


KITCHELL

PROJECT:	Los Cerrito's ES & Baden HS, ATC and Temp Housing Voluntary Site Walk #1	MEETING DATE:	October 6, 2026 3:30-5:30-pm
FACILITATOR:	SSFUSD/KCEM	LOCATION:	Los Cerritos ES & Baden HS and ATC

[illegible]



BADEN



VOLUNTARY SITE WALK SIGN IN SHEET

PROJECT:	Los Cerrito's ES & Baden HS, ATC and Temp Housing Voluntary Site Walk #2	MEETING DATE:	October 8, 2026 3:30-5:30-pm
FACILITATOR:	SSFUSD/KCEM	LOCATION:	Los Cerritos ES & Baden HS and ATC

[illegible]



**Measure T Bond Program
LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS
UTILITY AND MODULAR BUILDING(S), TEMPORARY CAMPUS AT BADEN
VOLUNTARY SITE WALK AGENDA
Non-PLA Project**

Called By:

- South San Francisco Unified School District

Held:

- Tuesday, October 6, 2026, at 3:30-5:30 PM
- Thursday, October 8, 2026, at 3:30-5:30 PM
- Los Cerritos ES – 210 West Orange Ave, SSF CA 94080
- Baden HS + ATC- 825 Southwood Dr, SSF CA 9080

AGENDA:

1. MEET AT MAIN ADMINISTRATION BUILDING

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, Abhishek Shete, Rick Garcia, Michael Carson
 - **Architect of Record:** HED Architects – Rob Filary + Leah Marthinsen

3. RFP DOCUMENT 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/bids-and-rfps/rfps-rfqs-rfos-rfis>

4. RFP RESPONSE DATE & TIME:

- **Due:** November 2, 2026, no later than 4:00 PM PST to Craig Kanaya at ckanaya@ssfusd.org.
- **Certifications & Addenda to be submitted with RFP response:** refer to the RFP and District website for latest documents and addendums.
- **Selection:** Contractor/Developer will be selected on a Best Value basis.
 - Los Cerritos Elementary School**
 - **Value:** Base Budget \$19,800,000 + \$1,575,054 unfunded Alternates.
 - **Design Basis** of \$21,375,054 (Base budget plus unfunded alternates).
 - Baden Campus Utility and Campus Modular Building(s)**
 - **Value:** Base Budget \$5,200,000

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, before GMP.

6. SUMMARY SCOPE OF WORK DESCRIPTION:

Refer to **Project Descriptions** attached:

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN.

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.

- **Projects (dual campuses):**

Provide separate Preliminary Construction Services Cost Forms for both **LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN.**

for DD & CD Phases including but not limited to constructability review, value engineering, expedited design reviews, master scheduling, cost estimating, budgeting, logistics planning, detailed project phasing, interim housing ideas and concepts, experience with prefabricated, manufactured, and factory fabricated building systems to support accelerated project delivery, 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. Project delivery on an occupied high-use student/faculty/community members at all times during the calendar year.

7. PRELIMINARY SITE INFORMATION for BOTH CAMPUSES:

- Preliminary Site Logistics – Preliminary Concept Designs from HED
- Contractor Badging/Vests Requirements
- Site Access/ Project Security / Fire Alarm
- Contractor's Working Hours/ Weekend & Holiday Work Hours

8. ADDENDA:

- **Friday, October 16, 2026, at 4:00 PM**, is the last day to receive written questions from Respondents.
- **Monday, October 27, 2026, at 4:00 PM** is the Last day for District to issue addenda to answer questions/clarifications. Locate all addenda at District website:
- <https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/bids-and-rfps/rfps-rfqs-rfos-rfis>

9. FEES, ALLOWANCES & CONTINGENCIES for Preliminary Construction Services for each Campus. Refer to cost forms.

For LC ES:

1. Using a cost form for each campus, provide a fee for your preliminary construction services.

2. Provide an Allowance for your total 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. The District has established, *what it believes is a reasonable* allowance of a not to exceed ("NTE") value of **\$200,000** to address these existing conditions/ destructive site investigations collectively. We have identified the following tasks that we wish the LLB GC to evaluate and provide a cost per task. Refer to RFP for details and support documentation requirements.

- Potholing, Locations
- Electrical & Low Voltage System Investigations
- Asphalt Core & Aggregate Base Sampling locations
- Water Pressure Testing at Buildings
- Natural Gas Pressure Testing at Buildings

- Exploratory Demolition and Investigation
- Window Investigation

3. Provide an Allowance for Owner directed Long Lead Item early procurement for a not-to exceed value of **\$250,000**. Refer to RFP for details and support documentation requirements.

4. Provide a District controlled contingency for a not to exceed **\$50,000**. Refer to RFP for details and support documentation requirements.

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.

- Refer to the Preliminary Construction Services Forms and Combined Form in RFP.
- A separate, editable cost form is available upon request.
-

- **For Baden CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN:**

2. Using a cost form for each campus, provide a fee for your preliminary construction services.

2. Provide an Allowance for your total 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. The District has established, *what it believes is a reasonable* allowance of a not to exceed ("NTE") value of **\$50,000** to address these existing conditions/ destructive site investigations collectively. We have identified the following tasks that we wish the LLB GC to evaluate and provide a cost per task. Refer to RFP for details and support documentation requirements.

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4. Provide a District controlled contingency for a not to exceed **\$50,000**. Refer to RFP for details and support documentation requirements.

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.

- Refer to the Preliminary Construction Services Forms and Combined Form in RFP.
- A separate, editable cost form is available upon request.

10. PRELIMINARY PROJECT SCHEDULE:

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

11. QUESTIONS AND ANSWERS:

- Submit all questions via email in the format of an RFI to Craig Kanaya, District Project Manager at ckanaya@ssfusd.org. RFI's/Questions received after 4:00 PM on Friday, October 16, 2026, will not be answered.

12. SITE WALK & ADJOURNMENT

Disclaimers:

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

RFP Schedule

DATE	ACTION ITEM
Wednesday, September 23, 2026	Release of RFP
Wednesday, September 23, 2026	First advertisement of RFP in trade journal and local newspaper.
Wednesday, September 30, 2026	Second advertisement of RFP in trade journal and local newspaper.
Tuesday, Oct 6, 2026, 3:30pm-5pm (Both LC ES and Baden HS) Thursday, Oct 8, 2026, at 3:30pm-5pm (Both LC ES and Baden HS)	Voluntary Site Walks
Friday, October 16, 2026, at 4:00 PM	Last day to receive written questions from Respondents.
Monday, October 27, 2026, at 4:00 PM	Last day for District to issue addenda to answer questions/clarifications.
Monday, November 2, 2026, at 4:00 PM	Deadline for submissions in response to RFP.
Tue, Nov 17, 2026, 9:30am Wed, Nov 18, 2026, 9:30am Thur, Nov 19, 2026, 9:30am	Team Interview Dates/Times for Respondents (if requested)
Thursday, January 21, 2027	Target Board Meeting

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

Important Note:

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

References Attached to this Agenda:

1. Project Description + Schedule + Project Value, LC ES
2. Project Description + Schedule + Project Value, Baden HS
3. Combined Cost Form
4. Exhibit L, Attachment A, Exhibit A-E, LC ES
5. Exhibit L, Attachment A, Exhibit A-E, Baden HS

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

Appendix A, Project Description

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.

Appendix A,
Project Description

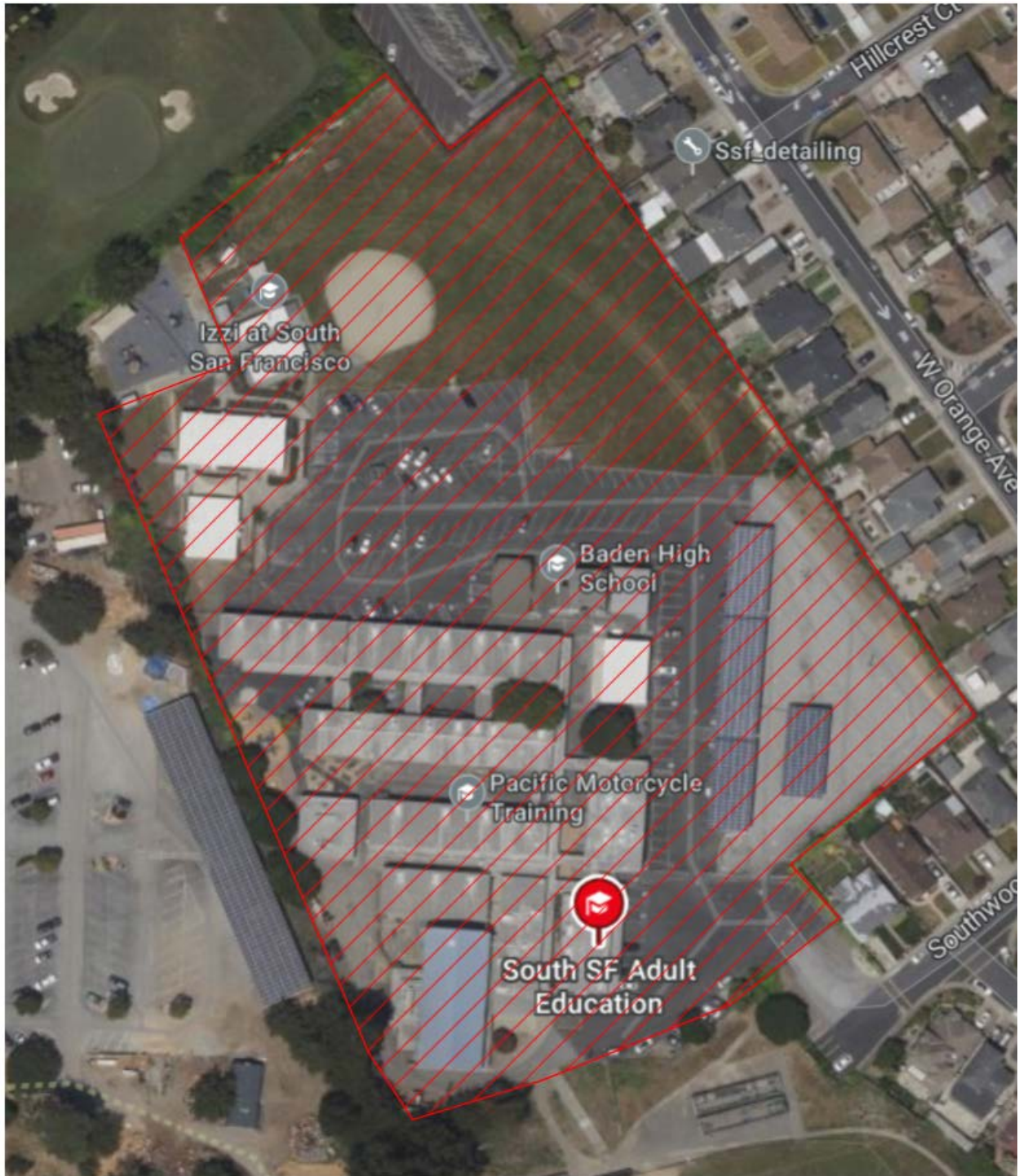
Temporary Campus at Baden:

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**



Appendix A,
Project Description

Temporary Campus at Baden



Appendix A, Project Description

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

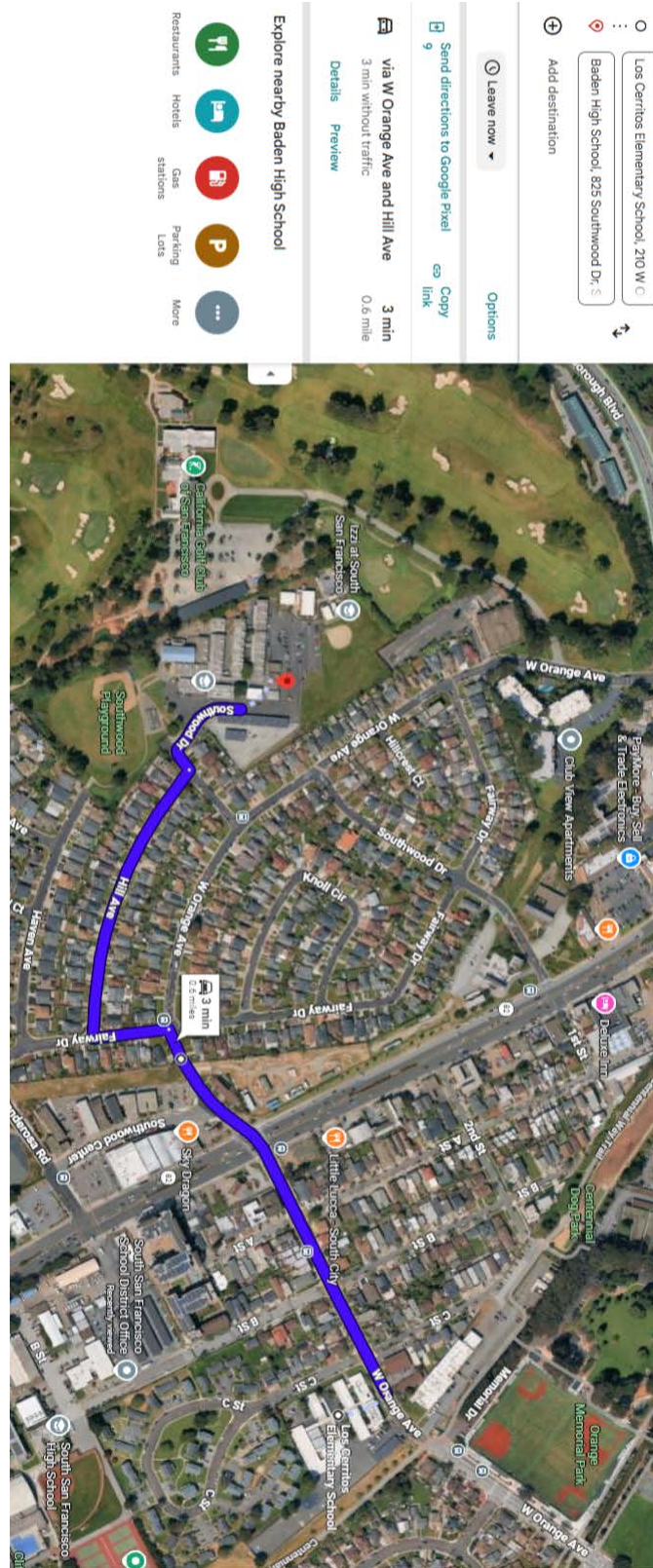


Appendix A,
Project Description

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

(Three (3) minute drive)

Appendix A, Project Description



Combined Preliminary Construction Services Cost Form				
Cost Component	Los Cerritos	Baden HS	Combined Total	
I. Preliminary Construction Services Fee	\$ -	\$ -	\$ -	
II. Site Investigation Allowance	\$ -	\$ -	\$ -	
III. Long Lead Item Allowance	\$ 250,000.00	\$ 50,000.00	\$ 300,000.00	
IV. District Controlled Contingency	\$ 50,000.00	\$ 50,000.00	\$ 100,000.00	
V. TOTALS	\$ 300,000.00	\$ 100,000.00	\$ 400,000.00	

Staff that would be part of the General Conditions	Linked Summary
Title	Hourly Rate (fill in hourly rate)
Project Executive	\$ -
Project Manager	\$ -
Superintendent	\$ -
Project Engineer	\$ -
Estimator	\$ -
Scheduler	\$ -
Safety Officer	\$ -
Reimbursables	\$ -
Total Hourly Rates	0
Avg Hourly Rate Total	0

Rates Section		
Item	Percentage (Fill in %)	
Fee / Overhead & Profit as part of the GMP (as a percentage of direct costs)	_____ %	_____ %
Bond Rate (as a percentage of direct costs)	_____ %	_____ %
Insurance Rate (as a percentage of direct costs)	_____ %	_____ %
Builder's Risk Rate (percentage of direct costs)	_____ %	_____ %
Subcontractor Change Order Markup (Inclusive of OH&P)	_____ %	_____ %
Self-Performed Change Order Markup (Inclusive of OH&P)	_____ %	_____ %
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.)	_____ %	_____ %

The Combined Preliminary Construction Services Cost Form shall be used solely for evaluation purposes. Respondents shall separately complete a detailed Preliminary Construction Services Cost Form for each project. The Combined Preliminary Construction Services Cost Form shall automatically summarize the arithmetic total of the two project proposals. Allowances, contingencies, budgets, and funding sources shall remain project-specific and shall not be transferred between projects without written authorization from the District.

**Provide a supplemental sheet for explanations, notes, comments to these percentages. At the PSA stage, qualified estimates are acceptable as GMP value is still TBD .*

Please fill in Preliminary Construction Services Form:

Project Name: Los Cerritos Elementary School Modernization	RFP #: 27-005
Item	Amount
I. Preliminary Construction Services Fee	\$0
II. On-site Evaluation of Existing Conditions/Site Investigations	See Below for Total
a. Potholing Locations	\$0
b. Electrical & low voltage system investigations	\$0
c. Asphalt/Concrete/Landscape Coring	\$0
d. Water POC & Pressure Testing locations	\$0
e. Natural Gas pressure test locations	\$0
f. Exploratory Demolition and Investigation	\$0
g. Window Investigation	\$0
II.Total Allowance for On-site Evaluation of Existing Conditions/Site Investigations	\$0 (Total lines = a+b+c+d+e+f+g)
III. Long Lead Item Allowance (flat fee)	\$250,000
IV. District Controlled Contingency (flat fee)	\$50,000
V. Total Preliminary Construction Services Fee (Fee + Allowance(s)+ Contingency)	\$0
	(total lines= I + II+III+ IV above)
Staff that would be part of the General Conditions	
Title	Hourly Rate (fill in hourly rate)
Project Executive	\$ -
Project Manager	\$ -
Superintendent	\$ -
Project Engineer	\$ -
Estimator	\$ -
Scheduler	\$ -
Safety Officer	\$ -
Total	0
Rates Section	
Item	Percentage (fill in %)
Fee / Overhead & Profit as part of the GMP (as a percentage of direct costs)	_____ %
Bond Rate (as a percentage of direct costs)	_____ %
Insurance Rate (as a percentage of direct costs)	_____ %
Builder's Risk Rate (percentage of direct costs)	_____ %
Subcontractor Change Order Markup (Inclusive of OH&P)	_____ %
Self-Performed Change Order Markup (Inclusive of OH&P)	_____ %
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.)	_____ %

NOTE: for the RFP only, this version shows a zero "\$0" cell in the total: V. Total Preliminary Construction Services Fee (Fee + Allowance(s)+ Contingency). The linked excel document auto populates the flat fee totals and for the RFP these cells need to be zero dollars (\$0).

Please fill in Preliminary Construction Services Form:

Project Name: Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden		RFP #: 27-005
Item	Amount	
I. Preliminary Construction Services Fee	\$0	
II. On-site Evaluation of Existing Conditions/Site Investigations	See Below for Total	
a. Potholing Locations	\$0	
b. Electrical & low voltage system investigations	\$0	
c. Asphalt/Concrete/Landscape Coring	\$0	
d. Water POC & Pressure Testing locations	\$0	
e. Natural Gas pressure test locations	\$0	
f. Exploratory Demolition and Investigation	\$0	
g. Window Investigation	\$0	
II. Total Allowance for On-site Evaluation of Existing Conditions/Site Investigations	\$0	
	(total lines = a+b+c+d+e+f+g)	
III. Long Lead Item Allowance (flat fee)	\$50,000	
IV. District Controlled Contingency (flat fee)	\$50,000	
V. Total Preliminary Construction Services Fee (Fee + Allowance(s)+ Contingency)	\$0	
	(total lines= I + II+III+ IV above)	
Staff that would be part of the General Conditions		
Title	Hourly Rate (fill in hourly rate)	
Project Executive	\$	-
Project Manager	\$	-
Superintendent	\$	-
Project Engineer	\$	-
Estimator	\$	-
Scheduler	\$	-
Safety Officer	\$	-
Rates Section		
Item	Percentage (Fill in %'s)	
Fee / Overhead & Profit as part of the GMP (as a percentage of direct costs)	_____ %	
Bond Rate (as a percentage of direct costs)	_____ %	
Insurance Rate (as a percentage of direct costs)	_____ %	
Builder's Risk Rate (percentage of direct costs)	_____ %	
Subcontractor Change Order Markup (Inclusive of OH&P)	_____ %	
Self-Performed Change Order Markup (Inclusive of OH&P)	_____ %	
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.))	_____ %	

NOTE: for the RFP only, this version shows a zero "\$0" cell in the tototal: V. Total Preliminary Construction Services Fee (Fee + Allowance(s)+ Contingency).
The linked excel document auto populates the flat fee totals and for the RFP these cells need to be zero dollars (\$0).

Exhibit L
Attachment A – Scope of Work

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 supports 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 measures and control points, such as fencing, barricades, signage, temporary protection, 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 (NTE) value of \$50,000 to address these requested tasks.

1.1.2.1. Cost Breakdown Requirement:

The Contractor/Developer must provide an individual cost estimate for each

Exhibit L
Attachment A – Scope of Work

investigation task identified in as identified On-Site Evaluation of Existing Conditions/Site Investigations. These costs should reflect the actual effort and resources required for each item as well as unit costs.

1.1.2.1.1. Our cost breakdown requests specific location costs identified below and coordinated with defined and specific drawings/scope of work.

1.1.2.1.2. We also recognize the need for unit costs and request that they be defined, as requested, in each line item below and multiplied by the number of exploration services requested.

1.1.2.1.3. 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. Allowance and Budget for Exploratory Demolition and site Investigation Context:

The District has established what it believes is a reasonable allowance of **\$50,000** flat fee 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. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum for each category.

1.1.2.3. Exploratory Existing Demolition and Site Investigation Work

This scope of work shall include selective removal of finishes and building components as necessary to allow the Architect and Design Consultants to evaluate building systems. The Contractor/Developer shall document existing conditions and restore all disturbed areas to match existing conditions upon completion of the investigation. **Refer to Attachment E for specific locations/ maps provided to clarify identified scope of work below, aside from unit costs.**

1.1.2.3.1. Potholing – We require assistance in determining basic information associated with existing underground services for the project. The team is looking for validation through excavating a small hole to physically expose buried utilities such as water, sewer, gas, electrical, or communication lines, determining existing utility depth, size, location, and material of specific underground service utilities.

1.1.2.3.2. Provide the unit cost for fifteen (15) for potholing to assist the Architect and District in the development of the final project design. This is a unit cost for potholing utility data collection provide:

1.1.2.3.3. Site map showing pothole locations each with a unique number; location of potholes relative to existing topographic / utility survey; utility details such as type, size, depth, thickness, material; high resolution photographs labeled by pothole ID.

1.1.2.3.4. Pricing & Details the LLB GC is to provide a recommended cost for this exploratory scope of work as follows:

1.1.2.3.4.1. A unit cost for fifteen (15) exploratory potholing component samples. This is to allow for additional coring beyond locations referenced in diagrams.

1.1.2.3.4.2. The grand total for potholing investigation should reflect

Exhibit L
Attachment A – Scope of Work

a **total of the fifteen (15) potholing** scopes requested above.

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

1.1.2.3.5. Electrical and Low Voltage Systems Investigation

Contractor/developer shall perform comprehensive testing and verification of electrical and low-voltage infrastructure. This includes, but is not limited to:

1.1.2.3.5.1. Testing and verification of campus secondary

distribution from main service to designated Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center sixteen (16) buildings. Refer to Attachment E – Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, LV1.0, LV1.1, LV1.2, LV1.3, LV1.4

1.1.2.3.5.1.1. Testing shall confirm continuity, functionality, and compliance with applicable codes and project requirements. Additional related systems may be included as directed by the District.

1.1.2.3.5.2. Investigate existing conditions in designated

electrical rooms, to identify panels, validate the single line for feeders, conduit sizing to each building and document panel ratings. Issue current panel schedules. Investigate and identify conduits and junction boxes that are not in use and could be removed for the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) Buildings. Refer to Attachment E – Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, LV1.0, LV1.1, LV1.2, LV1.3, LV1.4

1.1.2.3.5.3. Identify, confirm and document, on a campus site map electrical rooms

for the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) Buildings. Refer to Attachment E – Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

1.1.2.3.5.4. Investigate exposed conduits and identify which are

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active and which are not in use. Identify, confirm and document, on a campus site map conduit pathways and existing conduits, existing conduit sizes, and routing from Switchgear to the Substation Transformers for the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center sixteen (16) Buildings.

1.1.2.3.5.4.1. All low-voltage systems support communication, security, life safety, and building automation.

1.1.2.3.5.4.2. Low voltage systems include, but are not limited to data cabling, Wi-Fi access points, CCTV cameras, alarm systems and public address/clock systems, HVAC and lighting controls, energy management systems, and fire alarm systems, and other specialty systems.

1.1.2.3.5.4.3. Refer to Attachment E – Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, , M1.0. M1.1, P1.1, FA1.0, FA1.1, FA1.2, FA1.3, FA1.4, FA1.5, FA1.6, LV1.0, LV1.1, LV1.2, LV1.3, LV1.4

1.1.2.3.5.5. Investigate existing electrical panels and confirm proper grounding in all locations. Identify, confirm and document, on a campus site map. This may impact on all buildings: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) Buildings. Refer to Attachment E – Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

1.1.2.3.5.6. Main Switchboard and Relevant Building substation. Contractor/developer shall perform:

1.1.2.3.5.6.1. An infrared scan of the main switchboard with the dead front covers removed, in order to provide “load” on top the board and any substation on site during normal occupancy. Re-image the device after tightening. In a written report provide an image of each device (breakers and bus connections) within the switchboard. Provide a condition assessment and identify components exhibiting abnormal conditions. Scan shall include image captures to reflect all terminations, connections, bus and feeder, breaker components in the board. Provide a campus map indicating the substation locations

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and which buildings they support.

