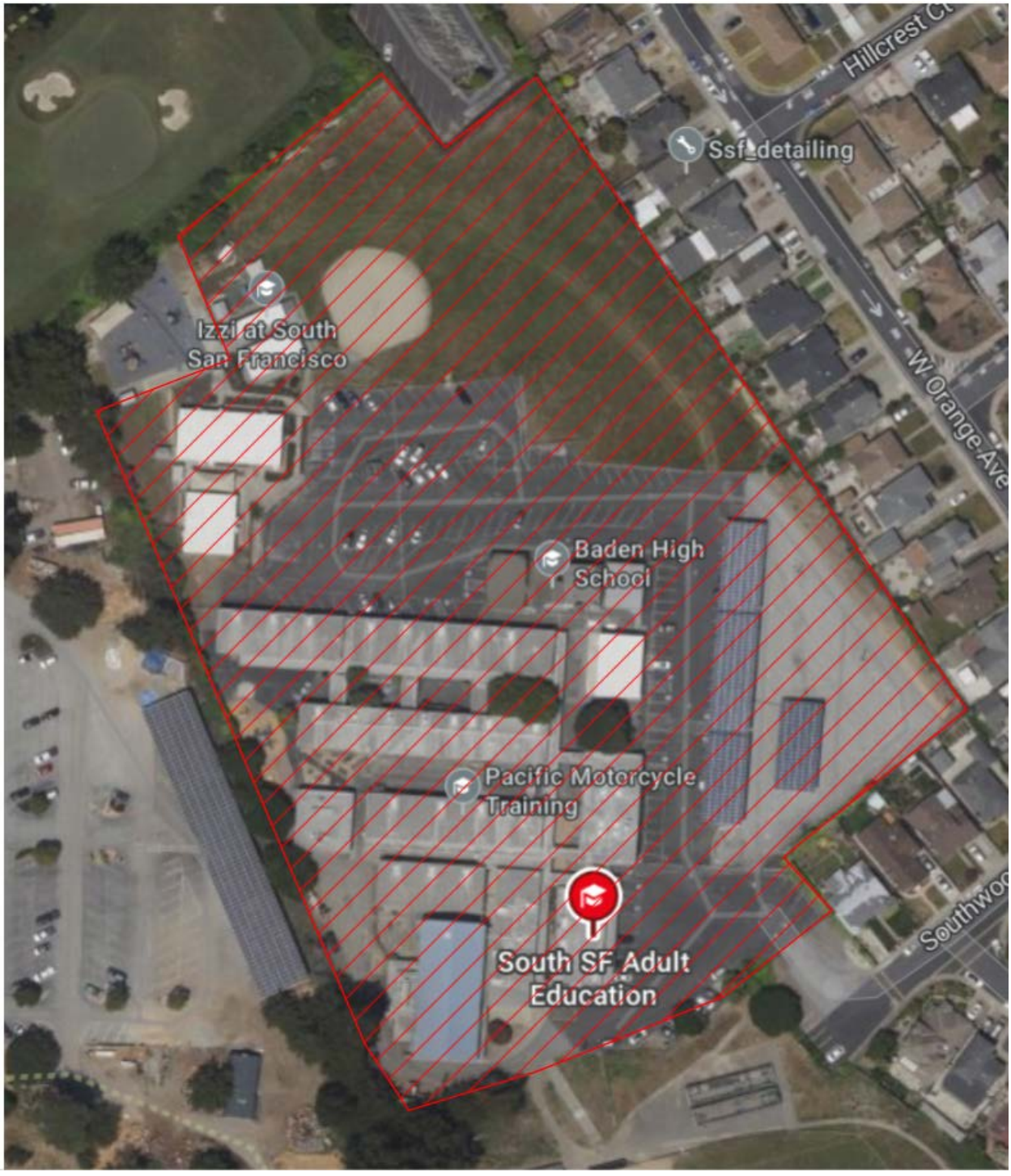
Temporary Campus at Baden:

1. Site preparation for the temporary village, including Path of Travel development.
2. Placement of Fifteen (15) temporary buildings
    a. Five (5) temporary building spaces: Library, Restrooms, Warming Kitchen, Administration, Student Support Services.
    b. Ten (10) temporary classroom spaces.
3. Vehicle access inclusive of drop-off/pick up and Play yard
4. Site Utilities to support temporary village including sewer, domestic/fire water, electricity, fire/life safety and other low voltage systems, etc.
5. Coordination of dual construction sites (Los Cerritos ES and Baden HS).
    a. A temporary village located on the nearby Baden HS campus and Modernization scope at Los Cerritos ES. Refer to distance between site map for LC ES clarifying (3 min) drive distance between project sites.
6. The temporary campus at Baden for Los Cerritos Elementary School is to be operational prior to the start of construction of the Los Cerritos Elementary School Modernization. Once the Los Cerritos elementary school modernization is complete, the temporary campus at Baden is to be removed and Baden high school is restored.