- 1.1.2.3.5.6.2. Apply a DC voltage between the conductor and ground (and between conductors) using a megohmmeter and measure the resistance of the insulation. Provide Polarization Index (PI) test during study and include in report. Compare readings against minimum acceptable values for the cable type and voltage class and provide a report of the findings. Provide post testing functional checks after test is completed to ensure equipment is returned to normal service. Contractor to coordinate required outage for the work with the district. Refer to Attachment E Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

1.1.2.3.5.7. 30-Day Metering Study. Contractor/developer to perform Load study during current peak loads on campus main switchboard ("MS"), as defined within the detailed documents to determine if the new added loads can be fed from those panels or if new distribution needs to be brought in to serve the school. If power shut down is anticipated this must be coordinated with the district 15 days in advance.

- 1.1.2.3.5.7.1. This request affects Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, up to sixteen(16) buildings. Metering is required to determine if the switchboard and substations have the capacity to power existing to remain and new loads.

- 1.1.2.3.5.7.2. Refer to Attachment E Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

- 1.1.2.3.5.7.3. Contractor to coordinate required outage for the work with the School requirements, district allowing at least three (3) business days' notice, at a minimum.

1.1.2.3.5.8. Fire Alarm Investigation. Contractor/developer to identify, confirm and document, on a campus site map existing Fire alarm panels and conduits for all sixteen (16) existing buildings for future extensions of the entire temporary campus.

1.1.2.3.5.9. Pricing & Details for all Electrical and Low Voltage Systems Investigation: The contractor/developer is to provide a recommended cost for this exploratory scope of work as follows across all sixteen (16) existing buildings and, as feasible, help anticipate and determine the needs for the temporary campus needs. Provide a cost for each

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category item listed below including:

- 1.1.2.3.5.9.1. Testing and verification of campus secondary distribution;
- 1.1.2.3.5.9.2. Investigate existing conditions in designated electrical rooms;
- 1.1.2.3.5.9.3. Identify, confirm and document, on a campus site map electrical room;
- 1.1.2.3.5.9.4. Investigate exposed canopy conduits;
- 1.1.2.3.5.9.5. Investigate existing electrical panels;
- 1.1.2.3.5.9.6. Main Switchboard and Relevant Building substations;
- 1.1.2.3.5.9.7. 30-Day System Study
- 1.1.2.3.5.9.8. The grand total for Electrical and Low Voltage System Investigation should reflect the combined total of items above, broken out by category and then by building for the existing sixteen (16) buildings and looking ahead to the future temporary campus needs.
- 1.1.2.3.5.9.9. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum for the Electrical and Low Voltage Systems Investigation.

1.1.2.3.5.10. Asphalt / Concrete / Landscaping Coring.

Contractor/Developer to evaluate the existing asphalt pavement depth and usability, for various conditions including the suitability and location/use of specific areas for a fire lane and various locations on site, in coordination with the Project Architect and Civil Engineer of Record, and to help determine its. We are requesting **unit cost pricing for all fifteen (15) coring** locations as follows: five (5) Asphalt, five (5) concrete, and five (5) landscaping cores.

- 1.1.2.3.5.10.1. Core sampling is to assist in determining thickness of Asphalt Concrete (AC) and Aggregate unit Base (AB) and landscape areas with mulch, planting soil, topsoil and native soil beneath.
- 1.1.2.3.5.10.2. Documenting all potholing locations on a campus site, that includes identifying, confirming locations, depths, type of coring:
- 1.1.2.3.5.10.3. Performing core sampling of existing asphalt at Fifteen **(15) locations**, to be coordinated and determined by the design team. Core sampling to determine thickness of Asphalt Concrete (AC) and Aggregate Base (AB) sections and landscape areas.
- 1.1.2.3.5.10.4. **Pricing & Details:**
- 1.1.2.3.5.10.5. A unit cost for **fifteen (15)** exploratory coring components samples.
- 1.1.2.3.5.10.6. Coring should reflect the combined total of the **fifteen (15) unit** costs scopes requested above. Assume five (5) Asphalt, five (5) concrete, and five (5) landscaping cores.

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- 1.1.2.3.5.10.7. Please provide a separate detail sheet listing the total unit costs. On the Cost form please only include one grand total lump sum.

1.1.2.3.6. Water Pressure Testing –

1.1.2.3.6.1. Building Water Pressure Testing -

Contractor/Developer shall coordinate water pressure testing of all existing plumbing fixtures systems to verify system integrity and detect leaks. Identify, confirm and document findings for at site main point of contact, Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center for **up to sixteen (16) buildings**. Refer to Attachment E Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

- 1.1.2.3.6.2. Site Irrigation Water System -** Contractor/Developer shall investigate: The existing irrigation water point of connection in coordination with the Project Architect and Civil Engineer of Record, to determine the existing water line pressure readings. The investigation shall identify any conflicts or modifications required to support the proposed reading. Contractor/Developer shall provide **unit cost for ten (10)** locations. No excavation or pipe demolition is anticipated. Refer to Attachment E Drawings A1.0, E1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, P1.1

1.1.2.3.6.3. Pricing & Details:

- 1.1.2.3.6.3.1. LLB GC is to provide a recommended cost for this exploratory work.
- 1.1.2.3.6.3.2. The total for building water pressure testing should reflect the combined total of both the buildings water pressure testing scopes for **up to sixteen (16) buildings** requested above.
- 1.1.2.3.6.3.3. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum.
- 1.1.2.3.6.3.4. Provide **unit costs for ten (10) additional** locations to measure existing site irrigation water pressure and domestic water systems.
- 1.1.2.3.6.3.5. The total shall reflect the building water pressure testing AND existing site irrigation/domestic water testing.
- 1.1.2.3.6.3.6. Please provide a separate detail sheet listing each cost. On the Cost Form, please only include one grand total lump sum.

- 1.1.2.3.7. Natural Gas Pressure Test -** Contractor/Developer shall coordinate pressure testing of all existing natural gas piping systems to verify system integrity and detect leaks. Identify,

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confirm and document findings on a campus site map for the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) bldgs. Refer to Attachment E Drawings A1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, E1.9, E1.10, E1.11, E1.12, P1.1

1.1.2.3.7.1. Pricing & Details:

1.1.2.3.7.1.1. The grand total for Natural Gas Pressure Testing should reflect the combined total of the requested building scopes above, for up to sixteen (16) buildings.

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

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 other owner provided 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

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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, window systems. The District has established what it believes is a reasonable allowance of \$50,000 flat fee to address long lead items 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. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum in each category.
- 1.2.11.3.** The process for requesting and using allowances is described in the Facilities Lease, Exhibit C, Section 2.1.4, and here 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 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 % SD (informal) , 100 % DD, 100 % CD).

- 1.3.1.** There will be one (1) informal cost review to get the GC and team up to speed on the scope/cost alignment; and, two (2) formal cost reviews at 100% Design Development, 100% Construction Document Phases.
- 1.3.2.** The Schematic Design Estimate will be made available to the Contractor/Developer to review in an effort to become familiar with the project scoping and budgetary understanding (informational review only). The LLB-GC shall review this SD-Phase cost opinion and provide their own written review (informal) of the SD Phase cost estimates *to get familiar* with the scope, estimates and cost estimates assumptions.
- 1.3.3.** At the Design Development & Construction Document Phases the Contractor/Developer shall review Project design, preliminary phasing/interim housing concepts, provide formal cost estimate and reconciliation services, value engineering, constructability reviews,

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confirm modifications to design drawings throughout the Design Development and Construction Document phases providing insight on project specific costs as requested by the Owner and Design Team.

- 1.3.4.** There will be two (2) formal cost reviews 1. At 100% Design Development, and, 2. at 100% Construction Document Phase.
- 1.3.5.** Contractor/Developer shall coordinate with the District, Architect, and CM, if feasible, **at three (3) milestones:**
- (i) Informal review of Schematic Design (informal estimate review), assessing estimates relative to scope and available budget and assumptions.
 - (ii) 100% Design Development Phase, formal written cost reviews, assessment and cost summary document, as well as detailed inputs and guidance during the DD Phase,
 - (iii) 100% Construction Documents Phase, formal written cost reviews, assessment and cost summary document, as well as detailed inputs and guidance during the CD Phase,
- 1.3.6.** Contractor/Developer shall provide recommendations on site use and improvements, selection of materials, building systems and equipment and methods of Project delivery;
- 1.3.7.** 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;
- 1.3.8. 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.
- 1.3.8.1.** Contractor/Developer shall provide plan review.
- 1.3.9. Provide Cost Estimating and Assist in Reconciliation Process for DD and CD Phases, two (2) phases.**
- 1.3.9.1.** 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.
- 1.3.9.2.** Both the DD and the CD 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.
- 1.3.9.3.** The Construction Cost Budget for the Project must at no point exceed District's Construction Budget.
- 1.3.9.4.** At these stages of the design (both DD and CD), the Construction Cost Budget may include design contingencies of no more than ten percent (10%) in the cost estimates.
- 1.3.9.5.** All planned Bid Alternates are confirmed and updated to reflect

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current project cost.

- 1.3.9.6.** Contractor/Developer shall submit its proposed Construction Cost Budget for both DD and CD 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.
- 1.3.9.7.** 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:
 - 1.3.9.7.1.** Revised Construction Cost Budget
 - 1.3.9.7.2.** Provide a Cost comparison summary of both cost estimates to the District at the DD and CD Phase, by building and by CSI specification section; provide a by building summary and provide supporting detail by building line item cost comparison document to assist the team in cost and scope reconciliation. Level of line item detail by building shall be as appropriate for each design phase.
- 1.3.9.8.** Contractor/developer shall assist with the DD and CD 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.
- 1.3.9.9.** Contractor/Developer shall participate in a DD and CD 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 the cost estimating team acknowledgement and acceptance of the DD and the CD Design Phase and authorization to proceed to the Construction Document phase of work.
- 1.3.9.10.** Contractor/Developer should assume one (1) school community workshop planning sessions during both the DD Phase and the CD phase. This would include certified and classified staff and members of the parent community.
- 1.3.9.11.** Contractor/Developer shall participate in a CD 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 DSA submission 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 the cost estimating team acknowledgement and acceptance of the CD Design Phase and authorization to proceed to submission of the project documents to DSA.

1.3.10. Value-engineering.

- 1.3.10.1.** “Value Engineering” or “VE” as used herein shall mean an organized effort to analyze the functions of systems, equipment,

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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.

1.3.10.2. 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.

1.3.10.3. 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.

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

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

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

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

1.3.10.4.4. 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.

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

1.3.10.4.6. 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.

1.3.10.4.7. 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.

1.3.10.5. Value Engineering Workshop

1.3.10.5.1. As part of the Value Engineering for each

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phase, the Contractor/Developer shall organize and conduct a value engineering workshop (“Workshop”).

- 1.3.10.5.2.** The Contractor/Developer shall invite the Architect to participate in the Workshop.
- 1.3.10.5.3.** 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.
- 1.3.10.5.4.** 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.
- 1.3.10.5.5.** 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.

1.3.10.6. VE Report

- 1.3.10.6.1.** 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.
- 1.3.10.6.2.** The VE Report shall contain as an attachment the Workshop findings.
- 1.3.10.6.3.** At a minimum, Contractor/Developer shall include the following in the VE Report:
 - 1.3.10.6.3.1.** 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.
 - 1.3.10.6.3.2.** Changes to Design Documents. A list and analysis of design criteria or specifications that must be changed if the District accepts the recommendation.
 - 1.3.10.6.3.3.** Hard Costs. A detailed estimate of the impact on Project cost of the recommendation, if accepted and implemented by the District.

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- 1.3.10.6.3.4. 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.
- 1.3.10.6.3.5. Life Cycle Costs.** A prediction of any effects the proposed recommendation may have on life cycle cost.
- 1.3.10.6.3.6. 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.).
- 1.3.10.7. 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.
- 1.3.10.8. 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.
- 1.3.10.9. District Review / Acceptance**
- 1.3.10.9.1.** 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.
- 1.3.10.9.2.** 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.
- 1.3.10.9.3.** 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.
- 1.3.10.9.4.** 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

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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.

1.3.11. Constructability Review.

1.3.11.1. “**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.

1.3.11.2. The purpose of the Constructability 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.

1.3.11.3. The Contractor/Developer shall perform a Constructability Review for the Project as set forth herein at the 100% Design Development Phase and the 75% Construction Document Phase, to the extent applicable.

1.3.11.4. General Constructability Review Requirements

1.3.11.4.1. 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.

1.3.11.4.2. 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.

1.3.11.4.3. 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

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Documents during the Constructability Review.

1.3.11.4.4. 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.

1.3.11.4.5. 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.

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

1.3.11.4.7. 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.

1.3.11.5. 100 % Design Development Constructability Review.

1.3.11.5.1. 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.

1.3.11.5.2. 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.

1.3.11.6. 75 % Construction Documents Constructability Review.

1.3.11.6.1. The 75% 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

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documents prior to soliciting bids and to ensure the overall constructability of the Project, subject to revisions made during back-check.

1.3.11.6.2. 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.

1.3.11.6.3. 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.

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

1.3.11.7.1. 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.

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

1.3.11.7.2.1. 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.

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

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

1.3.11.7.2.4. 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.

1.3.11.7.2.5. 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.

1.3.11.7.3. CR Report Presentation / Meeting.

1.3.11.7.3.1. 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.

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1.3.11.7.4.District / Architect Review

1.3.11.7.4.1. 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.

1.3.11.7.4.2. 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.

1.3.11.7.4.3. 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.

1.3.11.8. Confirm Modifications to Design Development and 75% Construction 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 and construction documents.

1.4. Budget of Project Costs.

1.4.1. At each stage of plan review indicated above (DD, CD phases) , 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 (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;

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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, and assume state funding will be 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. Complex phasing plans and ideas must be considered in this stage, to enable assessment of varying scenarios to help the District manage costs, achieve safer construction practices, manage temporary relocation concepts, reduce the need for temporary housing, weigh pros and cons of various scenarios to help mitigate expenses, costs, unforeseen impacts, as is feasible, to benefit the construction budget. 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

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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, PSA Allowance Support Documentation, GMP Prep and Delivery Phase.

1.7.1. Deliver Preliminary Services Agreement (PSA) Documentation for District Review/Approval, refer to required support documentation defined below in this section.

1.7.2. PSA Cost Documentation. The Contractor/Developer shall maintain complete and auditable records supporting all Preliminary Construction Services performed under this Agreement. The PSA Cost Form shall serve as the required organizational framework for documenting and reporting all PSA costs, allowances, fees, and expenditures.

1.7.3. PSA Allowance Supporting Documentation. Three (3) weeks, or earlier, prior to submission of the Guaranteed Maximum Price ("GMP"), the Contractor/Developer shall provide a complete and organized record of all Preliminary Services Agreement ("PSA") allowance expenditures (i.e., PSA Allowance for Exploratory Site Investigations/Destructive Testing, Long Lead Items, etc.). The PSA Cost Form shall be used as the organizational framework for all supporting documentation, with backup documentation provided for each PSA allowance line item. At a minimum, the supporting documentation shall include applicable labor records, labor rate support (i.e., T&M tags), consultant and subcontractor agreements (if any), consultant and subcontractor invoices, concise description project deliverables, reimbursable expense receipts, meeting documentation (if relevant), and cost certifications sufficient to substantiate the costs incurred.

1.7.4. The PSA allowance summary and supporting documentation shall be submitted electronically as a separate, indexed PDF package containing: Cover Letter; PSA Cost Summary Form; PSA Cost Breakdown Forms; Long Lead Items List with Pricing, Specifications, Required Supporting Documentation; Cost Breakdown Requirements; and Selected Subcontractor List.

1.7.5. Required PSA Support Documentation:

1.7.5.1. Required Supporting Documentation:

1.7.5.2. Timesheets, labor reports, or payroll records for all self-performed work

1.7.5.3. Labor rate schedules and burden calculations.

1.7.5.4. Long Lead Items List with Pricing, Specifications

1.7.5.5. Consultant and subcontractor proposals, contracts, or task orders.

1.7.5.6. Consultant and subcontractor invoices

1.7.5.7. Preliminary services investigation report including Estimates, schedules, constructability reviews, VE studies, BIM reports, investigations, and project deliverables.

1.7.5.8. Receipts, invoices, or proof of payment for reimbursable expenses

1.7.5.9. Meeting minutes, attendance records, or project correspondence.

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- 1.7.5.10.** Equipment, software, testing, investigation, or specialty service invoices.
- 1.7.5.11.** Bid solicitations, quotations, and evaluation documentation.
- 1.7.5.12.** Cost reconciliation reports.
- 1.7.5.13.** Contractor Certification of Costs.

Contractor Certification

I certify that the costs identified within the Preliminary Services Agreement Cost Breakdown are actual costs incurred for Preliminary Construction Services on this Project, are billed on a T&M basis utilizing Prevailing Wage rates and fees, markups, and insurance cost contained in the fee proposal, and are supported by the attached documentation, are project-specific, and have not been charged elsewhere within the Contract Sum, General Conditions, Contingency, Fee, or any other component of the GMP.

Contractor Representative: _____

Title: _____

Signature: _____

Date: _____

- 1.7.6.** The PSA allowance summary, once approved by the district, will be incorporated into the GMP documentation as a distinct line-item, demonstrating the authorized PSA allowance, expenditures incurred, remaining balance, and amounts carried forward into the GMP, if applicable.
- 1.7.7.** Any PSA expenditure not supported by adequate documentation satisfactory to the District may be disallowed from reimbursement or inclusion in the GMP until such documentation is provided.

SAMPLE Template form:		
PSA Allowance <u>Support Documentation</u>		
Project Name: Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden 1		
Item	Executed PSA Allowance Dollars Allocated	Actual PSA Allowance Dollars Spent
	Allowance \$ Amount	Actual \$ Amount
I. Preliminary Construction Services Fee	\$ _____	\$ _____
a. Potholing Locations	\$ _____	\$ _____
b. Electrical & low voltage system investigations	\$ _____	\$ _____
c. Asphalt Core sampling locations	\$ _____	\$ _____
d. Water POC & Pressure Testing locations	\$ _____	\$ _____
e. Natural Gas pressure test locations	\$ _____	\$ _____
II. Allowance for On-site Evaluation of Existing Conditions/Site Investigations (a through e above) Not to Exceed (NTE) \$50,000:	\$ _____ (Total lines a+b+c+d+e))	\$ _____ (Total lines a+b+c+d+e)

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III. Long Lead Item Allowance (Flat Fee)		\$50,000	\$ _____
IV. District Controlled Contingency (Flat Fee)		\$50,000	\$ _____
Total Preliminary Construction Services Fee + Allowance (Fee + Allowance)		\$ _____ (total lines I + II + III + IV above)	\$ _____ (total lines I + II + III + IV 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.)		\$ _____ _____ %	\$ _____ _____ %

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

1.8.1. Finalize Div 00 and Div 01

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- 1.8.2.** Receive and distribute DSA Approved drawings, technical specifications, project manual.
 - 1.8.3.** Prepare and distribute conformed set, if required, for subcontractor bidding.
 - 1.8.4.** Package document for subcontractor bids
 - 1.8.5.** Record distribution of subcontractor documents to Project team.
 - 1.8.6.** Reproduce and distribute bid documents to subcontractors.
 - 1.8.7.** GC to prepare advertising and legal notices to subcontractors, document with District.
 - 1.8.8.** Prepare RFI responses and addenda for CM and District Representative review.
 - 1.8.9.** Issue RFI responses and addenda to subcontractors, as required.
 - 1.8.10.** Conduct pre bid meeting/job walks.
 - 1.8.11.** Coordinate all pre-bid/site walk meetings through CM and/or District PM, prior to issuing.
 - 1.8.12.** Contractor/Developer shall solicit and procure Subcontractors pursuant to the Subcontractor Procurement Process attached to the Facilities Lease as Exhibit H.
 - 1.8.13.** Verify prequalification list of subcontractors (MEP subs)
 - 1.8.14.** Contractor/developer's MEP subs must submit for prequalification through PQBids 10 business days prior to proposal submittal deadline.
 - 1.8.15.** Contractor/developer MEP subs must be prequalified in PQBids 5 business days prior to opening proposals.
 - 1.8.16.** 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.
 - 1.8.17.** Review allowance and contingencies assumed in GMP Draft line pricing
 - 1.8.18.** Determine Review GMP line items for required bid/scope requirements, quantity of qualified bids provided
 - 1.8.19.** 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.
- 1.9. 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.
- 1.10. 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:
- 1.10.1.** Cover letter with overview of timeline for bidding. Explain number of min. bids and actuals bids received
 - 1.10.2.** GMP Form
 - 1.10.3.** GMP breakdown sheet- sample and detail
 - 1.10.4.** Clarifications and exceptions, schedule start and end and exceptions or phasing required, and contingencies.
 - 1.10.5.** Existing site conditions if any
 - 1.10.6.** Selected subcontractors- list
 - 1.10.7.** Subcontractor leveling sheets, trade scope comparison sheet by Scope with subcontractor proposals behind.
 - 1.10.8.** Discuss base bid, alternates, self-performed work, bidding compliance items, comments.
 - 1.10.9.** Qualifications criteria "best value" descriptors?
 - 1.10.10.** Provide total points for each Scope by bidder

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1.11. 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.

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- 1.12. 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.
- 1.13. District's Responsibilities.** The District has and shall continue to provide Contractor/Developer with information regarding requirements for the Project, including information regarding the District's objectives, schedule, constraints and criteria.

End of this Section

Exhibit L
Attachment B – Campus Layout and Site Utilities
Preliminary Construction Services Agreement



Exhibit L
Attachment C – Preliminary Construction Schedule

Baden Campus Utility and Modular Buildings	
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
Temporary Campus at Baden	
Project Assessment	Oct – Nov 2026
Design:	
SD Completion:	Feb – Mar 2027
DD Completion:	Apr – May 2027
CD Completion:	Jun – Aug 2027
DSA Submission:	Sep 2027 – Jan 2028
Anticipated Construction Start Date:	Jan – Jun 2028
Anticipated Completion of Project	July 2028
Baden HS_Adult Transition Program	
Project Assessment	Oct – Nov 2026
Design:	
SD Completion:	Mar – Jun 2028
DD Completion:	Jun – Aug 2028
CD Completion:	Aug – Nov 2028
DSA Submission:	Dec 2028-Feb 2029
Anticipated Construction Start Date:	Aug 2029 – Nov 2029
Anticipated Completion of Project:	Aug 2029

Attachment D – Preliminary Site Logistics Plan



Exhibit L

Attachment E – Exploratory Site Investigation & Destructive Testing

Refer to the following pages.

BUILDING CODE DATA

* BASED ON 2012 SURVEY DRAWING

[E] BLDG. A1, C1
DSA APP. #10731, #16354
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 6,966 SF

[E] BLDG. B1
DSA APP. #10731
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 6,270 SF

[E] BLDG. D1
DSA APP. #16354
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 3,690 SF

[E] BLDG. E1
DSA APP. #20034
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 1,915 SF

[E] BLDG. F, G
DSA APP. #20034
USE: PE LOCKER RM / LUNCH RM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 3,336 SF

[E] BLDG. H
DSA APP. #20034, #10731
USE: MULTIPURPOSE
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 3,018 SF*

[E] BLDG. A2
DSA APP. #10731
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 3,779 SF*

[E] BLDG. B2
DSA APP. #10731
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 6,065 SF*

[E] BLDG. C2
DSA APP. #16354
USE: MULTIPURPOSE
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 3,670 SF*

[E] BLDG. D2
DSA APP. #16354
USE: CLASSROOM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 2,918 SF*

[E] BLDG. E2
DSA APP. #30824
USE: MULTIPURPOSE
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: --
BASE ALLOWABLE AREA: 2,750 SF*

[E] UNIT 1, 2, 3, 4 & NEW BLDG. I
DSA APP. #0989, #28556, #36304,
#27516, BLDG. I - #01-100000
USE: CLASSROOM
BLDG. I - EXPLORATORIUM
OCCUPANCY GROUP: E
CONSTRUCTION TYPE: V-B
BASE ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: [E] 3,500 SF*
[N] 1,477 SF
4,977 SF

LEGEND

- NEW MODULAR BUILDING
- [E] TOILET
- [E] 2-HOUR AREA SEPARATION
- [E] FIRE HYDRANT
- PROPERTY LINE
- [E] FIRE LANE

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

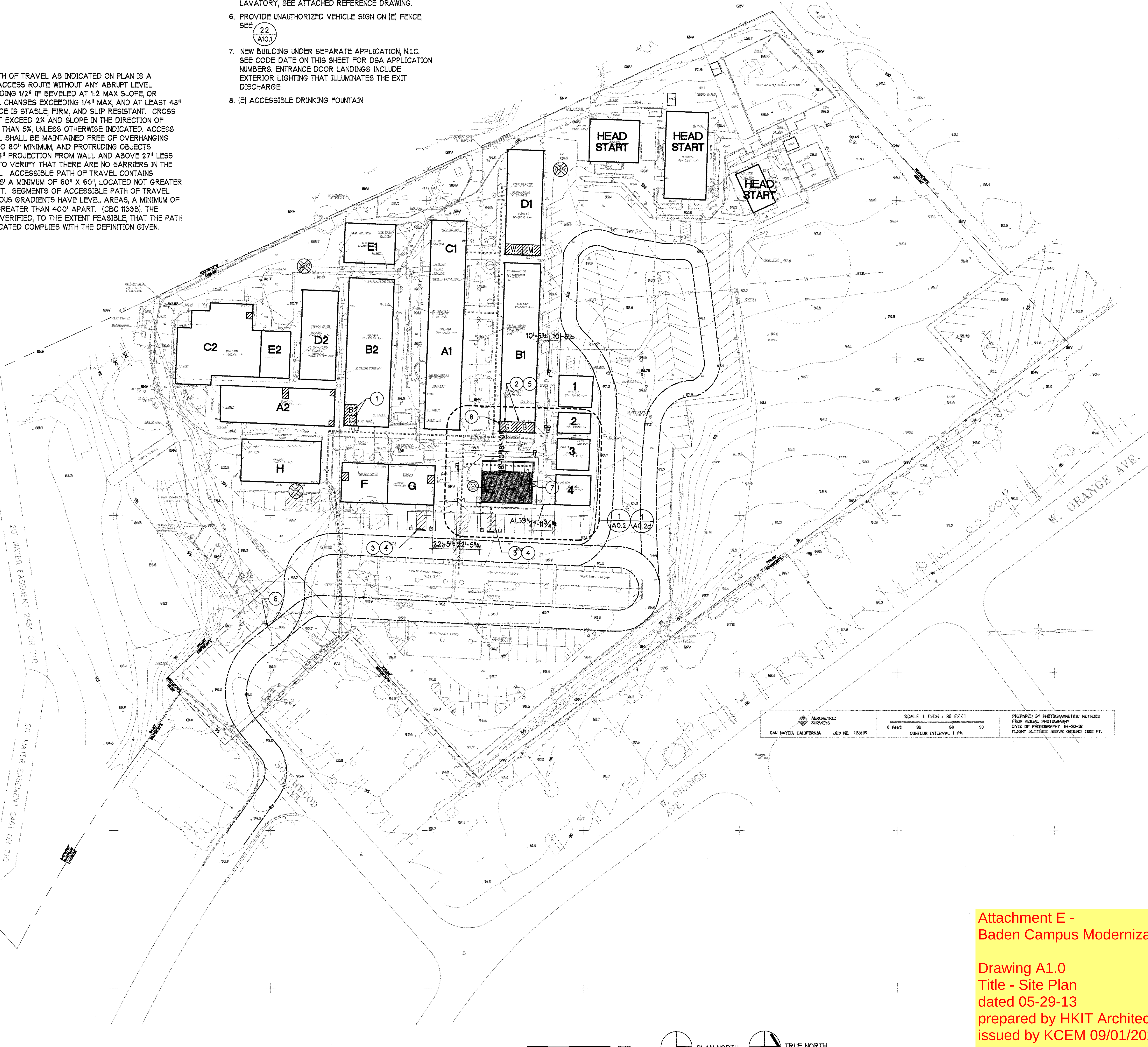
SHEET NOTES

- [E] TOILET, DSA #100245
- [E] ACCESSIBLE TOILET, DSA #100241
- [E] ACCESSIBLE PARKING, DSA #100959
- RESTRIPE [E] ACCESS. PARKING AISLE BLUE, REPAINT [E] I.S.A. SYMBOL, PROVIDE "MIN. FINE" SIGN, SEE 28 A10.1
- PROVIDE PROTECTIVE INSULATION AT ACCESS. LAVATORY, SEE ATTACHED REFERENCE DRAWING.
- PROVIDE UNAUTHORIZED VEHICLE SIGN ON [E] FENCE, SEE 22 A10.1
- NEW BUILDING UNDER SEPARATE APPLICATION, N.I.C. SEE CODE DATE ON THIS SHEET FOR DSA APPLICATION NUMBERS. ENTRANCE DOOR LANDINGS INCLUDE EXTERIOR LIGHTING THAT ILLUMINATES THE EXIT DISCHARGE
- [E] ACCESSIBLE DRINKING FOUNTAIN

SEE A0.1FD FOR LOCAL FIRE AUTHORITY APPROVAL

This Plan is for reference only to help locate buildings identified in older plans.

For Current building designation, refer to Site logistics plan.



AEROMETRIC SURVEYS
SAN MATEO, CALIFORNIA JOB NO. 123119
SCALE 1" = 30' FEET
CONTOUR INTERVAL 1' ±
PREPARED BY PHOTOGRAMMETRIC METHODS
FROM AERIAL PHOTOGRAPHY
DATE OF PHOTOGRAPHY: 04-20-12
FLIGHT ALTITUDE ABOVE GROUND: 1600 FT.

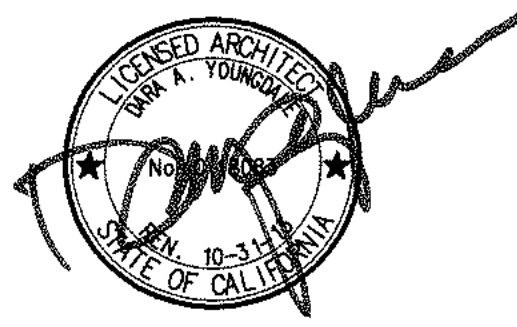
1 BADEN HIGH SCHOOL - SITE PLAN
SCALE: 1" = 40'-0"

0 20 40 80 FEET
PLAN NORTH
TRUE NORTH

Attachment E -
Baden Campus Modernization

Drawing A1.0
Title - Site Plan
dated 05-29-13
prepared by HKIT Architects
issued by KCEM 09/01/2026

HKIT ARCHITECTS
538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM



IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
APPL 01-113158
AC 01-113158
DATE MAY 3, 2013

PTN# 69070-29

SSFUSD
MEASURE J
CLASSROOM
REPLACEMENT

BADEN
CONTINUATION
SCHOOL
SITE WORK
(0610B)
SO. SAN FRANCISCO, CALIFORNIA

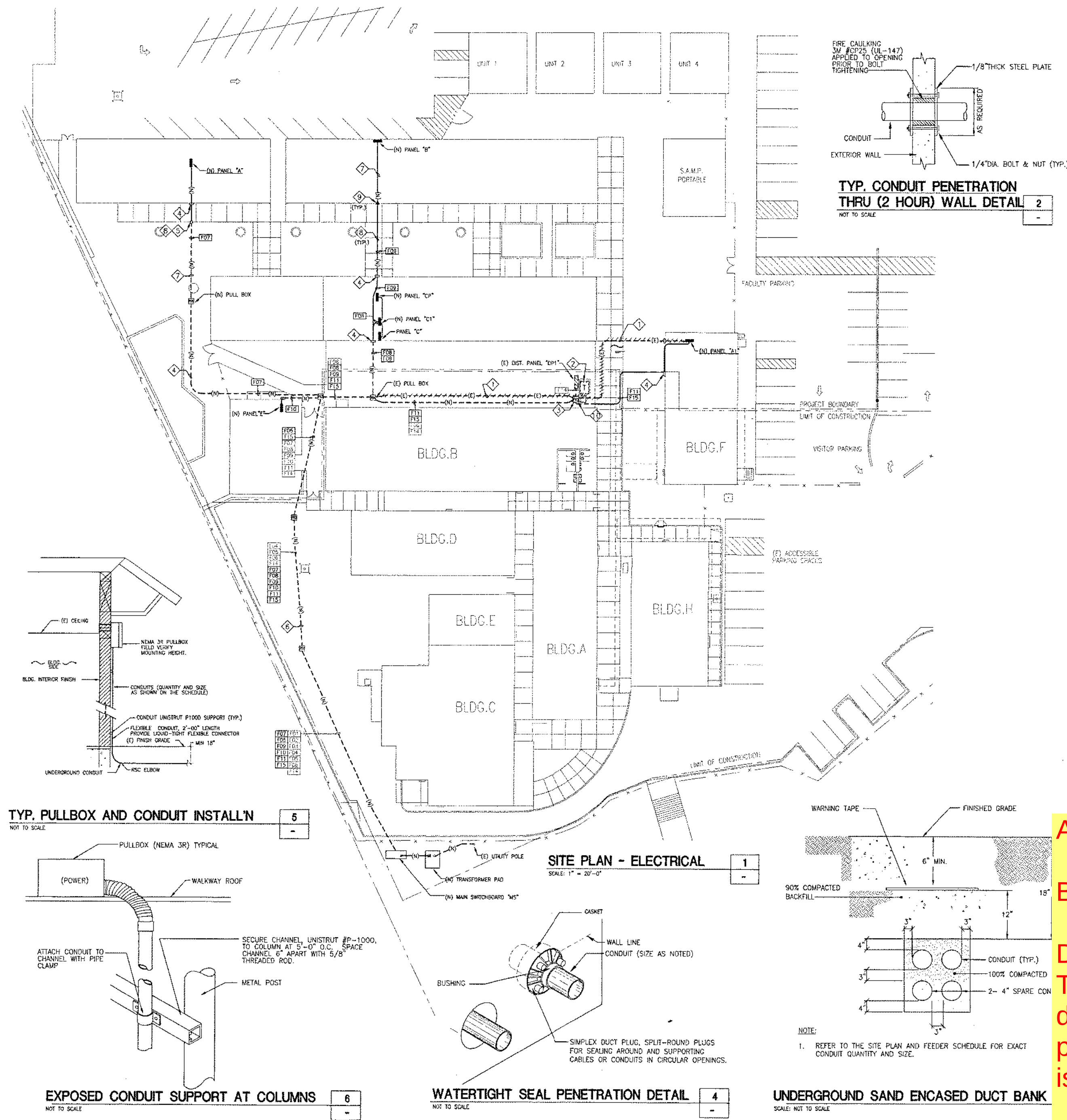
JOB NO. 20260
DRAWN PL
CHECKED
JOB CAPTAIN FH
DATE 5/29/13

DRAWING TITLE
SITE PLAN,
BUILDING
CODE DATA

SCALE AS NOTED

A0.1
COPYRIGHT © 2008 HKIT ARCHITECTS

98033\B035E11\11-30-01\NBF



SHEET NOTES

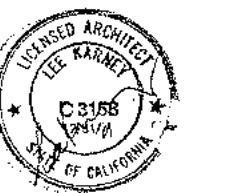
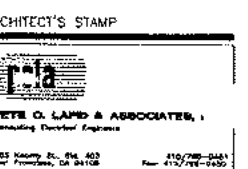
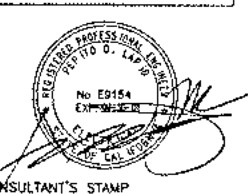
- REMOVE/ABANDON (E) FEEDERS BACK FROM (E) MAIN SWITCHBOARD TO BE REMOVED. PROVIDE (N) FEEDER AS INDICATED IN THE SCHEDULE. FIELD VERIFY EXACT ROUTING OF (N) FEEDER.
- REMOVE (E) TRANSFORMER BANK AND ASSOCIATED WIRING. COORDINATE ALL WORK WITH PG & E PRIOR TO COMMENCING OF WORK.
- REMOVE (E) MAIN SWITCHBOARD AND ITS ASSOCIATED COMPONENTS. INTERCEPT (E) FEEDERS WITH UNDERGROUND PULLBOX AT SAME LOCATION.
- SEE DETAIL 5 E1.1
- CONDUIT UP TO COVERED WALKWAY STRUCTURE. SEE DETAIL 6 E1.1
- SEE DETAIL 3 E1.1
- COORDINATE (N) FEEDER ROUTING IN THE FIELD PRIOR TO ROUGH-IN.
- INSTALL FEEDER AND MOUNT ON THE WALKWAY ROOF. SEE DETAIL 6 E1.1
- PROVIDE A WATERTIGHT SEAL ON WALL PENETRATION, (TYPICAL). SEE DETAIL 4 E1.1
- INTERCEPT AND EXTEND (E) 20GA FEEDER FOR PORTABLE BUILDING AND ROUTE TO (N) SWITCHBOARD "MS" AS SHOWN.

DUCT BANK AND FEEDER SCHEDULE									
ID	FR	TO	FEEDER QTY / SIZE			CONDUIT	LENGTH	STD	VND
			WIRES	NEUTRAL	GROUND				
F07	MS	PB1	3-#350	1-#350	1-#1	3-1/2"	120	0.62	
	PB1	PB2	3-#350	1-#350	1-#1	3-1/2"	70	0.99	
	PB2	PB3	3-#350	1-#350	1-#1	3-1/2"	65	1.32	
	PB3	PB4	3-#350	1-#350	1-#1	3-1/2"	120	1.95	
	PB4	PB5	3-#350	1-#350	1-#1	3-1/2"	100	2.79	
F08	MS	PB1	6-#470	2-#470	2-#3	2-2 1/2"	120	1.01	
	PB1	PB2	6-#470	2-#470	2-#3	2-2 1/2"	70	1.54	
	PB2	PB3	6-#470	2-#470	2-#3	2-2 1/2"	85	2.05	
	PB3	PB4	6-#470	2-#470	2-#3	2-2 1/2"	40	2.38	
	PB4	PB5	6-#470	2-#470	2-#3	2-2 1/2"	55	2.78	
F09	MS	PB1	3-#400	1-#400	1-#1	3-1/2"	120	0.58	
	PB1	PB2	3-#400	1-#400	1-#1	3-1/2"	70	0.89	
	PB2	PB3	3-#400	1-#400	1-#1	3-1/2"	65	1.19	
	PB3	PB4	3-#400	1-#400	1-#1	3-1/2"	40	1.38	
	PB4	PB5	3-#400	1-#400	1-#1	3-1/2"	180	2.89	
F10	MS	PB1	3-#170	1-#170	1-#1	3-1/2"	120	0.98	
	PB1	PB2	3-#170	1-#170	1-#1	3-1/2"	70	1.71	
	PB2	PB3	3-#170	1-#170	1-#1	3-1/2"	65	2.40	
	PB3	PB4	3-#170	1-#170	1-#1	3-1/2"	35	2.77	
F11	MS	PB1	3-#350	1-#350	1-#1	3-1/2"	120	0.62	
	PB1	PB2	3-#350	1-#350	1-#1	3-1/2"	70	0.99	
	PB2	PB3	3-#350	1-#350	1-#1	3-1/2"	65	1.32	
	PB3	PB4	3-#350	1-#350	1-#1	3-1/2"	40	1.53	
	PB4	PB5	3-#350	1-#350	1-#1	3-1/2"	110	2.10	
	PB5	PB6	3-#350	1-#350	1-#1	3-1/2"	100	2.94	
F15	MS	PB1	3-#400	1-#400	1-#1	3-1/2"	120	0.58	
	PB1	PB2	3-#400	1-#400	1-#1	3-1/2"	70	0.89	
	PB2	PB3	3-#400	1-#400	1-#1	3-1/2"	65	1.19	
	PB3	PB4	3-#400	1-#400	1-#1	3-1/2"	40	1.38	
	PB4	PB5	3-#400	1-#400	1-#1	3-1/2"	110	1.85	
	PB5	(E) 20GA FDR	(E)	(E)	(E)	(E)	180	2.84	
F01	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F02	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F03	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F04	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F05	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F06	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F12	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	
F13	MS	PE1	1-#470	1-#470	1-#3	2-2 1/2"	505	1.01	
	PE1	PE2	1-#470	1-#470	1-#3	2-2 1/2"	120	1.54	
	PE2	PE3	1-#470	1-#470	1-#3	2-2 1/2"	30	1.98	

Attachment E -
Baden Campus Modernization
Drawing E1.0
Title - Site Plan - Utilities
dated 12-14-2001
prepared by POLA Engineers
issued by KCEM 09/01/2026



501 14TH STREET,
SUITE 300
OAKLAND, CA 94612
TELEPHONE (510)763-
J
IL KWON CHA AIA
LEE KARNEY AIA
FRANZ STEINER AIA
ELIEZER M. NAOR AIA



CONSULTANT'S STAMP

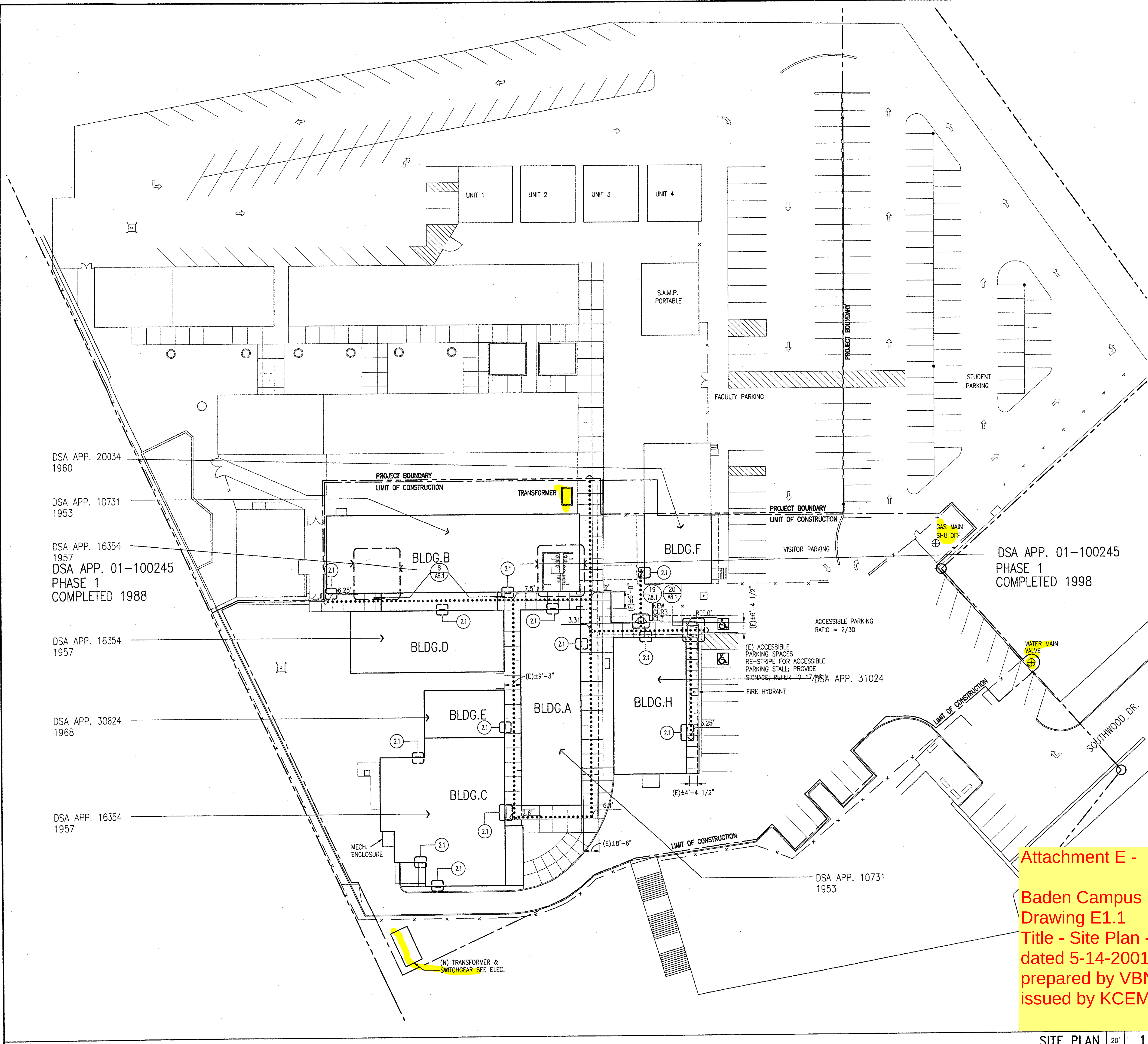
ADULT EDUCATION CENTER
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
SOUTH SAN FRANCISCO, CALIFORNIA

AGENCY STAMP
SITE PLAN -
ELECTRICAL

DATE 9-04-98 ISSUE 05A SUBMITTAL
3-15-99 05B SUBMITTAL
3-14-01 05C RE-SUBMITTAL
12-14-01 05D ISSUED FOR CONSTRUCTION (ASB 20)

DRAWN BY: NBF SCALE:
CHECKED BY: ACJ/EUL=20'-0"

E1.1
JOB NO: 98021C OF SHEETS



DSA APP. 20034
1960

DSA APP. 10731
1953

DSA APP. 16354
1957
DSA APP. 01-100245
PHASE 1
COMPLETED 1988

DSA APP. 16354
1957

DSA APP. 30824
1968

DSA APP. 16354
1957

DSA APP. 01-100245
PHASE 1
COMPLETED 1998

ACCESSIBLE PARKING
RATIO = 2/30

(E) ACCESSIBLE
PARKING SPACES
RE-STRIPE FOR ACCESSIBLE
PARKING STALL; PROVIDE
SIGNAGE, REFER TO 17/AS.1

FIRE HYDRANT

DSA APP. 10731
1953

(N) TRANSFORMER &
SWITCHGEAR SEE ELEC.

- ### SHEET NOTES
- THIS CONTRACT TO INCLUDE REPAIR OF DRYROT DAMAGED BUILDING ELEMENTS. REFER TO DRYROT SURVEY REPORT ON FILE IN THE DISTRICT OFFICE. REPAIRS SHALL CONSIST OF REPLACEMENT IN KIND, I.E. REPLACEMENT WITH ELEMENTS TO MATCH EXISTING IN DIMENSIONS, MATERIALS & ATTACHMENTS. IF REPAIR IS TO DEVIATE FROM THIS CRITERIA, COMPLETE SETS OF DRAWINGS AND SPECIFICATIONS PERTAINING TO THE REPAIR SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO DIVISION OF STATE ARCHITECT FOR APPROVAL, PRIOR TO PROCEEDING WITH THE WORK.
 - THIS CONTRACT TO INCLUDE PARTIAL REPLACEMENT OF ROOFING AT AREAS AFFECTED BY MECHANICAL & ELECTRICAL WORK, S.E.D. & S.M.D. FOR LOCATIONS.
 - THIS CONTRACT TO INCLUDE PARTIAL REPLACEMENT OF ROOF FRAMING OF BLDG. C AT AREA AFFECTED BY MECHANICAL WORK. SEE 13/A7.1 AND S.M.D. FOR ADDITIONAL INFORMATION.
- ### ACCESSIBILITY NOTES
- UNLESS NOTED OTHERWISE ALL EXISTING PATH OF TRAVEL MEET THE FOLLOWING:
- PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1 IN 20.
 - PATH OF TRAVEL SHALL NOT EXCEED A CROSS SLOPE OF SLOPE OF 1 IN 50.
 - ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN CHANGES DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2, EXCEPT THAT LEVEL NOT EXCEEDING 1/4" MAY BE VERTICAL WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CURB RAMPS.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - AREAS DAMAGED OR AFFECTED BY ALTERATIONS SHALL BE PATCHED, REPAIRED OR RECONSTRUCTED TO MATCH (E) U.O.N.
 - SEE BUILDING FLOOR PLANS FOR MORE INFORMATION.
 - SPOT ELEVATIONS INDICATED ON THE PATH OF TRAVEL ARE RELATIVE TO THE START POINT OF 0' AT THE SITE ENTRY AS SHOWN, THESE ARE USED TO ESTABLISH PATH +/- SLOPES ONLY!

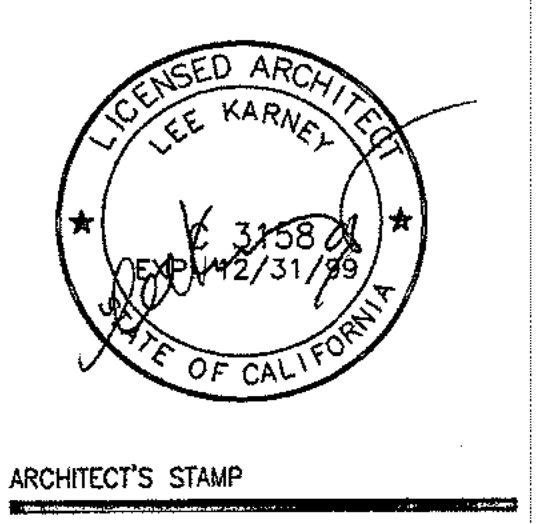
KEY NOTES

(2.1) INDICATES NEW ACCESSIBLE THRESHOLD, SEE 8/A8.1 SEE FLOOR PLAN SHEET A2.1 FOR MORE INFO.