Baden Campus Modular Building(s)

1. Demolish four (4) existing portable classroom buildings, room numbers as designated below.
    a. Portable 48
    b. Portable 49
    c. Portable 50
    d. Portable 51
2. The equivalent of four (4) LC ES Temporary Village temporary portable classrooms will remain transitioned into the replacement buildings for the four (4) removed (ATP) buildings.
3. Site utility infrastructure to these four (4) classroom buildings to remain active when the balance of the temporary village buildings are removed and down the site is restored.
4. Portable 52 – Existing permanent classroom/kitchen building - Not in Scope.

Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden
Site Plan



Temporary Campus at Baden

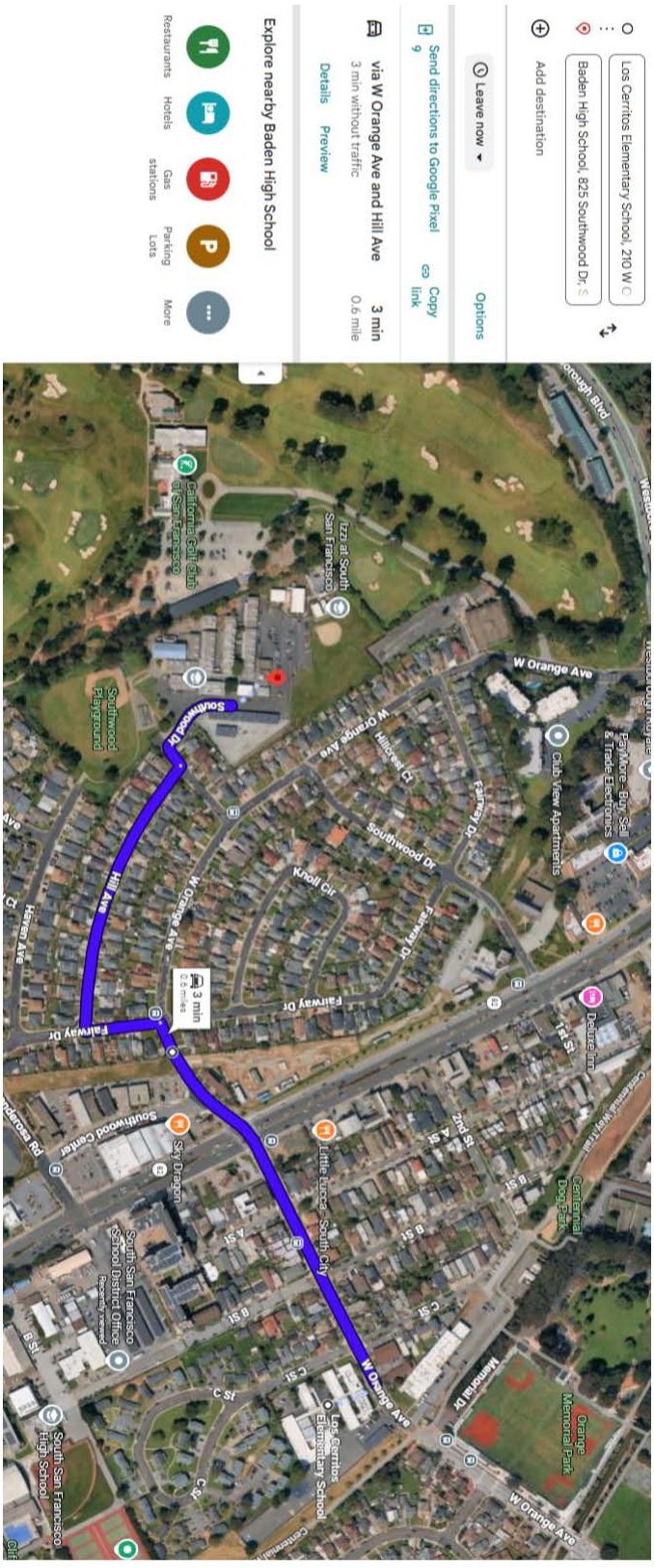


Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden
Site Logistics Plan



Distance Map- Showing Distance Between Los Cerritos ES and Baden HS Campus.

(Three (3) minute drive)


Los Cerritos Elementary School, 210 W C
Baden High School, 825 Southwood Dr, S
Add destination
Leave now
Options
Send directions to Google Pixel 9
Copy link
via W Orange Ave and Hill Ave
3 min without traffic
3 min
0.6 mile
Details
Preview
Explore nearby Baden High School
Restaurants
Hotels
Gas stations
Parking Lots
More
W Orange Ave
Southwood Dr
Hill Ave
Fairway Dr
Knoll Cir
Hillcrest Ct
Club View Apartments
Southwood Playground
Izzi at South San Francisco
Sky Dragon
Little Lucca - South City
Los Cerritos Elementary School
Orange Memorial Park
Centennial Dog Park
Deluxe Inn
South San Francisco School District Office
South San Francisco High School
Southwood Center
Haven Ave
Memorial Dr
1st St
2nd St
A St
B St
C St
3 min
0.6 miles