VBN ARCHITECTS

560 14TH STREET,
OAKLAND, CA 94612
TELEPHONE (510)763-1313

IL KWON CHA AIA
LEE KARNEY AIA
FRANZ STEINER AIA
ELIEZER M. NAOR AIA



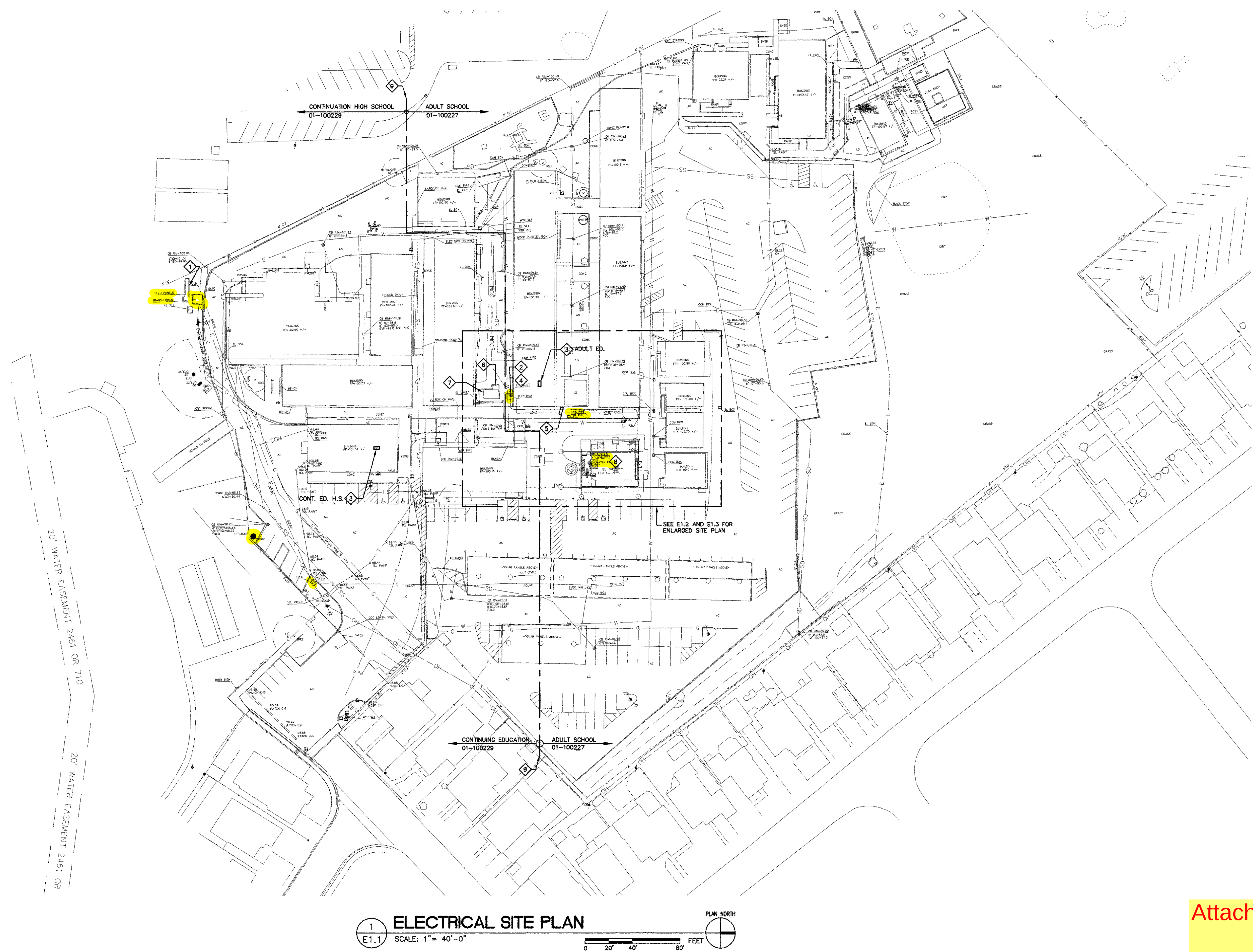
CONSULTANT'S STAMP

BADEN CONTINUATION HIGH SCHOOL
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
825 SOUTHWOOD DRIVE
SOUTH SAN FRANCISCO, CALIFORNIA 94080

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT
APPL 01-100961
AC DS FL SS CMC
DATE 5/14/01
REDATE
AUTHORITY APPROVAL

SITE PLAN		
DATE	ISSUE	REV.
09/04/98	DSA SUBMITTAL	
03/15/99	BIDDING	
05/14/01	DSA RE-SUBMITTAL	
DRAWN BY: CHECKED BY:		
A1.1		
JOB NO: 980218 OF SHEETS		

Attachment E -
Baden Campus Modernization
Drawing E1.1
Title - Site Plan - Utilities
dated 5-14-2001
prepared by VBN engineers
issued by KCEM 09/01/2026



SHEET NOTES:

- (E) MAIN ELECTRICAL SERVICE. 2000A, 120/208V, 3ø, 4W.
- (E) PANEL DP-1. 600A, 120/208V, 3ø, 4W.
- (E) SIEMENS MXL-IQ FACP.
- (E) ADULT EDUCATION "MDF" WITH DATA, FCPS's, TELEPHONE, SECURITY.
- (E) FEEDERS AND LOW VOLTAGE ON COVERED WALKWAY ROOF AND CEILING.
- (E) ABANDONED SWITCHGEAR.
- (E) ORIGINAL SERVICE (NOT ACCESSIBLE).
- REMOVED AND NEW BUILDING.
- CAMPUS SPLIT INTO 2 SCHOOLS WITH SEPARATE FIRE ALARM SYSTEMS REFERENCE DSA #01-100227 DATED 4-20-98 AND DSA #01-100229 DATED 4-29-98.

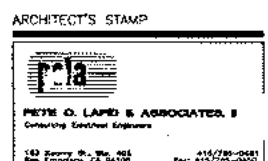
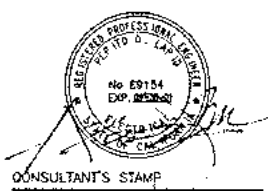
Attachment E -

Baden Campus Modernization
Drawing E1.2
Title - Site Plan Electrical
dated 5-29-2013
prepared by BWF Consulting engineers
issued by KCEM 09/01/2026

Baden Campus Modernization
Electrical Drawings E1.3
titled Site Plan - Electrical
dated 12/23/2011
prepared by Blymer Engineers
issued by KCEM 09/01/2026



501 14TH STREET,
SUITE 300
OAKLAND, CA 94612
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□ ELIEZER M. NAOR AIA



ADULT EDUCATION CENTER
SOUTH SAN FRANCISCO UNITED SCHOOL DISTRICT
SOUTH SAN FRANCISCO, CALIFORNIA

AGENCY STAMP

SINGLE LINE
DIAGRAM
and
PANELBOARD
SCHEDULES

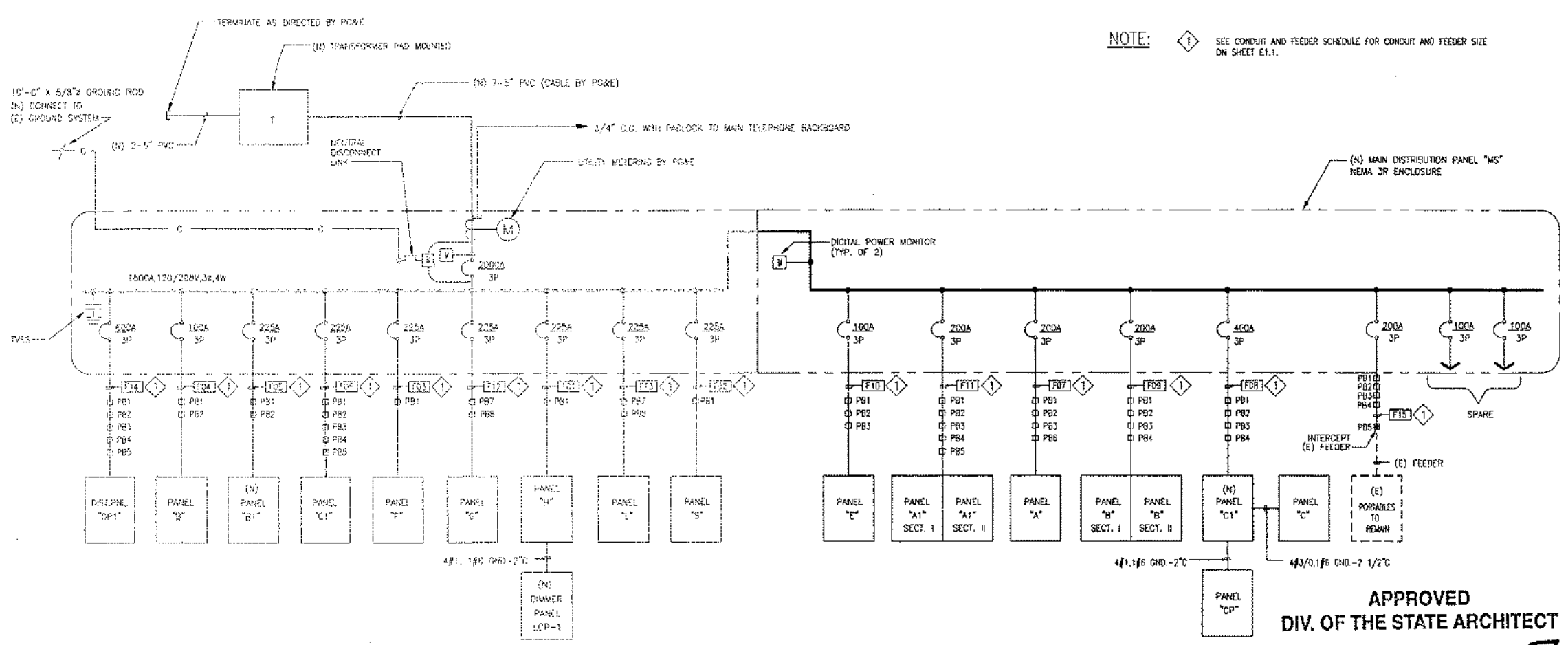
DATE: 9-04-08
ISSUE: 1-15-09
DRAWING: 1-14-01
12-4-01
CONSTRUCTION/ACT 20

DRAWN BY: NBF
CHECKED BY: AC/ELNOME

E3.1
JOB NO: 98021C OF SHEETS

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL 'A' (E) TO BE REPLACED LOCATION RM 45 BLDG 'D' ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 200 A, 3P BUSSING 225A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE							
DESCRIPTION		WATTS		CIRCUIT NO.		CIRCUIT NO.		WATTS		CIRCUIT NO.		CIRCUIT NO.		DESCRIPTION	
LTS (E)		800		20		1		2		20		2		SPARE	
SPARE						3		4		900		3		LTS	
LTS				800		5		6		800		5		LTS	
LTS		900				7		8		1200		7		RECEPT.	
RECEPT.		1200				9		10		1000		9		RECEPT.	
RECEPT.				1200		11		12				800		RECEPT.	
RECEPT.		720				13		14						SPARE	
RECEPT.		1000				15		16		1176				HTRS	
TEF-2				384		17		18						SPARE	
DSC CONT		120				19		20							
AIR COND. UNIT AC-1		2018		30		21		22							
AIR COND. UNIT AC-1				2018		22		23							
AIR COND. UNIT AC-2		2018		30		24		25						SPACE	
AIR COND. UNIT AC-2				2018		25		26							
AIR COND. UNIT AC-3				2018		27		28							
AIR COND. UNIT AC-3				2018		29		30							
AIR COND. UNIT AC-3		2018		30		31		32							
RECEPT. ON ROOF		540		20		33		34							
SPARE						35		36							
						37		38		200					
						39		40		200				TVSS	
						41		42		3		200			
SUB-TOTALS:		6576		6776		6420				1400		3276		1800	
TOTALS:		ØA 7.98		ØB 10.05		ØC 8.22		KW							
TOTAL LOADS:		26.25		KW		CONNECTED AMPS:		72.92							

* PROVIDE HACR TYPE CIRCUIT BREAKER



SINGLE LINE DIAGRAM
NOT TO SCALE

1
E3.1

APPROVED
DIV. OF THE STATE ARCHITECT

AC FLS SS 70
APPL NO. 100961 DATE 5/19/02

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL 'A' (E) TO BE REPLACED SECTION 1 LOCATION CAFETERIA, BLDG 'G' ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 200 A, 3P BUSSING 225A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE					
DESCRIPTION		WATTS		CIRCUIT NO.		CIRCUIT NO.		WATTS		CIRCUIT NO.		DESCRIPTION	
STOVE		3000		50	1	2	2	800				LTS LOCKER RM	
↓			3000	2	3	4	4	800				LTS LOCKER RM	
R-FAN		300		20	5	6		800				LTS LOCKER RM	
R-LTG		1176		9	10	8	1200					LTS OFFICE	
WATER HTR			1500	11	12		600	1200				LTS WALKWAY	
MICROWAVE		1200		13	14	1176						RECEPT.	
RECEPT			1176	15	16		1176					HTR GIRLS RM	
HTR-CAF			1176	17	18			600				HTR BOYS RM	
HTR-BOYS		562		20	19							FAN	
FAN ROOF			562	21	22	562						ROOF FAN	
FAN ROOF			550	23	24		562					FAN	
FAN -M TOILET		300		25	26		873					CIR WATER PUMP	
TIME CLOCK		600		27	28			900				RECEPT	
SPARE				29	30							VENDING MACH	
SUB-TOTALS:		5362	6514	3826			4938	4038	3953			CONTROLLER & RECEPT	

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL 'A' SECTION II LOCATION CAFETERIA,BLDG 'G' ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 200 A, 3P BUSSING 225A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE				
DESCRIPTION		WATTS			CIRCUIT NO.	BUS CKNCT NO.	CIRCUIT NO.	WATTS			DESCRIPTION	
		#A	#B	#C				#A	#B	#C		
SPARE					20	31	32	792				FC-5
CONTROLLER				300		33	34		792			↓
						35	36					SPACE
						37	38					SPACE
						39	40					SPACE
						41	42					SPACE
AIR CONDITIONING UNIT-AC19		2300			39	43	44	30	2328			AIR CONDITIONING UNIT-AC18
AIR CONDITIONING UNIT-AC19			2300			45	46		2328			AIR CONDITIONING UNIT-AC18
AIR CONDITIONING UNIT-AC19			2300	3	47	48	3		2328			AIR CONDITIONING UNIT-AC18
SPARE					20	49	50	20				SPACE
						51	52					
						53	54					
SPACE						55	56	20	200			TVSS
						57	58		200			
						59	60	3		200		
SUB-TOTALS:		2300	2300	2600					4112	4112	4112	
TOTALS: ØA		18.71 KW		ØB		16.96 KW		ØC		14.49 KW		
TOTAL LOADS:		48.16 KW						CONNECTED AMPS:		133.78		

* AIR CONDITIONING UNIT LOCATED AT BUILDING F (RESOURCE CENTER) ROOF.
REFER TO DWG. E2.1 - BADEN CONTINUATION HIGH SCHOOL.
* PROVIDE HACR TYPE CIRCUIT BREAKER

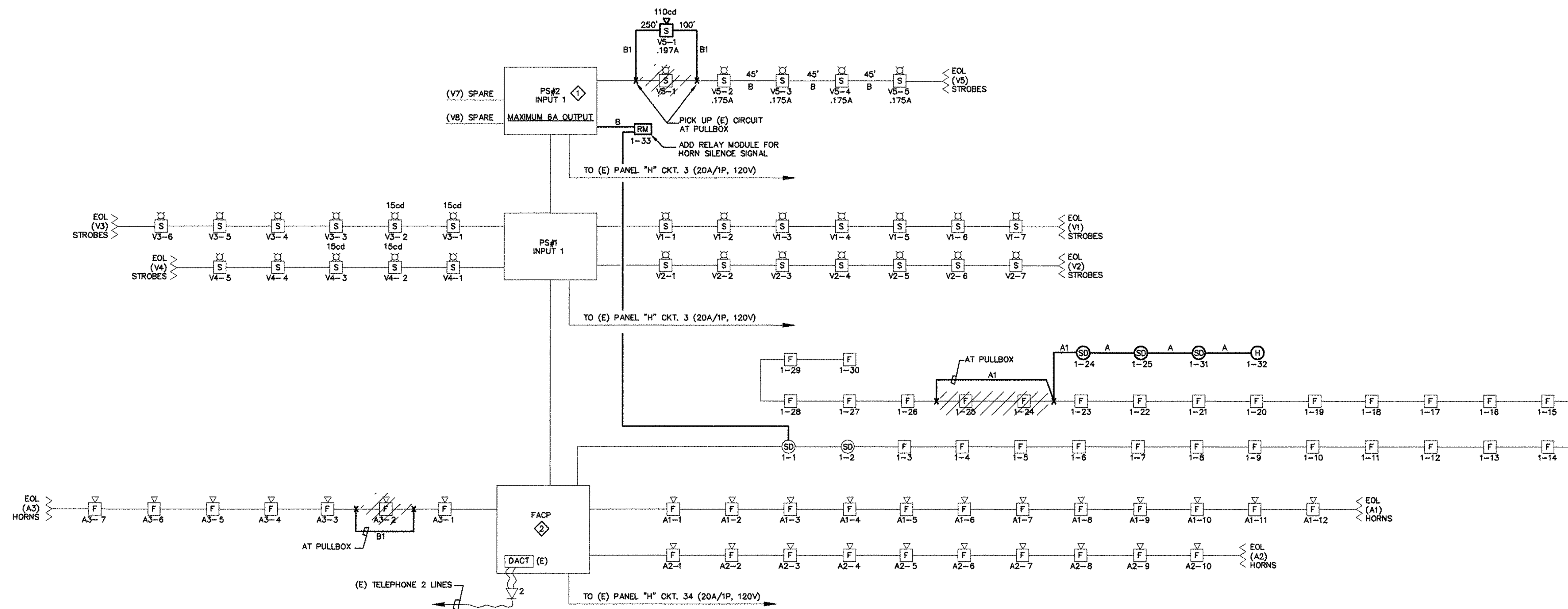
VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL "C" (E) TO BE REPLACED LOCATION RM 33 (BLDG C) ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 200 A, 3P BUSSING 225 A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE					
DESCRIPTION		WATTS		CIRCUIT NO.		BUS KCT NO.		WATTS		DESCRIPTION			
RECEPT.		720		20		1		720		RECEPT.			
↓		900		3		4		700		↓			
EXH. FAN		550		7		8		800		LTS			
LTS		600		9		10		600		LTS			
LTS		800		11		12		1000		RECEPT.			
RECEPT.		1200		13		14		1200		RECEPT.			
↓		720		15		16		600		FAN			
LTS		1000		17		18		1176		HEATER			
LTS		800		19		20		1200		RECEPT.			
LTS		800		21		22		720		↓			
RECEPT.		1200		23		24		900		↓			
RECEPT.		1200		25		26		720		↓			
LTS		600		27		28		720		↓			
SPARE				29		30				SPARE			
				31		32							
				33		34							
				35		36							
				37		38		200		TVSS			
				39		40		200		↓			
				41		42		200					
SUB-TOTALS:		5740		3620		3720		5020		3540		4476	
TOTALS:		ØA 10.56		ØB 6.96		ØC 8.00		KW					
TOTAL LOADS:		25.52		KW		CONNECTED AMPS:		70.90					

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL (N) "CP" LOCATION RM A-34A ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 200 A, 3P BUSSING 225 A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE					
DESCRIPTION		WATTS		CIRCUIT NO.		CIRCUIT NO.		WATTS		CIRCUIT NO.		DESCRIPTION	
RECEPT. RM C-36		600		20		1		200		2		RECEPT. RM A-33	
RECEPT. RM C-35		600		3		4		800		5		RECEPT. RM A-32-A	
RECEPT. RM 35		1200		6		7		1200		8		RECEPT. RM A-01	
RECEPT. RM 34B		800		9		10		800		11		RECEPT. RM A-11	
SPARE		1200		11		12		1200		13		RECEPT. RM A-10	
SPARE		800		13		14		800		15		TVSS	
SPARE				15		16		800		17		TVSS	
SPARE				17		18		800		19		TVSS	
SPARE				19		20		800		21		TVSS	
SPARE				21		22		800		23		TVSS	
SPARE				23		24		800		25		TVSS	
SPARE				25		26		800		27		TVSS	
SPARE				27		28		800		29		TVSS	
SPARE				29		30		800		31		TVSS	
SPARE				31		32		800		33		TVSS	
SPARE				33		34		800		35		TVSS	
SPARE				35		36		800		37		TVSS	
SPARE				37		38		800		39		TVSS	
SPARE				39		40		800		41		TVSS	
SPARE				41		42		800		43		TVSS	
SUB-TOTALS:		1400		1800		2000		3000		2200		2200	
TOTALS:		ØA 4.4		ØB 4.8		ØC 5.0		KW		ØA 4.4		ØB 4.8	
TOTAL LOADS:		12.6		KW		CONNECTED AMPS:		39.0		ØA 4.4		ØB 4.8	

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL 'E' (E) TO BE REPLACED LOCATION OFFICE, BLDG 'E' ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 100 A, 3P BUSSING 100 A TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE											
DESCRIPTION		WATTS		CIRCUIT NO.		CIRCUIT NO.		CIRCUIT NO.		WATTS		CIRCUIT NO.		CIRCUIT NO.		WATTS		DESCRIPTION	
LTS		800		20		1		2		800		20		1		800		LTS STORAGE	
LTS		800		3		4		5		800		3		4		800		LTS OFFICE	
SPARE				5		6		7				180						RECEPT. ON ROOF	
WORK TABLE		1200		7		8		9		1200		7		8		1200		OUTSIDE LTS	
WORK TABLE		1200		9		10		11		1200		9		10		1200		RECEPT. PRACTICE RM	
BENCH RECEPT.				11		12		13						SPARE					
BENCH RECEPT.		1200		13		14		15		300								TIME CLOCK	
SF		600		15		16		17		600		15		16		600		UNIT HEATER	
UNIT HEATER		600		17		18		19		1176		17		18		1176		HEATER	
				19		20		21		1176		19		20		1176		HEATER	
				21		22 3/4		23		2049		21		22 3/4		2049		HEAT PUMP-HP-1	
				23		24 1/2		25		2049		23		24 1/2		2049		HEAT PUMP-HP-1	
TVSS		200		25		26 3/4		27		2049		25		26 3/4		2049		HEAT PUMP-HP-2	
		200		27		28 1/2		29		2049		27		28 1/2		2049		HEAT PUMP-HP-2	
		200		29		30 1/2		31				29		30 1/2				SPARE	
				31		32		33				31		32					
				33		34		35				33		34					
				35		36		37				35		36					
				37		38		39				37		38					
				39		40		41				39		40					
				41		42						41		42					
SUB-TOTALS:		3400		2800		2000		5025		6898		3405							
TOTALS:		ØA 8.43		ØB 9.69		ØC 5.41		KW											
TOTAL LOADS:		23.53		KW		CONNECTED AMPS:		65.36											
* PROVIDE HACR TYPE CIRCUIT BREAKER																			

* PROVIDE HACR TYPE CIRCUIT BREAKER

VOLTS 120/208 PHASE 3 WIRE 4 AIC 10,000				PANEL (N) "C1" LOCATION RM A-34A ISOLATED GROUND BUS ☐ YES ☒ NO				MAIN 400A, 3P BUSSING 400A, 3P TYPE BOLT-ON MTG ☐ FLUSH ☒ SURFACE					
DESCRIPTION		WATTS		CIRCUIT NO.		BUS CTCT NO.		WATTS		CIRCUIT NO.		DESCRIPTION	
AIR CONDITIONING UNIT-AC9		2018		30		1		2 43		3900		AIR CONDITIONING UNIT-AC13	
AIR CONDITIONING UNIT-AC9		2018		2		3		2		3900		AIR CONDITIONING UNIT-AC13	
AIR CONDITIONING UNIT-AC10		2018		30		5		6		3		3900 AIR CONDITIONING UNIT-AC13	
AIR CONDITIONING UNIT-AC10		2018		2		7		8		30		2018 AIR CONDITIONING UNIT-AC14	
AIR CONDITIONING UNIT-AC11		1446		20		9		10		2		2018 AIR CONDITIONING UNIT-AC14	
AIR CONDITIONING UNIT-AC11		1446		2		11		12		20		360 RECEPT.-TOILETS-A08A & A08B	
AIR CONDITIONING UNIT-AC12		1446		20		13		1		1		COADE	
AIR CONDITIONING UNIT-AC12		1446		2		15		1		1			
RECEPT. ON ROOF		900		540		20		17		1			
RECEPT. ON ROOF		900				19		2		2			
SPARE						21		2		2			
SPARE						23		2		2			
PANEL "CP"		4400				24		2		2			
PANEL "CP"		4400				27		2		2			
PANEL "C"		10580		5000		29		2		2			
PANEL "C"		10580		2050		31		2		2			
PANEL "C"		6960				33		2		2			
PANEL "C"				8000		35		2		2			
SPARE						37		2		2			
SPARE						39		2		2			
SPARE						41		2		2			
SUB-TOTALS:		21342		16270		17004							
TOTALS:		ØA 31.44_KW				ØB 27.82							
TOTAL LOADS:		86.15_KW											
* PROVIDE WITH MCB TYPE CIRCUIT BREAKER													



1 FIRE ALARM SYSTEM RISER DIAGRAM
E2.1 SCALE: NTS

VOLTAGE DROP CALCULATION FOR :				Baden Adult School			
DESCRIPTION: INDICATING CIRCUIT #				PS # 2 CKT V5			
Node Ref	Unit AMP	Total AMP	Conductor Length (ft.)	AWG Size	Circular Mils	OHM Resistance per Foot	Voltage Drop
5	0.175	0.175	45	12	6530	0.0020	0.0315
4	0.175	0.350	45	12	6530	0.0020	0.0350
3	0.175	0.525	45	12	6530	0.0020	0.0385
2	0.175	0.700	100	12	6530	0.0020	0.2900
1	0.197	0.897	250	12	6530	0.0020	0.8970
TOTAL VOLTAGE DROP			1.3660				
PERCENT VOLTAGE DROP			5.69%				
BASED ON A 24 VOLT CIRCUIT OPERATING AT 75 DEGREES							

SHEET NOTES:
 1. PROVIDE (2) NEW 7AH BATTERIES AT PS#2.
 2. PROVIDE (2) NEW 18AH BATTERIES FACP.

GENERAL NOTES:
 1. VERIFY ALL ADDRESSES AT PANEL PRIOR TO START OF WORK.
 2. PROVIDE FINAL PRINT-OUT OF ALL ADDRESSES IN PANEL AND O&M MANUALS WITH (E) AND (N) ADDRESSES AT COMPLETION OF PROJECT.

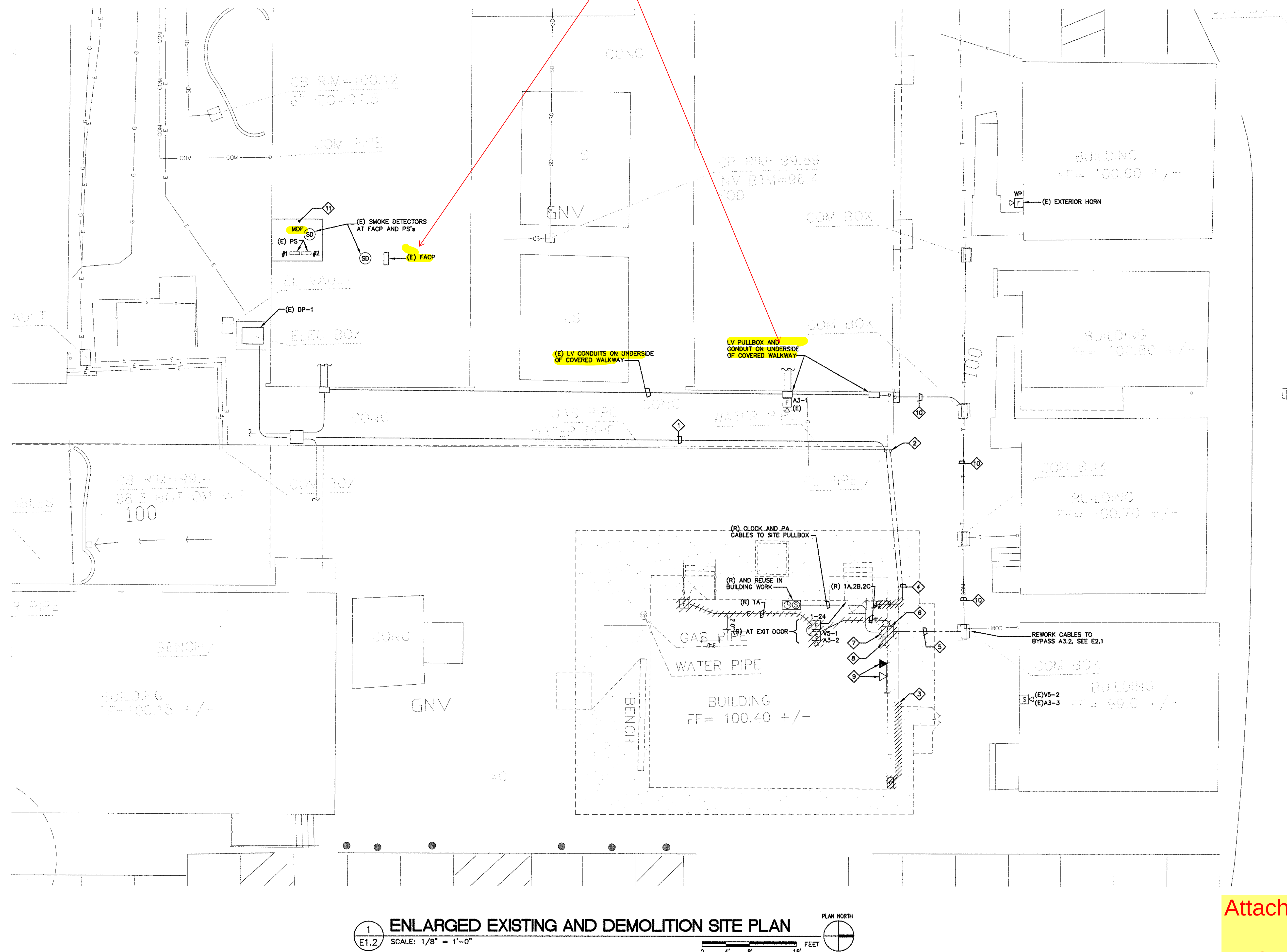
NEW FIRE ALARM DEVICES ADDRESS LIST

ADDRESS	DEVICE	FUNCTION	DEVICE LOCATION
1-24	Smoke	Alarm	Room P52
1-25	Smoke	Alarm	Room P52
1-31	Smoke	Alarm	Room P52
1-32	Heat	Alarm	Room P52
1-33	Relay	Silence	At PS#2 (Admin.)

Attachment E -

Baden Campus Modernization
 Electrical Drawings E1.5
 titled Fire Alarm Riser Diagram
 dated 5-29-2013
 prepared by BWF Consulting
 engineers
 issued by KCEM 09/01/2026

Low Voltage Under Canopy, Existing Fire Alarm Panel



SHEET NOTES:

1. (R) 200A FEEDER ON TOP OF COVERED WALKWAY. REUSE CONDUIT.
2. RISER AT COLUMN.
3. REMOVE FEEDER AND SET PULLBOX TO INTERCEPT CONDUIT.
4. (E) 2-1\"C. AND 1-3/4\"C. VERIFY USE IN FIELD (OLD INTERCOM, CLOCK, SECURITY, ALARM AND TELEPHONE) REMOVE CABLES BACK TO COVERED WALKWAY AND REINSTALL TO NEW BUILDING IF REQUIRED.
5. (E) 3-2\"C. (LOW VOLTAGE AND FIRE ALARM) PULL, CLOCK, PA, SECURITY AND FIRE ALARM CABLES BACK TO PULLBOX. REMOVE DATA AND TELEPHONE CABLES BACK TO MDF. REMOVE CONDUITS AT BUILDING. (CLOCK, SECURITY, PA, DATA, TELEPHONE AND FIRE ALARM). EXTEND TO NEW BUILDING.
6. REMOVE PULLBOXES.
7. REMOVE AND REUSE PULLBOX WITH TERMINALS.
8. REMOVE AND REUSE (E) SONITROL PANEL #2424/5AM3/LEM3. (E) PANEL HAS 16 LOW VOLTAGE CABLE RUNS TO PANEL. RECONNECT (E) CABLES TO OTHER BUILDINGS.
9. (E) TELEPHONE AND DATA OUTLETS. REMOVE 4 CABLES BACK TO MDF/TEL. SYSTEM VIA PULLBOX.
10. (E) UNDERGROUND LOW VOLTAGE CONDUITS.
11. (E) INTERCOM/CLOCK CONTROLLER AND NEC PBX.

GENERAL NOTES:

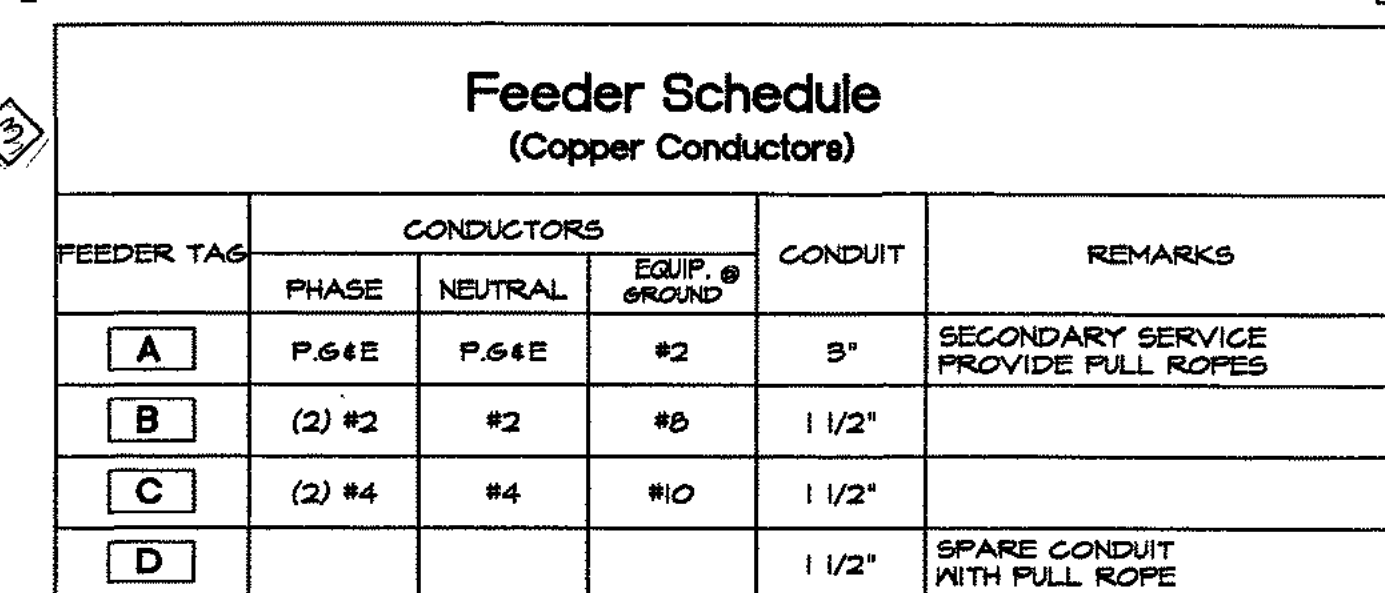
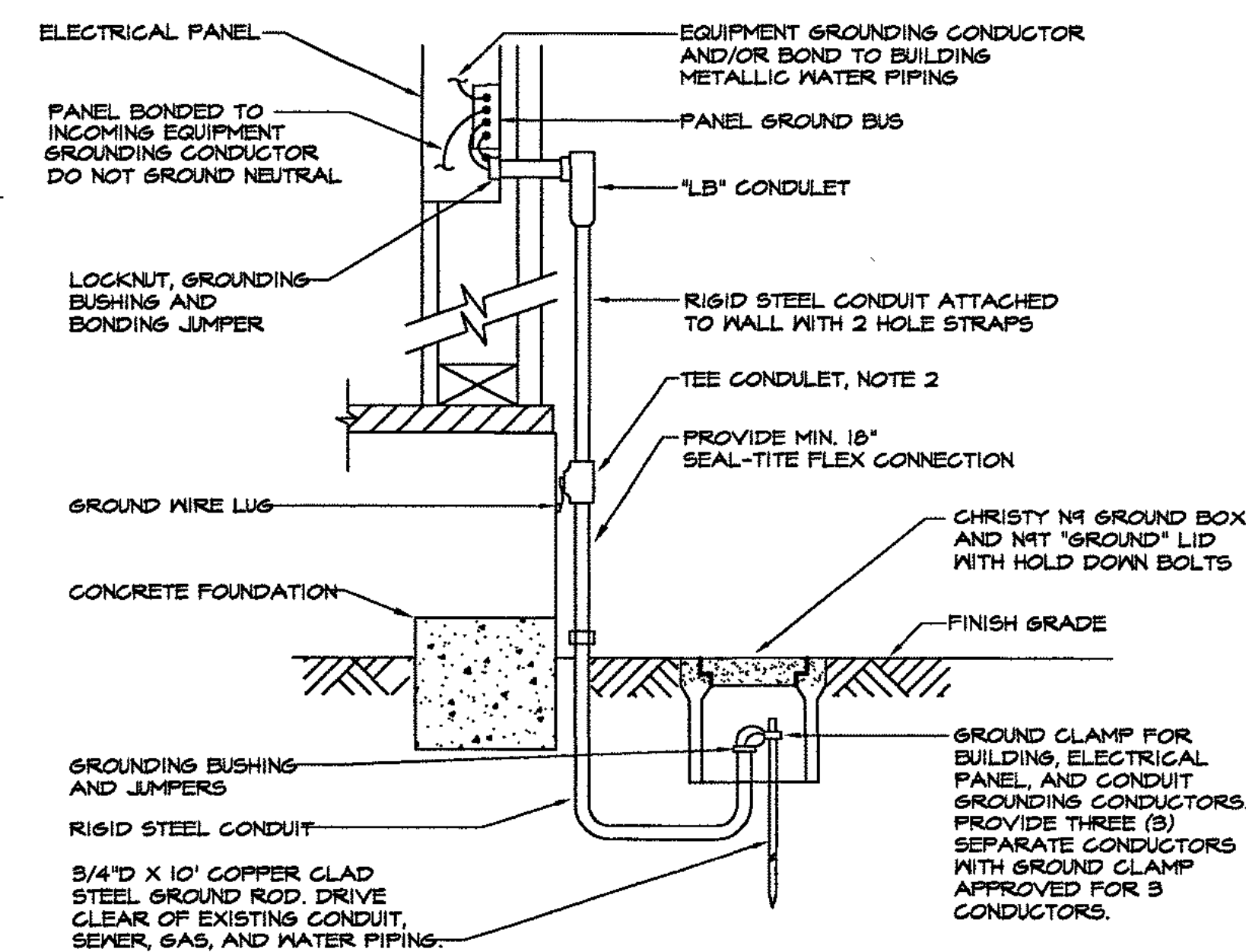
1. TURN OVER REMOVED FIRE ALARM DEVICES TO OWNER.

Attachment E -

Baden Campus Modernization
Electrical Drawings E1.6
Title - Electrical Existing and Demo Plan

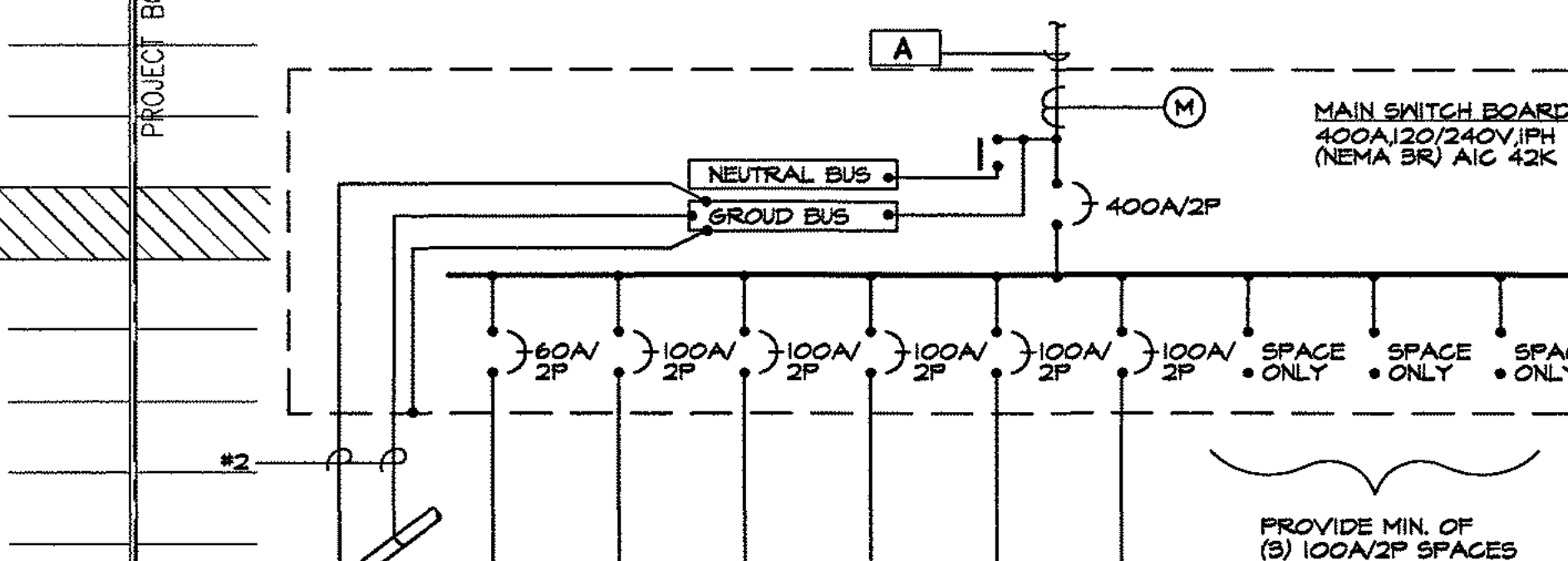
dated 5-29-2013
prepared by BWF Consulting engineers
issued by KCEM 09/01/2026

1. APPROX. LOCATION OF P.S.4E CO'S POWER POLE PROVIDE RISER PER P.S.4E CO'S SPECIFICATIONS.
2. 3" EMPTY CONDUIT WITH FULL ROPE (PRIMARY SERVICE) VERIFY EXACT TERMINATION POINT AND REQUIREMENTS WITH P.S.4E CO.
3. POLE MOUNTED BY P.S.4E CO. TRANSFORMER.
4. MAIN SWITCHBOARD (NEMA BR)
5. PROVIDE FULL BOX WITH LID MARKED "ELECTRICAL" SIZE AS PER N.E.C.
6. APPROX. LOCATION OF EXIST. SIGNAL/DATA FULL BOX.
7. (3) 2" EMPTY CONDUITS WITH FULL ROPES. SIZE AS PER N.E.C.



- NOTES:
1. SIZE OF CONDUCTORS SHALL COMPLY WITH NEC TABLE 250-45.
 2. ALL MODULES OF METAL FRAME BUILDINGS SHALL BE ELECTRICALLY BONDED TOGETHER BY BOLTING ONLY (NO ACCEPTABLE BONDING).
 3. TEST RESISTANCE TO GROUND USING MEGGER. TESTS SHALL BE PERFORMED BY AN INDEPENDENT FIRM NORMALLY ENGAGED IN GROUNDING TESTING. IF RESISTANCE EXCEED 25 OHMS, INSTALL ADDITIONAL GROUNDING RODS WITH CONDUCTORS AS SHOWN, SEPARATED AT LEAST 6'-0", UNTIL RESISTANCE IS REDUCED TO 25 OHMS OR LESS. TESTS MUST BE REPEATED. SEE INSPECTOR FORWARD TEST RESULTS TO ARCHITECT AND DSA/ORS.

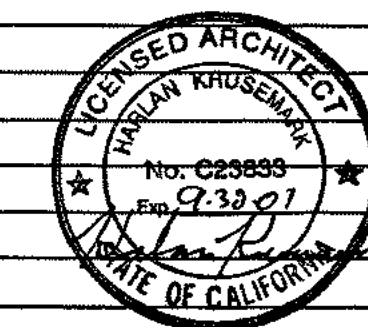
3 Portable Classroom Grounding Detail



Attachment E -

Baden Campus Modernization
Electrical Drawings E1.7
Title - Site Plan
dated - 06-14-2001
prepared by HKA Architect
issued by KCEM 09/01/2026

HKA
Harlan Krusemark - Architect
4415 Cowell Road, Suite 230
Concord, CA 94518-1997
Tel: 925.681.1905
Fax: 925.681.1906



Revisions	Date
-----------	------

BADEN ADULT
EDUCATION CENTER
TEMP. ADDITION
825 Southwood Drive
S. San Francisco, CA
94080

South San Francisco
Unified School District
398 B Street
South San Francisco, CA
94080

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DIVISION OF THE STATE ARCHITECT

APPL 01 103824

AC ☒ FL ☒ SS ☒

DATE JUN 14 2001

Sheet Title:
SITE PLAN

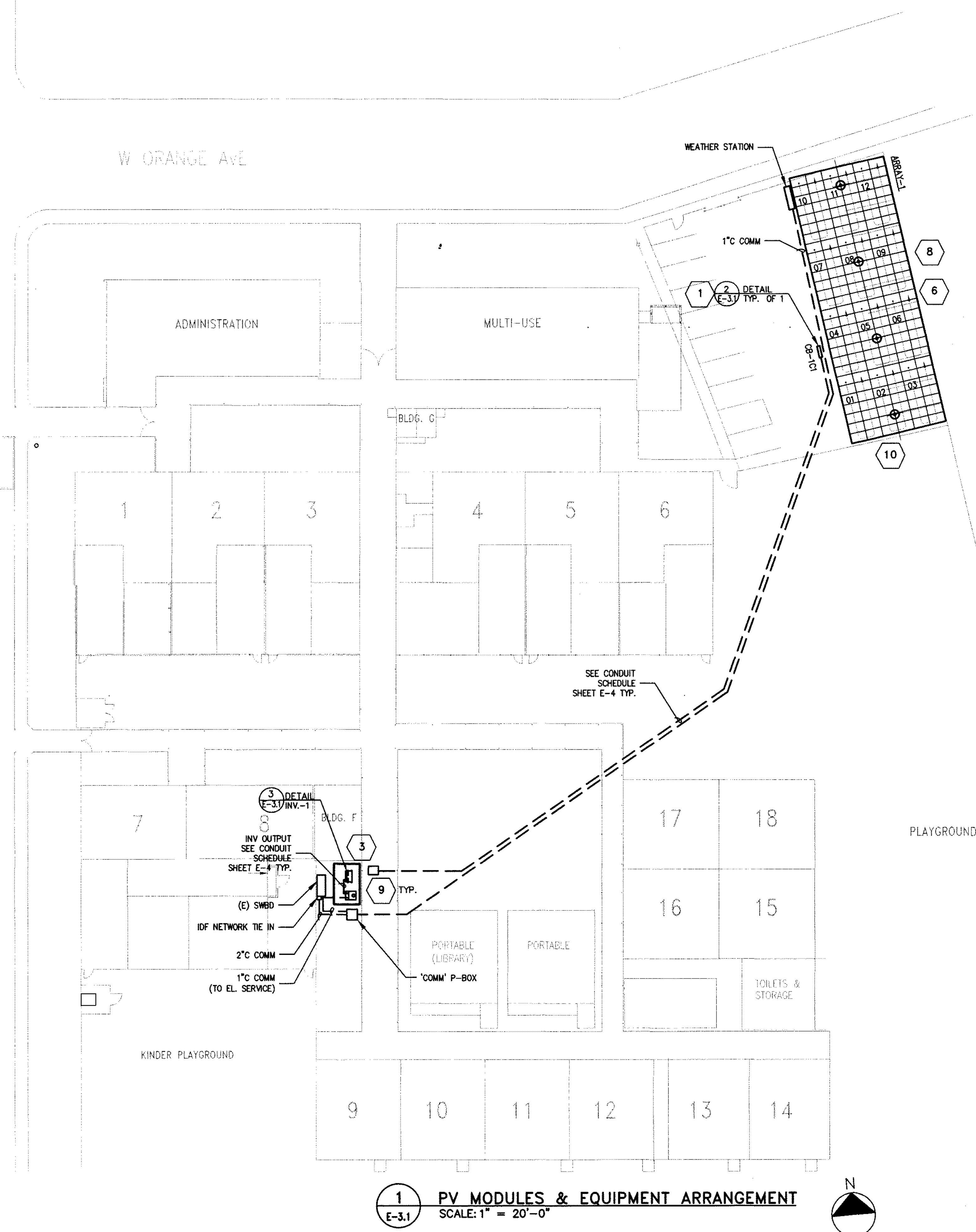
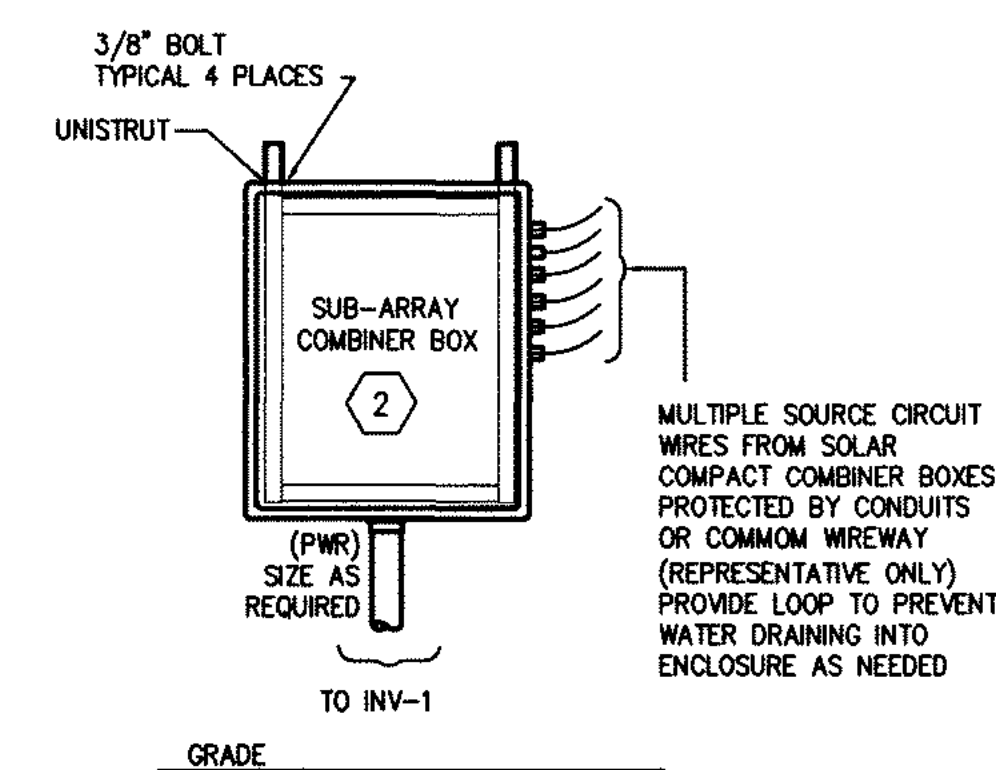
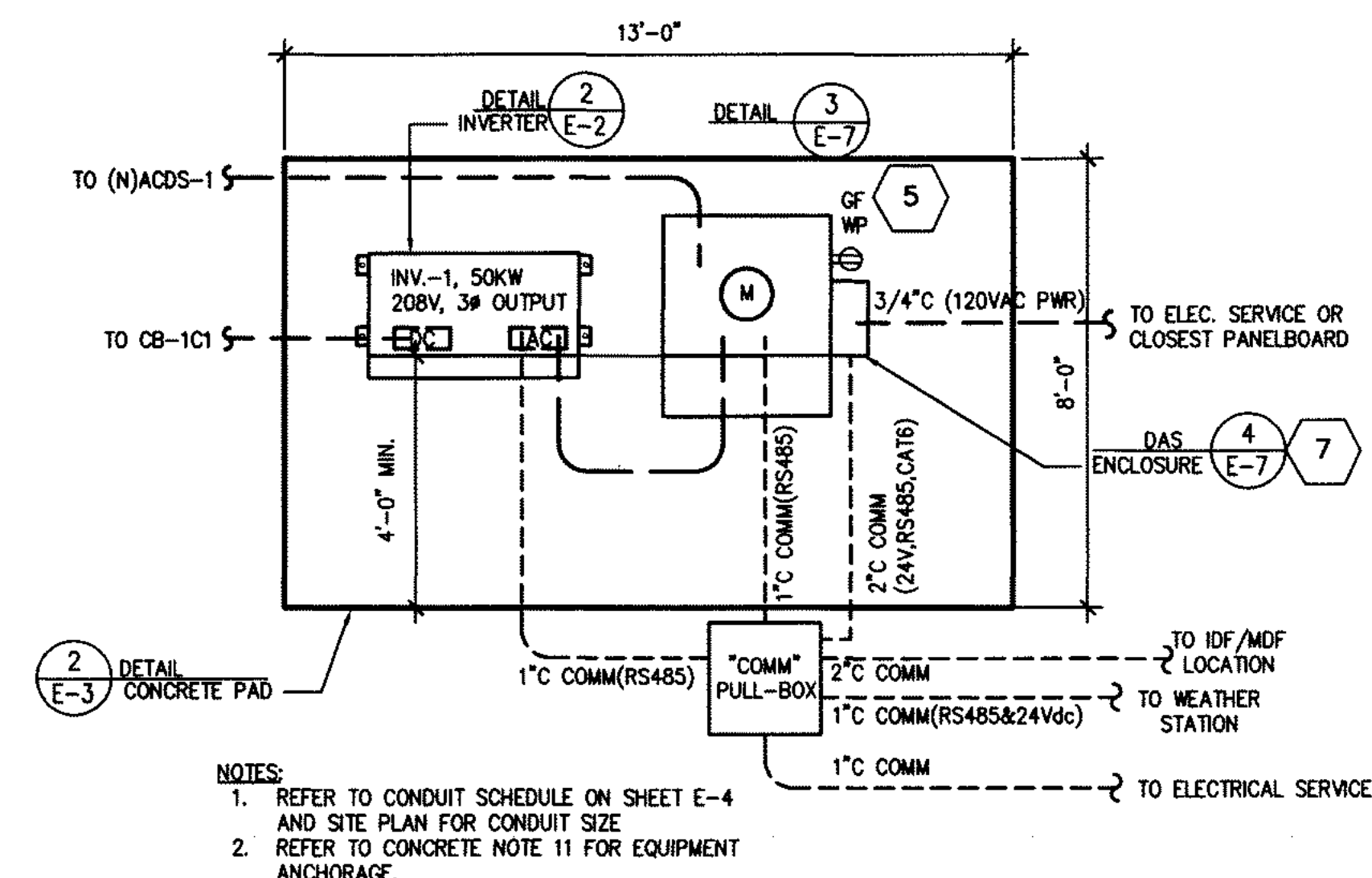
Printing Date / Purpose:
5-11-01

Construction Documents

Scale: 1" = 20'-0"

Project Number:	0103.00
Sheet Number:	

of Sheets



GENERAL NOTES

1. REFER TO SHEET E-4 FOR WIRE AND CONDUIT SCHEDULES.
2. CONDUIT ROUTING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE CONDUIT ROUTING TO AVOID EXISTING INTERFERENCES AND IS RESPONSIBLE FOR FIELD CHECKING AND MAKING ALL NECESSARY OFFSETS AS REQUIRED.
3. NO PART OF THIS DRAWING OR SPECIFICATIONS IS INTENDED TO ALLOW A VIOLATION OF FEDERAL WORKING SPACE REQUIREMENTS AROUND ELECTRICAL EQUIPMENT.
4. STRINGS HOMERUNS SHALL USE UL LISTED WEATHERPROOF, UV SUNLIGHT RESISTANT, FINGERSAFE, PULL-AND RECEPTACLE CONNECTORS, MULTICONTACT TYPE OR EQUIVALENT. EXISTING PIV MOULDE CONNECTORS SHALL BE UTILIZED, HOMERUNS TO MATCH.
5. INVERTER'S EXACT LOCATION AND ORIENTATION TBD IN THE FIELD.
6. PROVIDE AND INSTALL IN GROUND CHRISTY PULL-BOX "COMM" (TYPICAL 24"x24") NEXT TO THE INVERTER PAD IN CONVENIENCE AND ACCESSIBLE LOCATION
7. RUN THREE (3) 1" FC FROM 'COMM' PULL-BOX AND STUB-UP NEXT TO THE INVERTER. FTEREPLER SWBD AND WEATHER STATION, AND ONE (1) 2" FC NEXT TO THE DAS ENCLOSURE (IF APPLICABLE). RUN ONE (1) 2" FC FROM 'COMM' PULL-BOX TO THE NEAREST IDF/MDF LOCATION AND ONE (1) 1" FC TO ELECTRICAL SERVICE METER LOCATION.
8. INSTALL PULL ROPES IN EMPTY RACEWAYS. USE MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200LB TENSILE STRENGTH. LEAVE AT LEAST 12" OF SLACK AT EACH END OF THE PULL WIRE.

KEYED NOTES

1. INSTALL COMBINER BOXES ON THE COLUMN OF SUPPORTING STRUCTURE AT MINIMUM 96" ABOVE FINISHED GRADE. LOCATIONS SHOWN ARE ONLY FOR CLARITY OF THE DRAWING. TO MINIMIZE VOLTAGE DROP INSTALL COMBINER BOX IN THE LOCATION CLOSE TO THE CENTER OF THE GROUP OF STRINGS CONNECTED TO COMBINER BOX.
2. PROVIDE 2 FEET MINIMUM GREEN GROUND WIRE LOOP TO GROUND ALL METALLIC BOX COMPONENTS.
3. INSTALL CONCRETE-ENCASED ELECTRODE IN ACCORDANCE WITH NEC 250.52(3) CONSISTING OF STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2" DIAMETER OR 12#/DAWG BARE COPPER AT LEAST 20 FEET LONG. INSTALL 12#/DAWG BARE COPPER DIGITALS FROM ELECTRODE TO INVERTER ENCLOSURE IN TWO (2) PLACES MINIMUM, AND 2 DIGITALS TO FEWS IN OPPOSITE DIAGONAL CORNERS OF PAD IF APPLICABLE. FOR UNDERGROUND CONNECTIONS USE EXOTHERMIC WELD OR APPROVED IRREVERSIBLE MECHANICAL CONNECTORS. USE APPROVED COMPRESSION CONNECTORS FOR ABOVEGROUND CONNECTIONS. CONTRACTOR TO VERIFY ELECTRODE RESISTANCE TO THE GROUND BY 3-POINT TESTING METHOD. THIS RESISTANCE SHALL NOT EXCEED 50.
4. NOT USED.
5. 120VAC GFCI RECEPTACLE.
6. REFER TO SHEET E-5 FOR LIGHTING PLAN.
7. ENCLOSURE FOR THE DAS COMPONENTS. SUBCONTRACTOR TO PROVIDE 120VAC POWER ON 120VAC CIRCUIT. LOCATION OF DAS EQUIPMENT & WEATHER STATION MAY VARY. VERIFY WITH DAS VENDOR.
8. WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS FOR ITS INTENDED USE. ADEQUATELY STRAP AND SUPPORT ALL RACEWAYS. IN GENERAL SUPPORT ALL CABLED WITHIN THREE FEET OF OUTLET BOX, PANEL OR ENCLOSURE AND MAXIMUM TEN FEET ON CENTER THEREAFTER. RACEWAYS TO BE LISTED FOR WET LOCATION.
9. TRAFFIC RATED PULL-BOX, SIZED BY CONTRACTOR PER NEC REQUIREMENTS AND FIELD CONDITIONS.
10. SUPPLEMENTARY ELECTRODES FOR ARRAY GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH NEC 250.54, 250.52(5)(7) AND 690.47.

Attachment E -

Baden Campus Modernization
Drawing - E1.8
Title - PV modules
dated 12-16-2011
prepared by Chevron Energy
issued by KCEM 09/01/2026

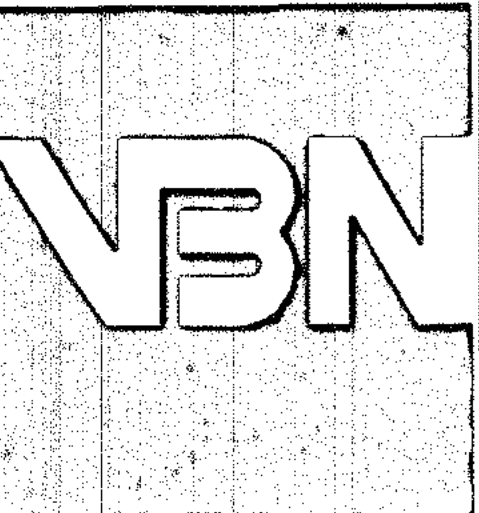
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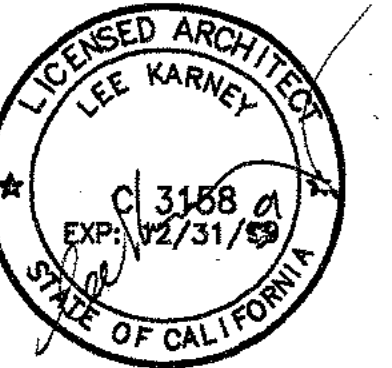
**SOUTH SAN FRANCISCO UNIFIED
SCHOOL DISTRICT
PHOTOVOLTAIC ARRAYS**

**LOS CERRITOS ELEMENTARY SCHOOL
10 W ORANGE AVE., S SAN FRANCISCO, CA
ARRAY 1
ELECTRICAL ARRANGEMENT**

E-3.1 LSC



560 14TH STREET,
OAKLAND, CA 94612
TELEPHONE (510)763-1313
□ IL KWON CHA AIA
□ LEE KARNEY AIA
□ FRANZ STEINER AIA
□ ELIEZER M. NAOR AIA



ARCHITECT'S STAMP



CONSULTANT'S STAMP

UESF Engineers, Inc.
15 VANDEWATER STREET
SAN FRANCISCO, CA 94133
(415) 387-8111
(415) 387-8050 FAX

BADEN CONTINUATION HIGH SCHOOL
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
825 SOUTHWOOD DRIVE
SOUTH SAN FRANCISCO, CALIFORNIA 94080

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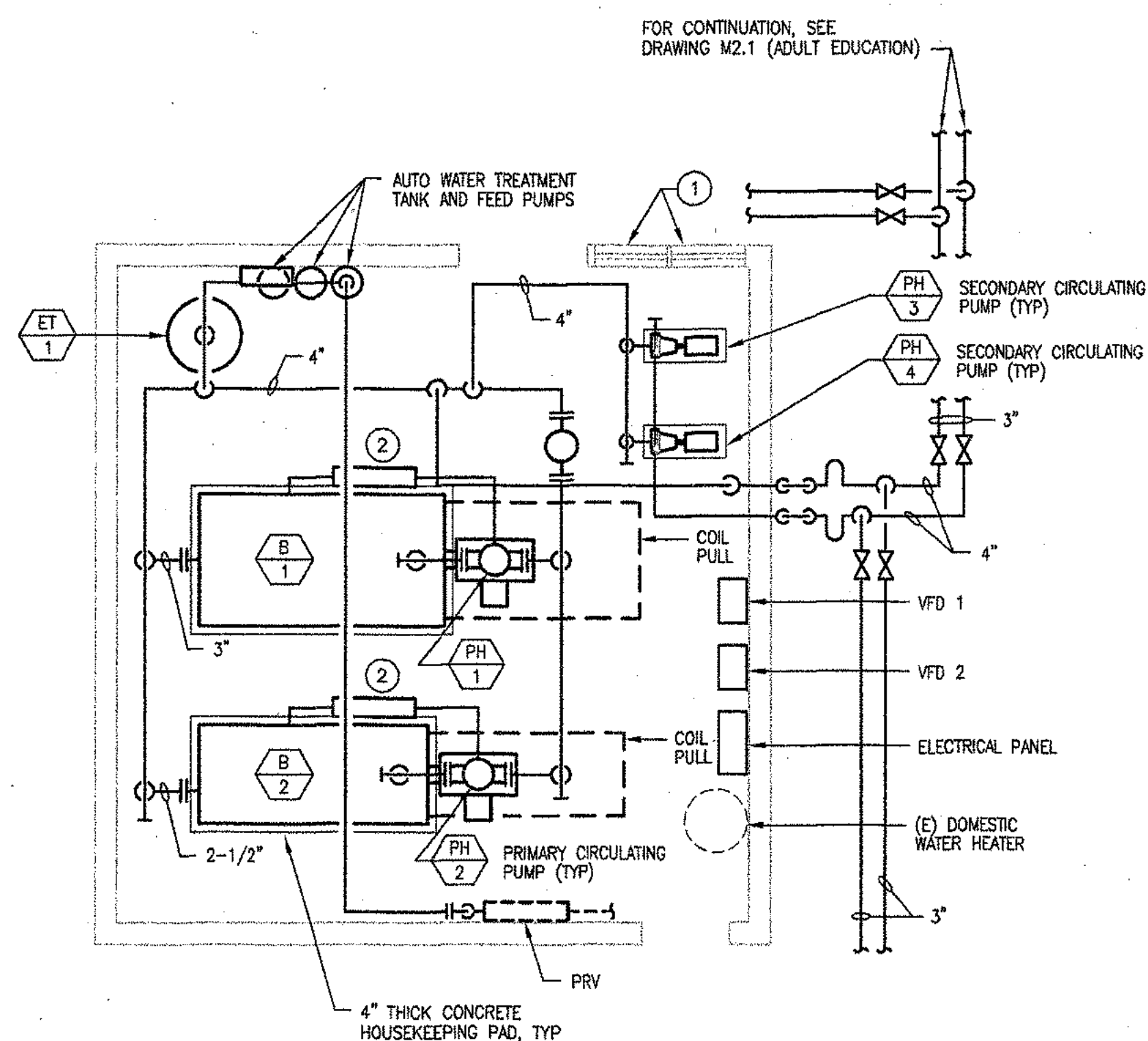
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SECTION

DATE	ISSUE	REV.
09/04/98	DSA SUBMITTAL	
03/15/99	BIDDING	
05/14/01	DSA RESUBMITTAL	

DRAWN BY: EPB CHECKED BY: LM

M4.1

JOB NO: 98021B OF SHEETS



KEY NOTES

- 1 LOWER LOUVER TO WITHIN 6" OF BOILER ROOM FLOOR, 8 SQ FT MIN. FREE AREA, 1 HIGH, 1 LOW.
- 2 GAS TRAIN, SEE SPECIFICATIONS FOR REQUIREMENTS.

7 ENLARGED PLAN - BOILER ROOM
SCALE: 1/4"=1'-0"

4 NOT USED
SCALE: 1/4"=1'-0"

1 NOT USED
SCALE: 1/4"=1'-0"

8 NOT USED
SCALE: 1/2"=1'-0"

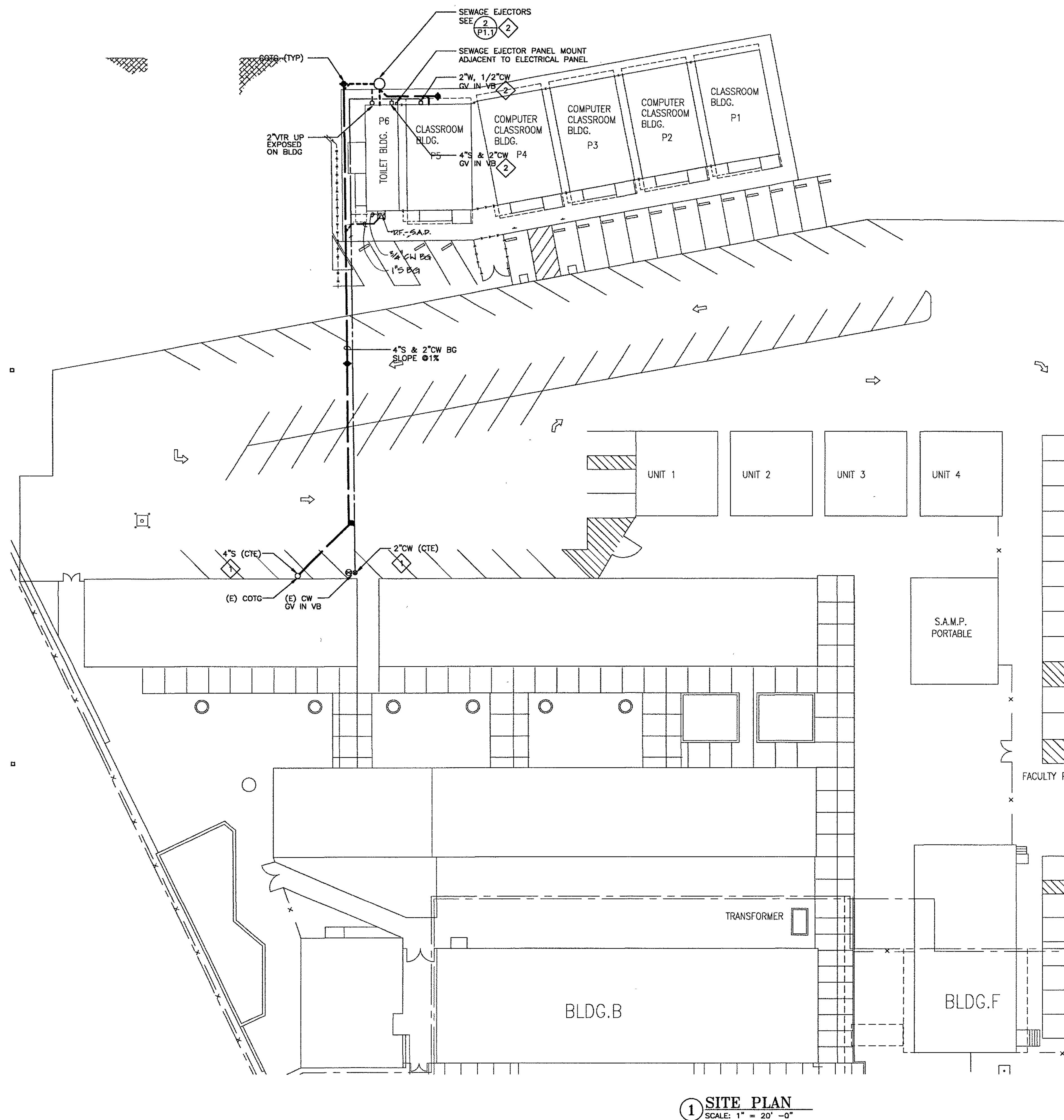
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SCALE: 1/4"=1'-0"

2 NOT USED
SCALE: 1/4"=1'-0"

6 NOT USED
SCALE: NOT TO SCALE

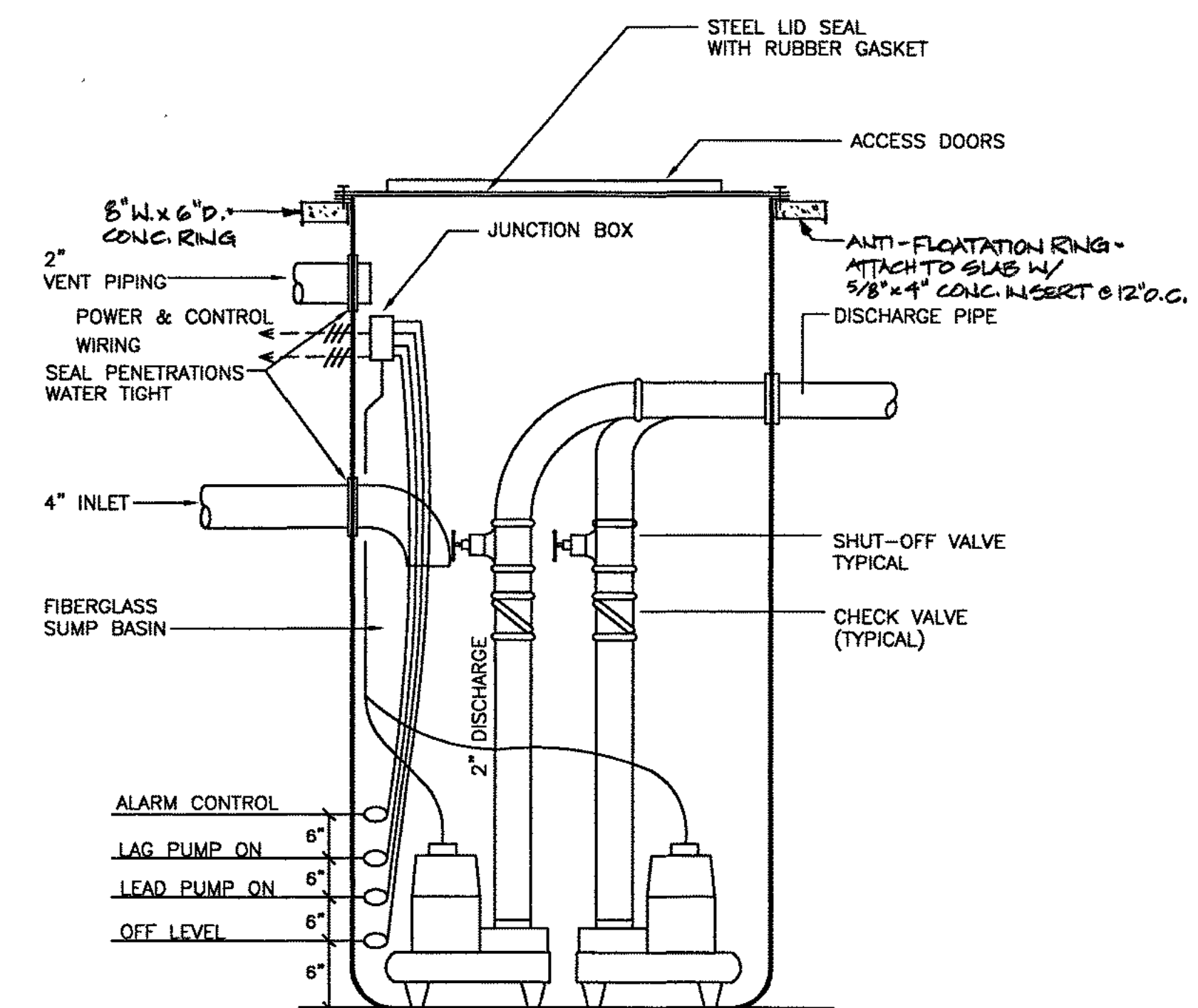
3 NOT USED
SCALE: 1/2"=1'-0"

Attachment E -
Baden Campus Modernization
Drawing - M1.1
Title - Enlarged Boiler Room
dated 5-14-01
prepared by UESF Engineers
issued by KCEM 09/01/2026



SHEET NOTES:

- 1 EXACT LOCATION AND SIZE OF EXISTING UTILITIES TO BE DETERMINED IN THE FIELD. CONNECT TO EXISTING AS REQ'D.
- 2 COORDINATE EXACT LOCATION OF S/W & CW CONNECTIONS WITH RELOCATABLE MFR.



NOTE:

1. SEWAGE EJECTORS SHALL BE PACO SERIES 4130 MODEL 2570-01, 80GPM @ 20' FT/H, 240V/1 ϕ DUPLEX SUBMERSIBLE NON-CLOG TYPE WITH EXHAUST PROOF STOP BASIN SHALL BE 48" DIA/5' DEEP, FIBERGLASS CONSTRUCTION WITH INLET AND VENT CONNECTION AS SHOWN ON DWG. SUMP COVER SHALL BE STEEL WITH VAPOR TIGHT CONSTRUCTION AND OPENINGS FOR PUMP CONTROL PANEL SHALL BE NEMA 4. PROVIDE MERCURY LEVEL SENSOR AND HIGH WATER LEVEL ALARM. **PROVIDE ANTI-FLOATATION RING**

Attachment E -

Baden Campus Modernization Drawing - P1.0

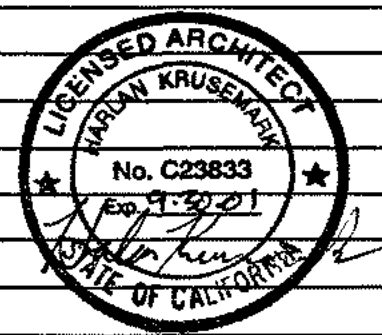
Title - Site Plan - Plumbing

dated 6-11-2001

prepared by BWF Consulting engineers
issued by KCEM 09/01/2026

H K A

Harlan Krusemark - Architect
4415 Cowell Road, Suite 230
Concord, CA 94518-1997
Tel: 925.681.1905
Fax: 925.681.1906



Revisions	Date
△	
△	
△	
△	
△	

BADEN ADULT
EDUCATION CENTER
TEMP. ADDITION
825 Southwood Drive
S. San Francisco, CA
94080

South San Francisco
Unified School District
398 B Street
South San Francisco, CA
94080

IDENTIFICATION STAMP
COMMISSION OF THE STATE ARCHITECT

APR 01 103824

AC 16 FLG 11 SS 11
DATE JUN 14 2001

Sheet Title:
SITE PLAN

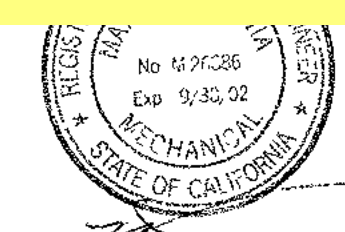
Printing Date / Purpose:
06-11-01

Construction Documents

Scale: 1' = 20'-0"	
Project Number:	0103.00
Sheet Number:	

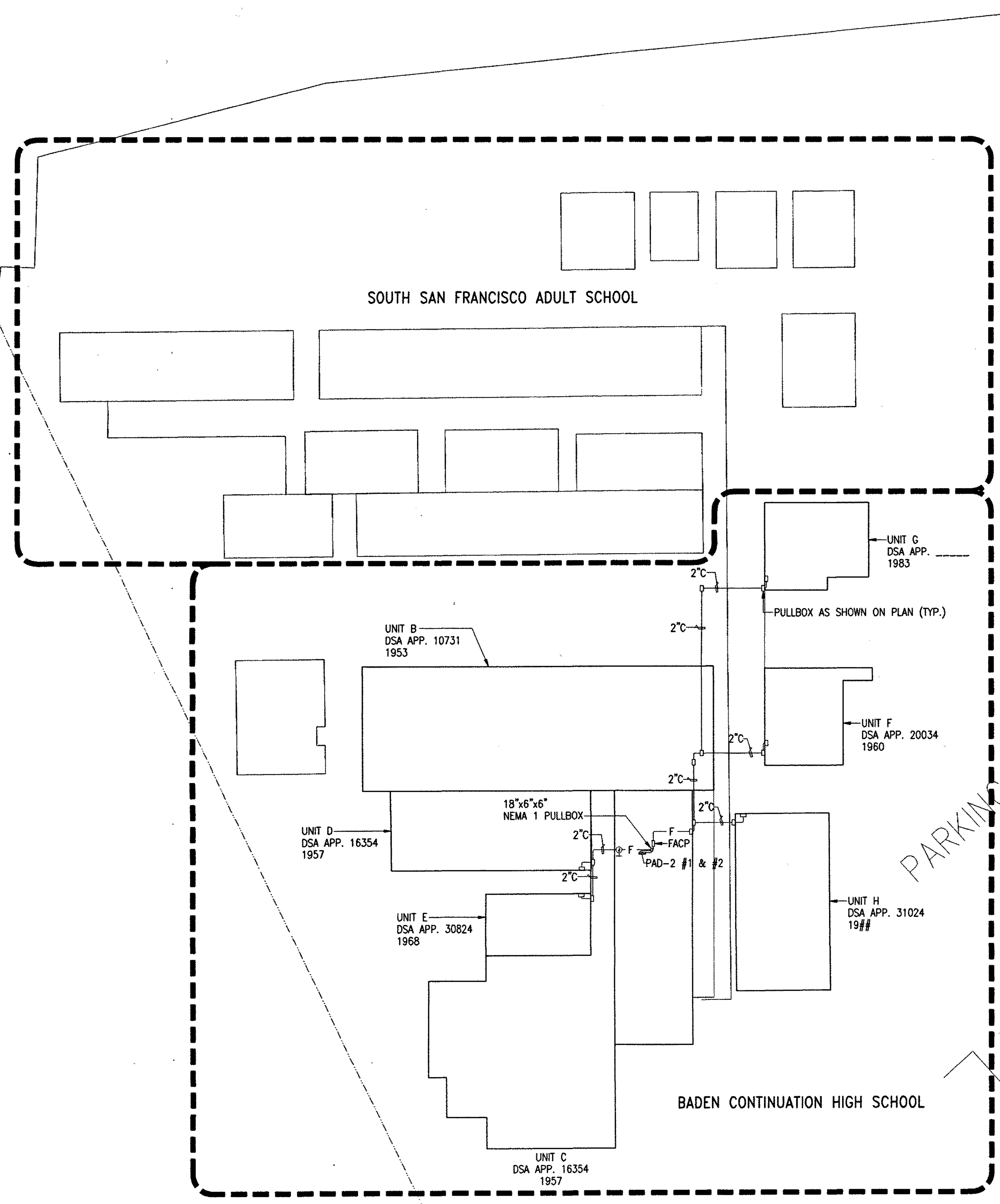
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of Sheets



FCP# 0127, BADEN RELOCATABLE CLASSROOMS

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XREF: kp-n.dwg



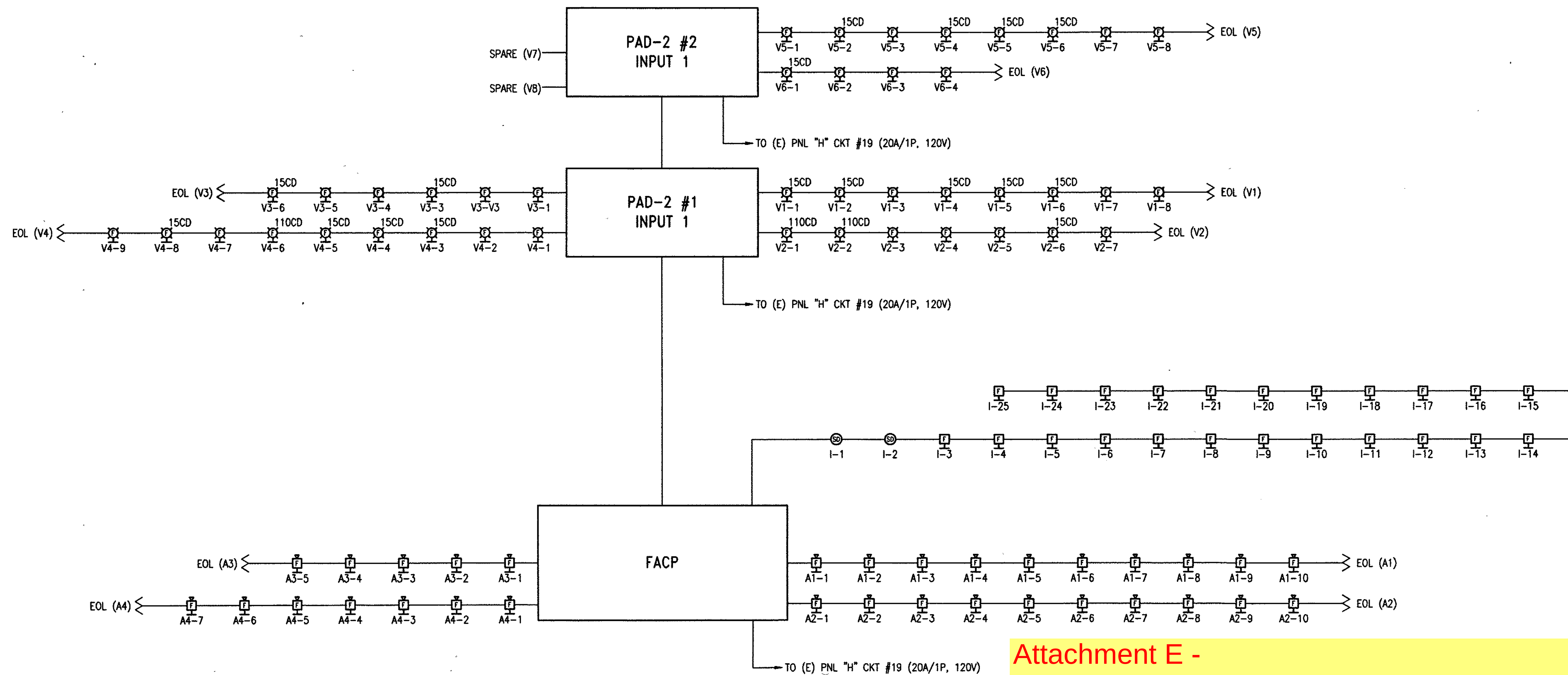
NOTE:
BADEN CONTINUATION HIGH SCHOOL IS SEPARATED
FROM SOUTH SAN FRANCISCO ADULT SCHOOL AND
HAS ITS OWN SYSTEM.

1 SITE PLAN
EO.0

Attachment E -
Baden Campus Modernization
Drawing - FA 1.0
Title - FA Site Plan
dated 6-30-01
prepared by DLM Architects
issued by KCEM 09/01/2026

APPROVALS DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE # 100- APP. # 0010022 DATE APR 29 1998 AC # 100-10022	
ENGINEER engineers, inc. 3350 Scott Blvd., Ste. 11 Palo Alto, CA 94304 (408) 886-8550 FAX (408) 886-8627 PROJECT NO. 97520-08	ARCHITECT

FILE: M:\97520-08\BADN\08a10-n.dwg, DWG 04/25/98 at 19:41
XREF: Kp-n.dwg
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SCALE = 1



1 FIRE ALARM RISER DIAGRAM
E1.0 NOT TO SCALE

SYSTEM DESCRIPTION:

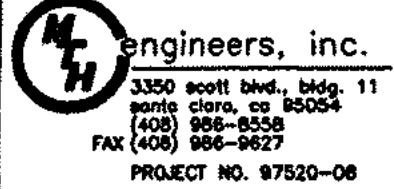
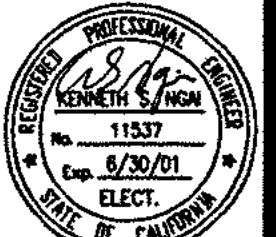
THE FIRE ALARM SYSTEM IS MANUAL AND ADDRESSABLE,
CLASS: B STYLE: Y

NOTES:

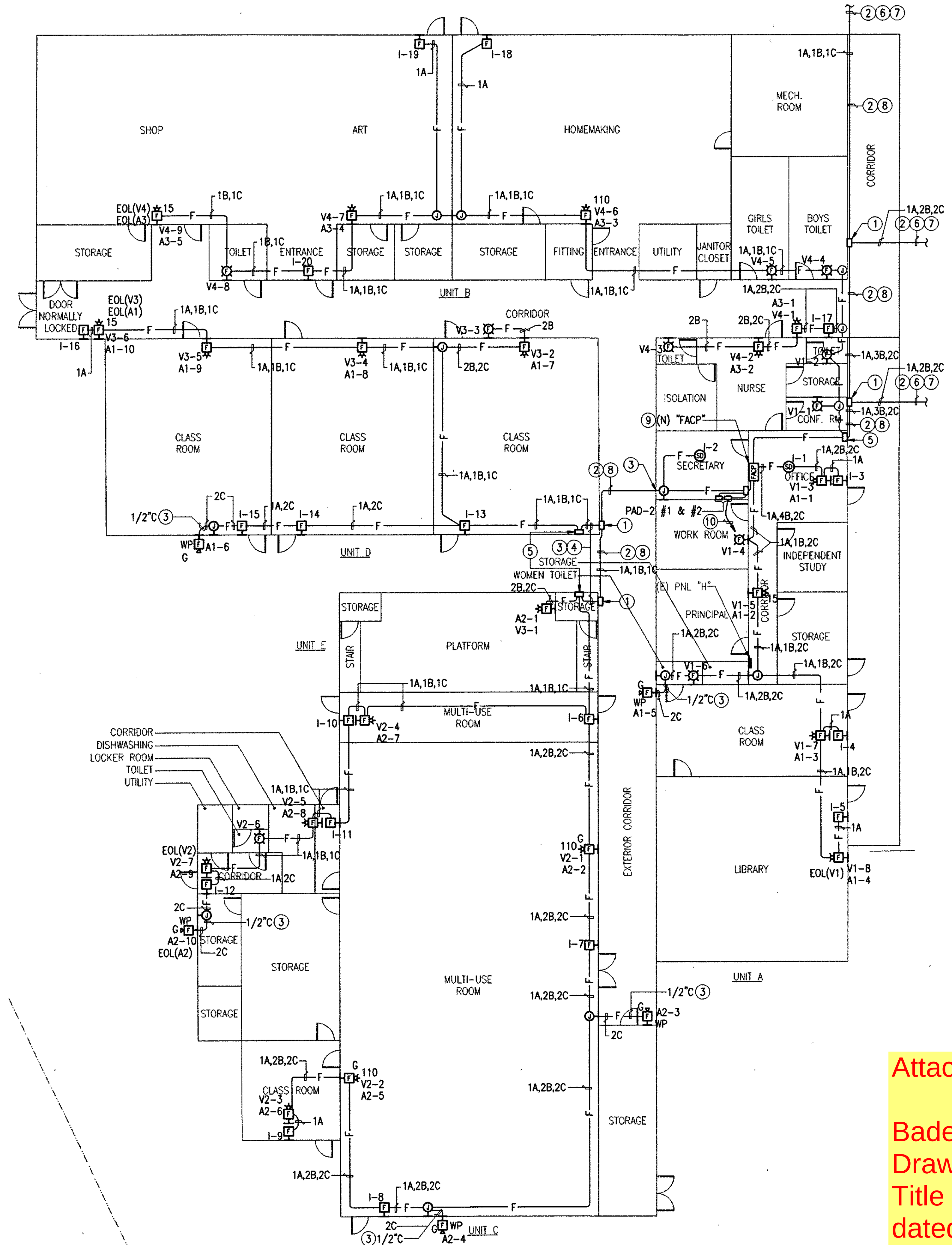
1. INDIVIDUAL HORNS AND STROBES ARE SHOWN FOR WIRING CONTINUITY ONLY. SOME DEVICES ARE COMBINATION HORN/STROBE DEVICES. REFER TO FLOOR PLANS FOR ACTUAL DEVICE TYPE.
2. ALL FIRE ALARM STROBES SHOWN SHALL BE 75CD U.O.N.

Attachment E -

Baden Campus Modernization
Drawing - FA 1.1
Title - FA Riser Diagram
dated 6-30-01
prepared by DLM Architects
issued by KCEM 09/01/2026

APPROVALS	
DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE #1006 APP. # 001000229 AC F-1513TH/21/SS DATE APR 29 1998	
ENGINEER	DESIGNER
 engineers, inc. 3350 sport Blvd., Suite 11 Palo Alto, CA 94304 (408) 966-8554 FAX (408) 966-8627 PROJECT NO. 97020-08	 11537 Exp. 9/30/01 ELECT.
ARCHITECT	
 C-13832 JAN 01 1994 RENEWAL DATE	

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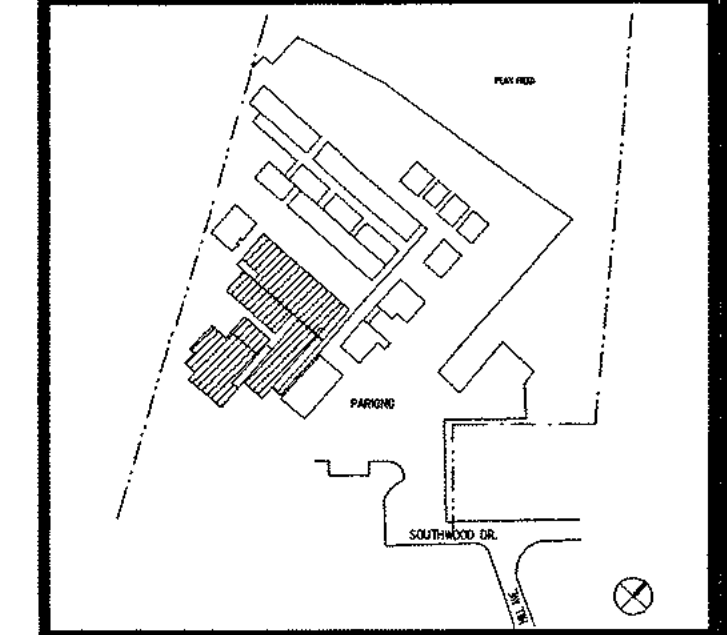


1
E2.1
FIRE ALARM PLAN - UNITS A, B, C, D AND E

SHEET NOTES

- 1 PROVIDE 16" x 12" x 6" NEMA 3R PULLBOX.
- 2 (1) 2"C (FIRE ALARM).
- 3 WALL PENETRATION, SEE DETAIL 2/E4.0.
- 4 (1) 1 1/2"C (FIRE ALARM)
- 5 PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX. SEE DWG. 1/E4.1 FOR INSTALLATION DETAIL.
- 6 FOR CONTINUATION, SEE DRAWING E2.2.
- 7 PROVIDE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- 8 ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10FT INTERVAL MAXIMUM.
- 9 EXTEND CONDUIT AND WIRES TO FIRE ALARM CONTROL PANEL (120V POWER CONNECTION) FROM PNL "H" CKT #19.
- 10 HOMERUN TO (E) PNL "H" CKT #19 (120V POWER CONNECTION TO PAD-2 #1 & #2).
- 11 PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX AND MOUNT BELOW CEILING LINE.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

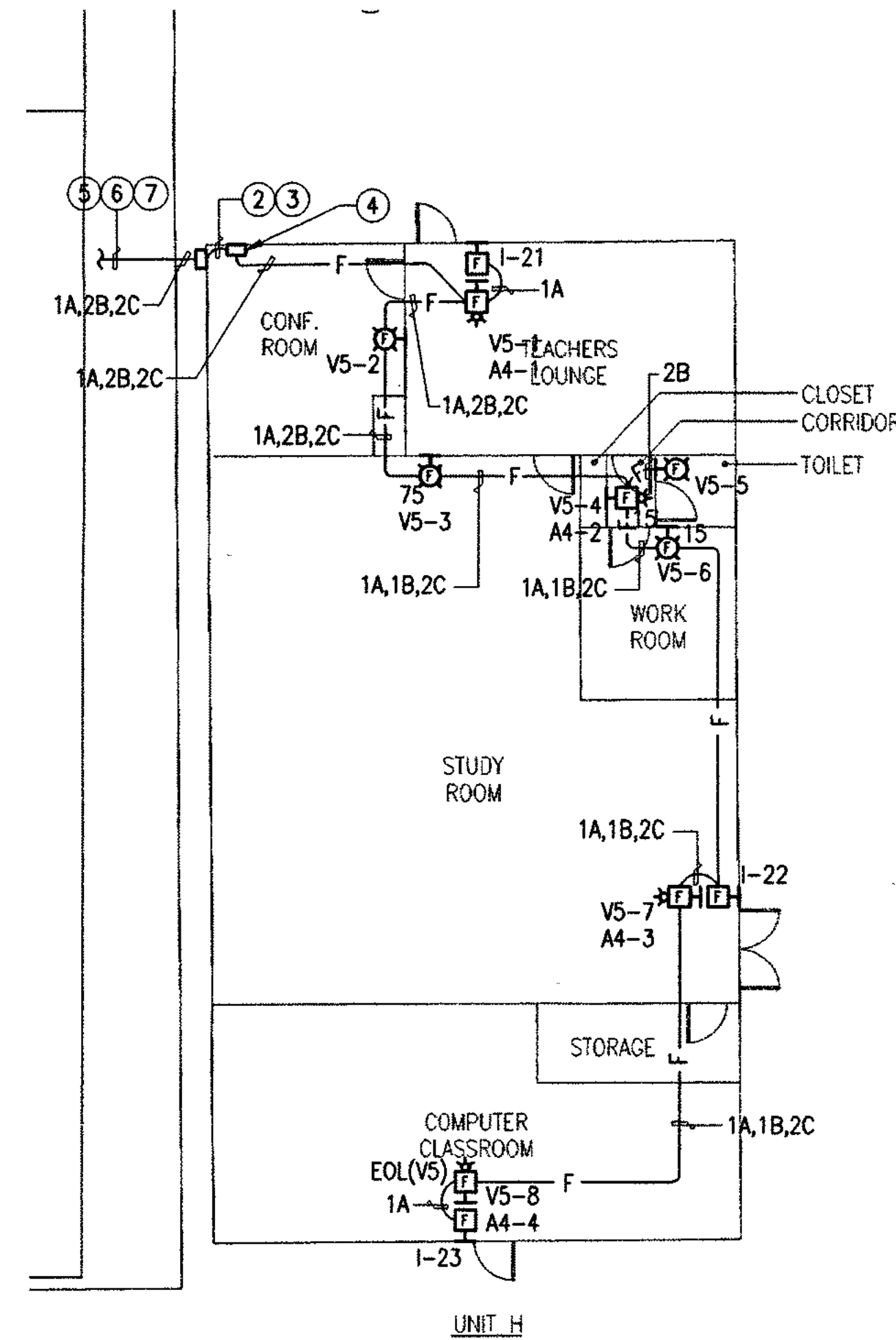
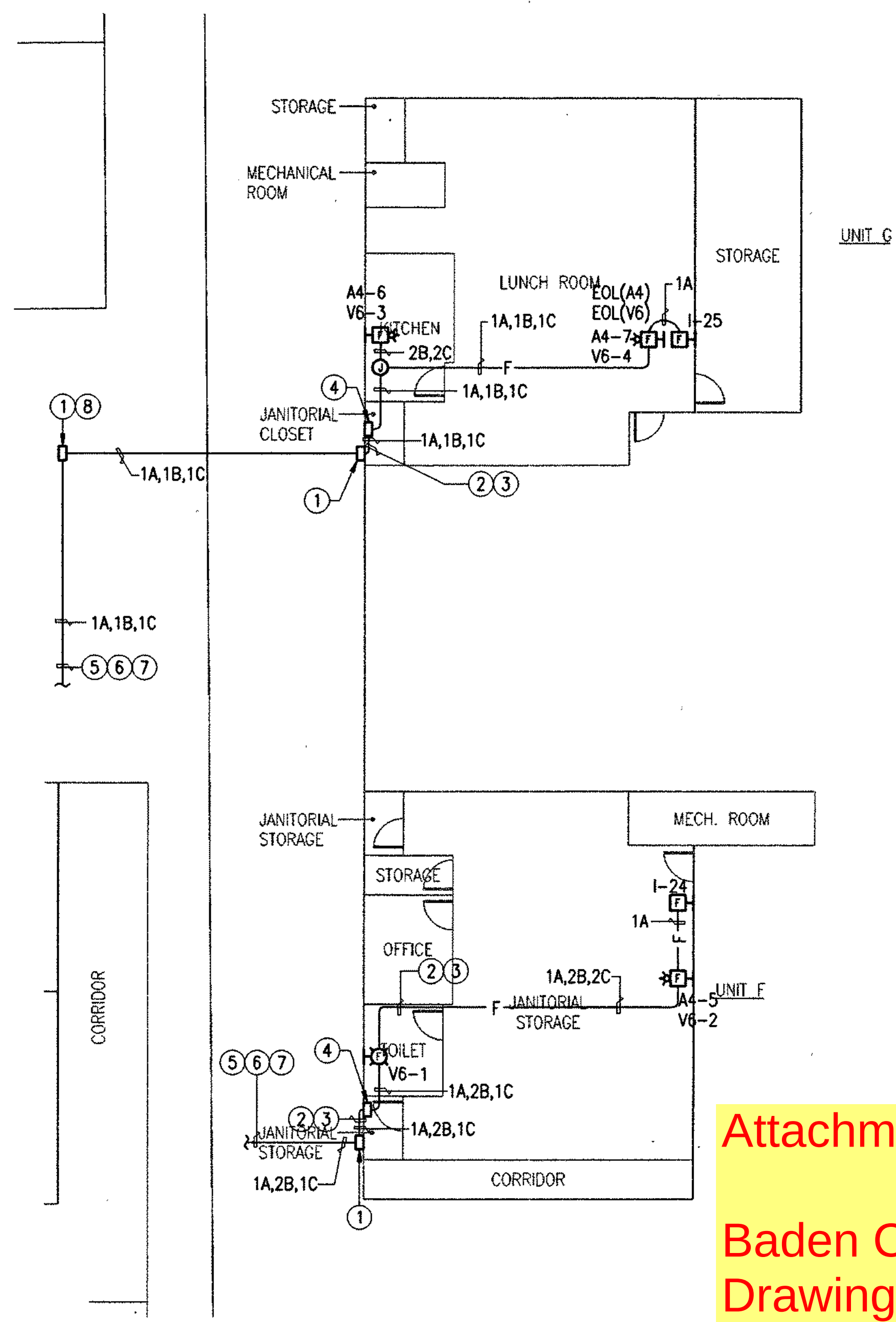
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE # 41-96
APP. # 90-188223
DATE 01/01/99

ENGINEER
engineers, inc.
3300 SOUTH HWY. 101, SUITE 11
PACIFIC PALMS, CA 90054
(408) 998-0558
FAX (408) 998-9627
PROJECT NO. 97520-08

ARCHITECT
DEEMS LEWIS MCKINLEY ARCHITECTURE
C-13832
JAN 01 1999
STATE OF CALIFORNIA

Attachment E -
Baden Campus Modernization
Drawing - FA 1.2
Title - Fire Alarm Floor Plan
dated 6-30-01
prepared by DLM Architects
issued by KCEM 09/01/2026

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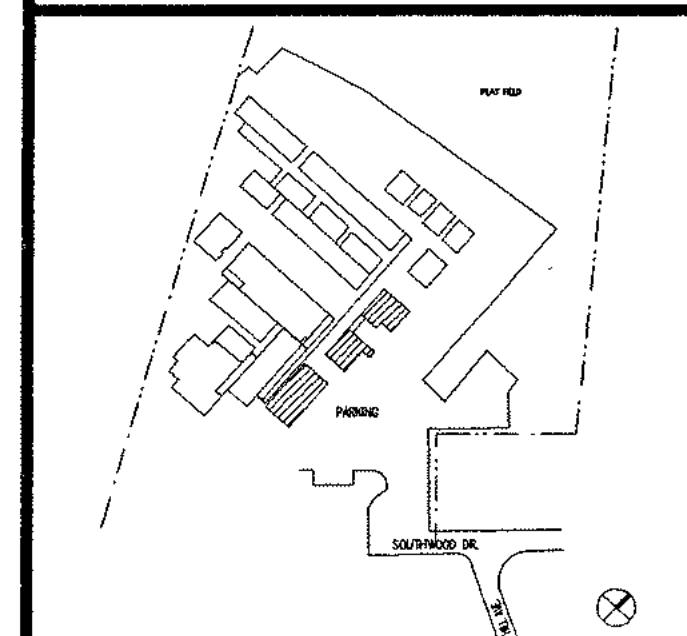


1
E2.2
FIRE ALARM PLAN - UNITS F, G AND H

SHEET NOTES

- 1 PROVIDE 16" x 12" x 6" NEMA 3R PULLBOX.
- 2 WALL PENETRATION, SEE DETAIL 2/E4.0.
- 3 (1) 1 1/2"C (FIRE ALARM)
- 4 PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX SEE DWG. 1/E4.4 FOR INSTALLATION DETAIL.
- 5 ROUTE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- 6 FOR CONTINUATION, SEE DRAWING E2.1.
- 7 (1) 2"C (FIRE ALARM).
- 8 MOUNT PULLBOX UNDER WALKWAY CANOPY.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE #AL-16
APP. #08-100223
AT PK 11/14/01
DATE APR 29 1998

ENGINEER
engineers, inc.
3350 Woodlawn Blvd., Suite 11
Berkeley, CA 94704
(415) 895-8555
FAX (415) 895-8577
PROJECT NO. 97520-08

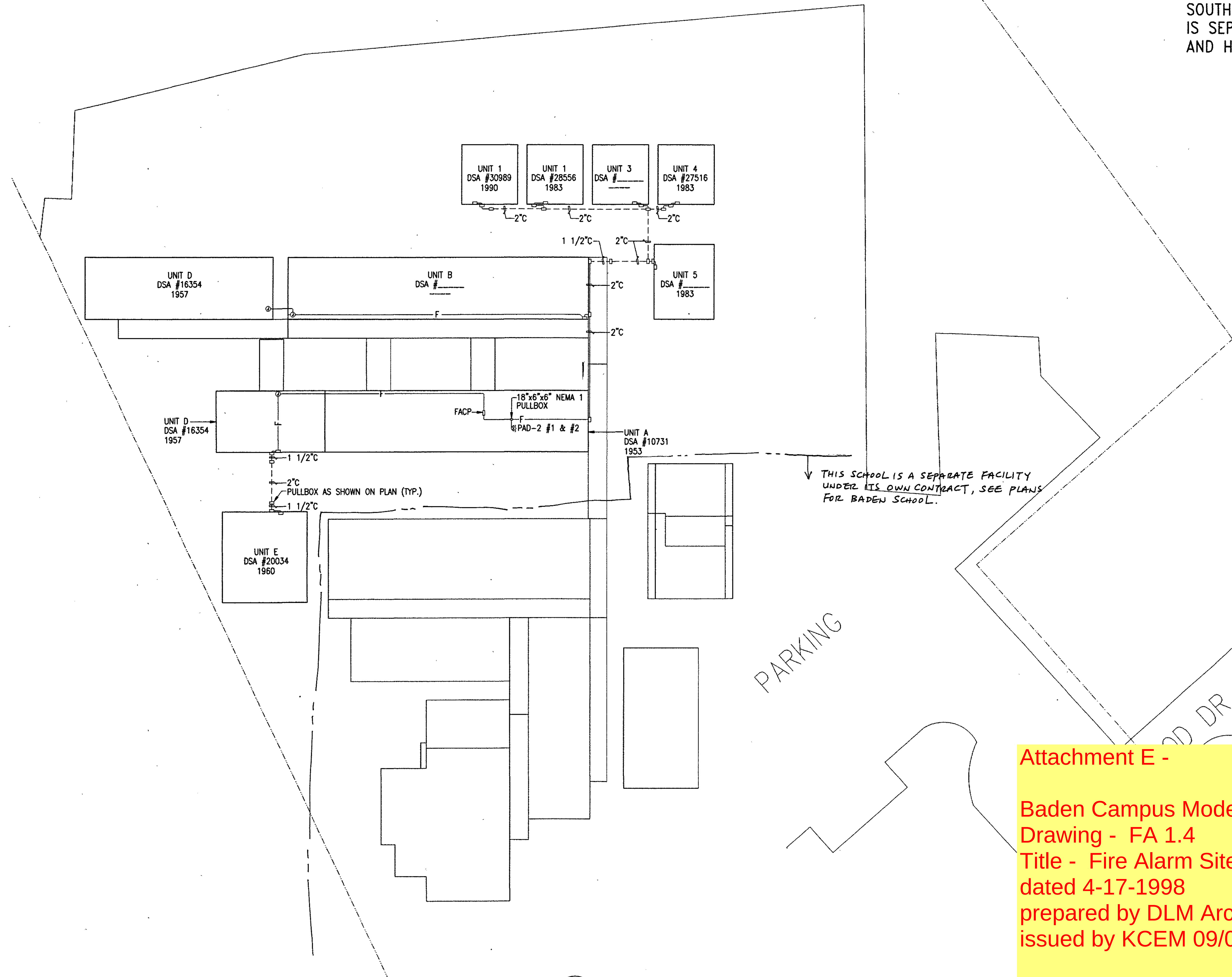
PROFESSIONAL SEAL
KENNETH S. AGA
No. 11557
Exp. 8/30/01
ELECT.
STATE OF CALIFORNIA

ARCHITECT
DEEMS LEWIS MCKINLEY ARCHITECTURE
C-13832
JAN 01 1998
STATE OF CALIFORNIA

Attachment E -
Baden Campus Modernization
Drawing - FA 1.3
Title - Fire Alarm Floor Plan
dated 6-30-01
prepared by DLM Architects
issued by KCEM 09/01/2026

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XREF: Kp-s.dwg



NOTE:
SOUTH SAN FRANCISCO ADULT SCHOOL
IS SEPARATED FROM BADEN HIGH SCHOOL
AND HAS ITS OWN SYSTEM.

THIS SCHOOL IS A SEPARATE FACILITY
UNDER ITS OWN CONTRACT, SEE PLANS
FOR BADEN SCHOOL.

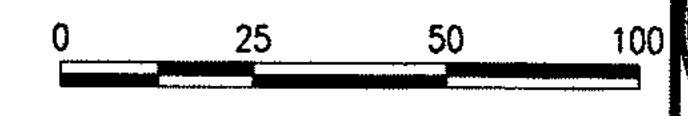
PARKING

ROAD DR.

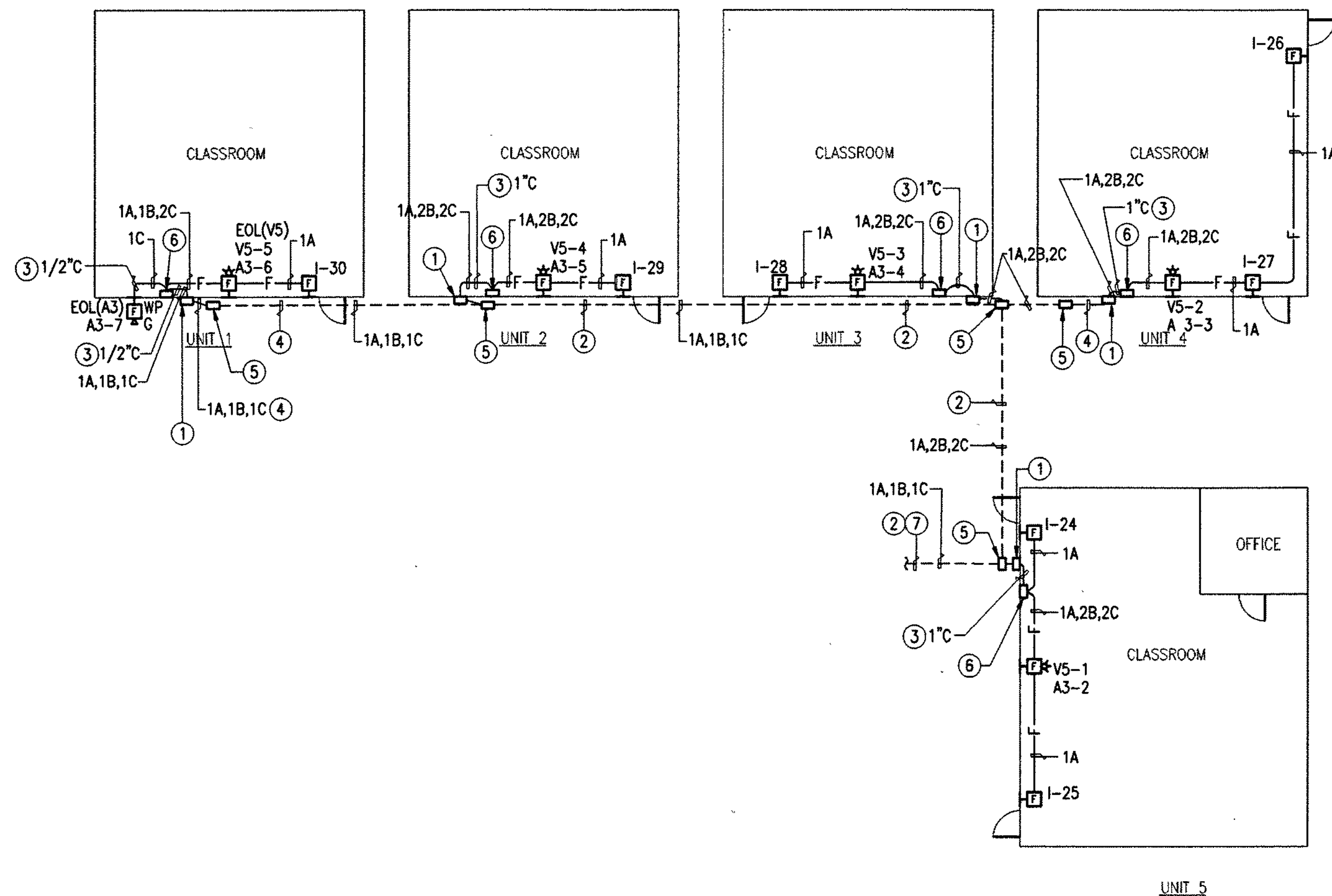
1 SITE PLAN
E0.0

Attachment E -

Baden Campus Modernization
Drawing - FA 1.4
Title - Fire Alarm Site Plan
dated 4-17-1998
prepared by DLM Architects
issued by KCEM 09/01/2026



APPROVALS	
DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE #128 APP. #0-10222 AC. FLS. SS DATE 4/22/98 APR 20 1998	
ENGINEER	
engineers, inc. 3350 Scott Blvd., Bldg. 11 Menlo Park, CA 94024 (415) 966-6558 FAX (415) 966-9827 PROJECT NO. 97520-08	
ARCHITECT	
Wallace B. Gordon C12984 Documents are executed as required by Corporate Resolution DEEMS LEWIS MCKINLEY A California Corporation	



1
E2.1
FIRE ALARM PLAN - UNITS 1, 2, 3, 4 AND 5



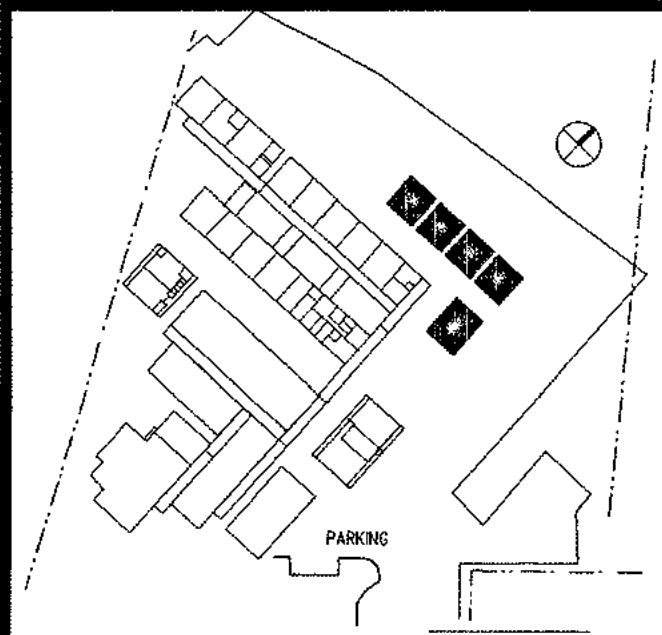
Attachment E -
Baden Campus Modernization
Drawing - FA 1.5
Title - Fire Alarm Floor Plan
dated 4-17-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

0 5 10 20 30

SHEET NOTES

- ① PROVIDE 16" x 12" x 6" NEMA 3R PULLBOX.
- ② (1) 2°C (FIRE ALARM).
- ③ WALL PENETRATION, SEE DETAIL 2/E4.0.
- ④ (1) 1 1/2°C (FIRE ALARM)
- ⑤ CONCRETE PULLBOX SIZE 5.
- ⑥ PROVIDE 18"x6"x6" NEMA 1 PULLBOX. SEE DWG. 1/E4-1 FOR INSTALLATION DETAIL.
- ⑦ FOR CONTINUATION, SEE DWG. E2.2.

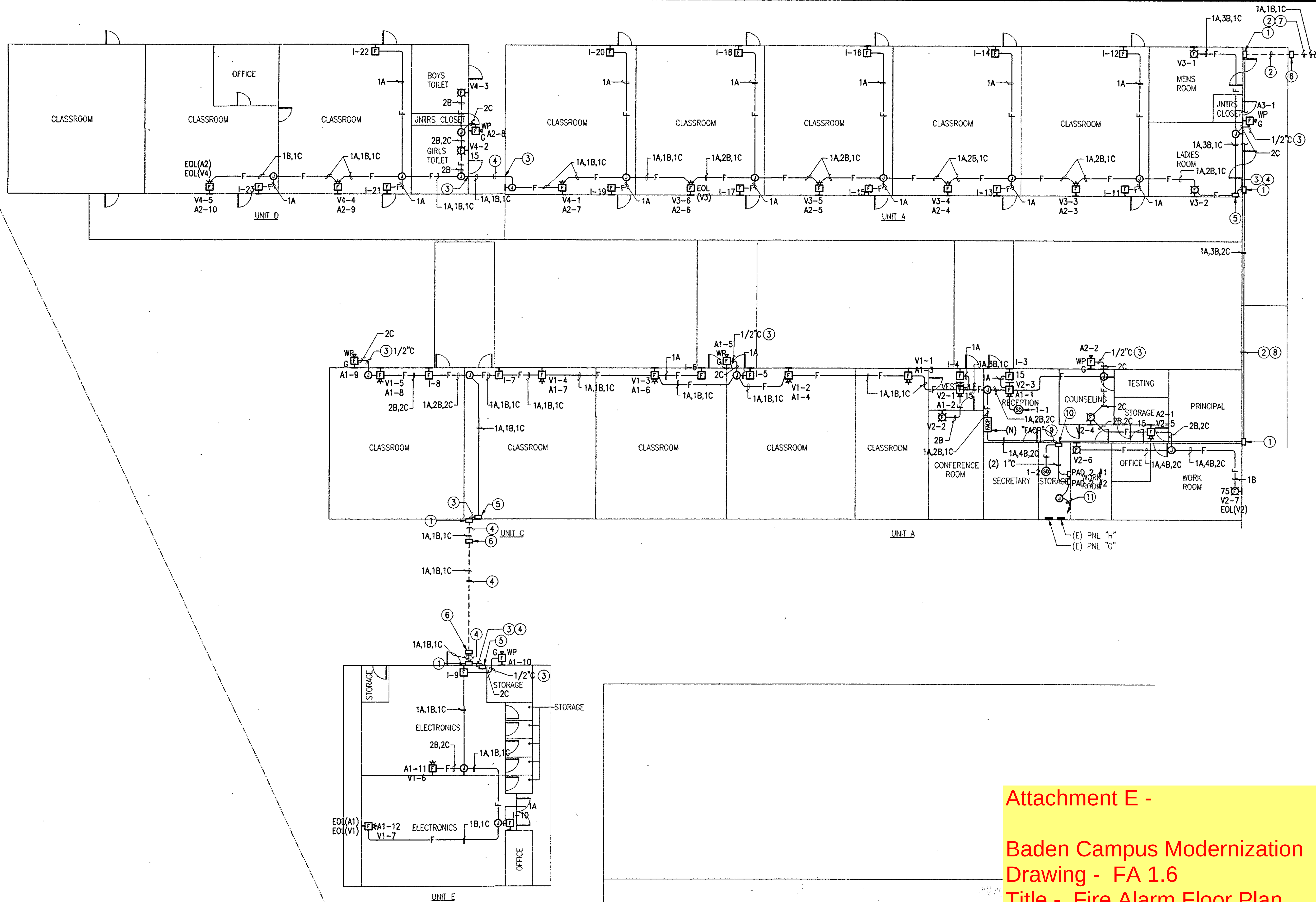
KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE # 41-28 APP. # 81-10827 AC. FLS. SS DATE 04/10/98	
ENGINEER engineers, inc. 3300 north blvd., bldg. 11 suite 200, san jose, ca 95131 (408) 988-8558 FAX (408) 988-8557 PROJECT NO. 97520-08	PROFESSIONAL ARCHITECT WALLACE B. GORDON No. 11537 Exp. 8/30/01 ELECT. DATE 04/10/98
ARCHITECT WALLACE B. GORDON C12984 12/3/97 DATE	WALLACE B. GORDON C12984 Documents are executed as directed by Corporate Resolution DEEMS LEWIS MCKINLEY A California Corporation

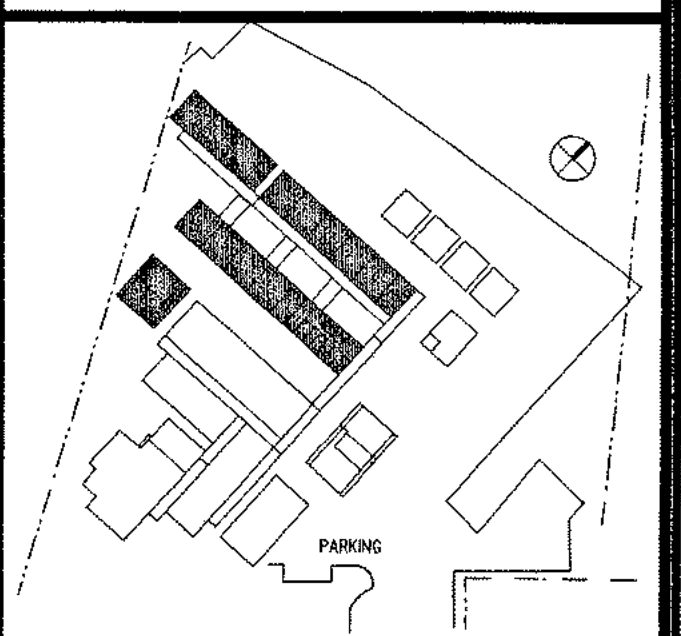
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SHEET NOTES

- 1 PROVIDE 16" x 12" x 6" NEMA 3R PULLBOX.
- 2 (1) 2°C (FIRE ALARM).
- 3 WALL PENETRATION, SEE DETAIL 2/E4.0.
- 4 (1) 1 1/2°C (FIRE ALARM)
- 5 PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX. SEE DWG. 1/E4.1 FOR INSTALLATION DETAIL.
- 6 CONCRETE PULLBOX SIZE 5.
- 7 FOR CONTINUATION, SEE DWG. E2.1.
- 8 ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- 9 EXTEND CONDUIT AND WIRES TO "FACP" (120V POWER CONNECTION) FROM PNL "H" CKT #3.
- 10 PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX AND MOUNT BELOW CEILING LINE.
- 11 HOMERUN TO NEAREST (E) ELECT. PNL. AND CONNECT TO 20A/1P, 120V SPARE CIRCUIT BREAKER.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE # 41-38 APP. # 002100227 DATE 04/17/98 APR 20 1998	
ENGINEER	DEEMS LEWIS MCKINLEY
engineers, inc. 3350 Scott Blvd., Bldg. 11 Fremont, CA 94534 (408) 888-8888 FAX (408) 888-9627 PROJECT NO. 97920-08	
STATE OF CALIFORNIA C12984 12-3-97 RENEWAL DATE	
Walter B. Gordon C12984 Documents are prepared by the DEEMS LEWIS MCKINLEY A California Corporation	

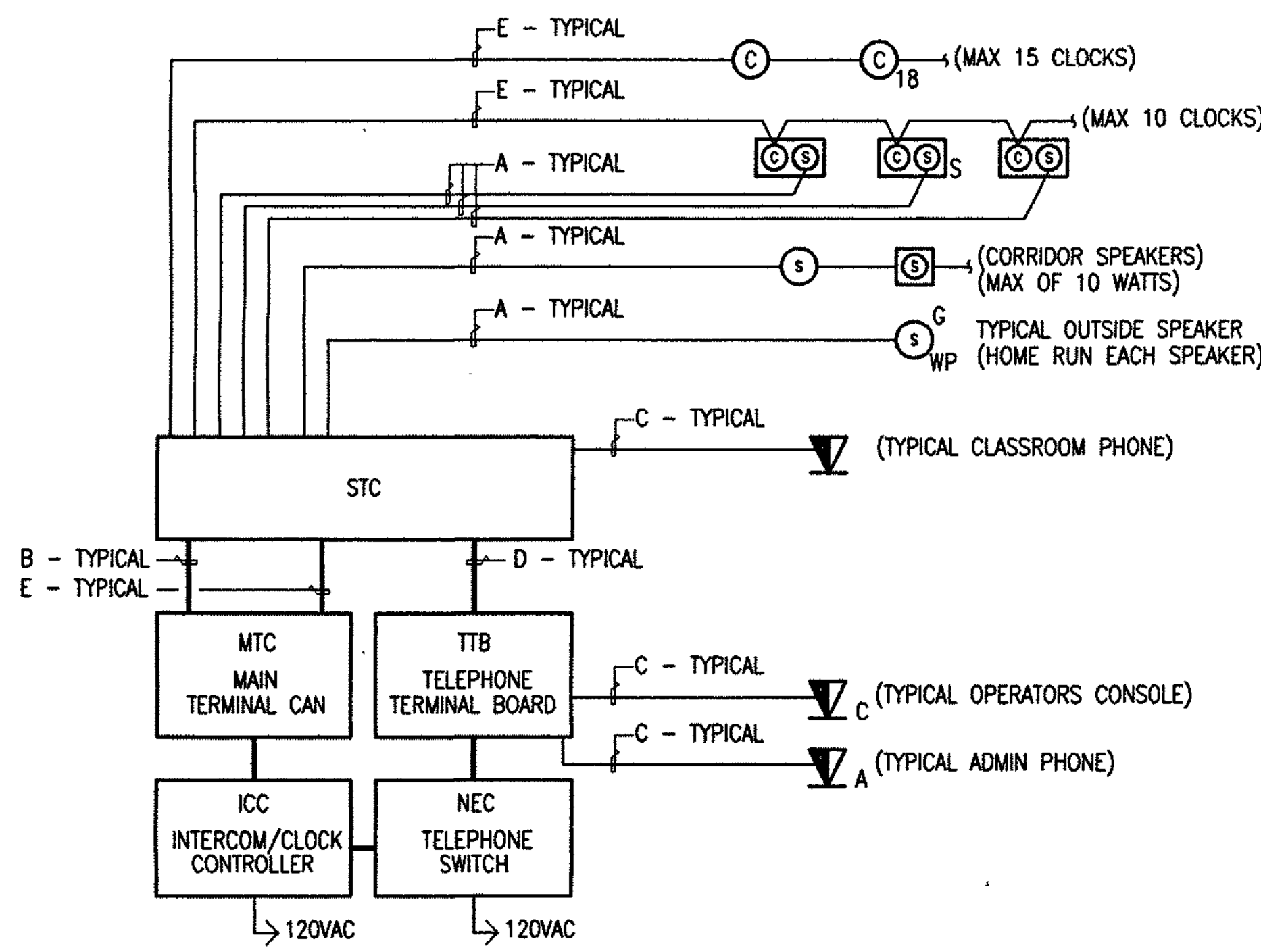
1 FIRE ALARM PLAN - UNITS A, B, C, D AND E
E2.2



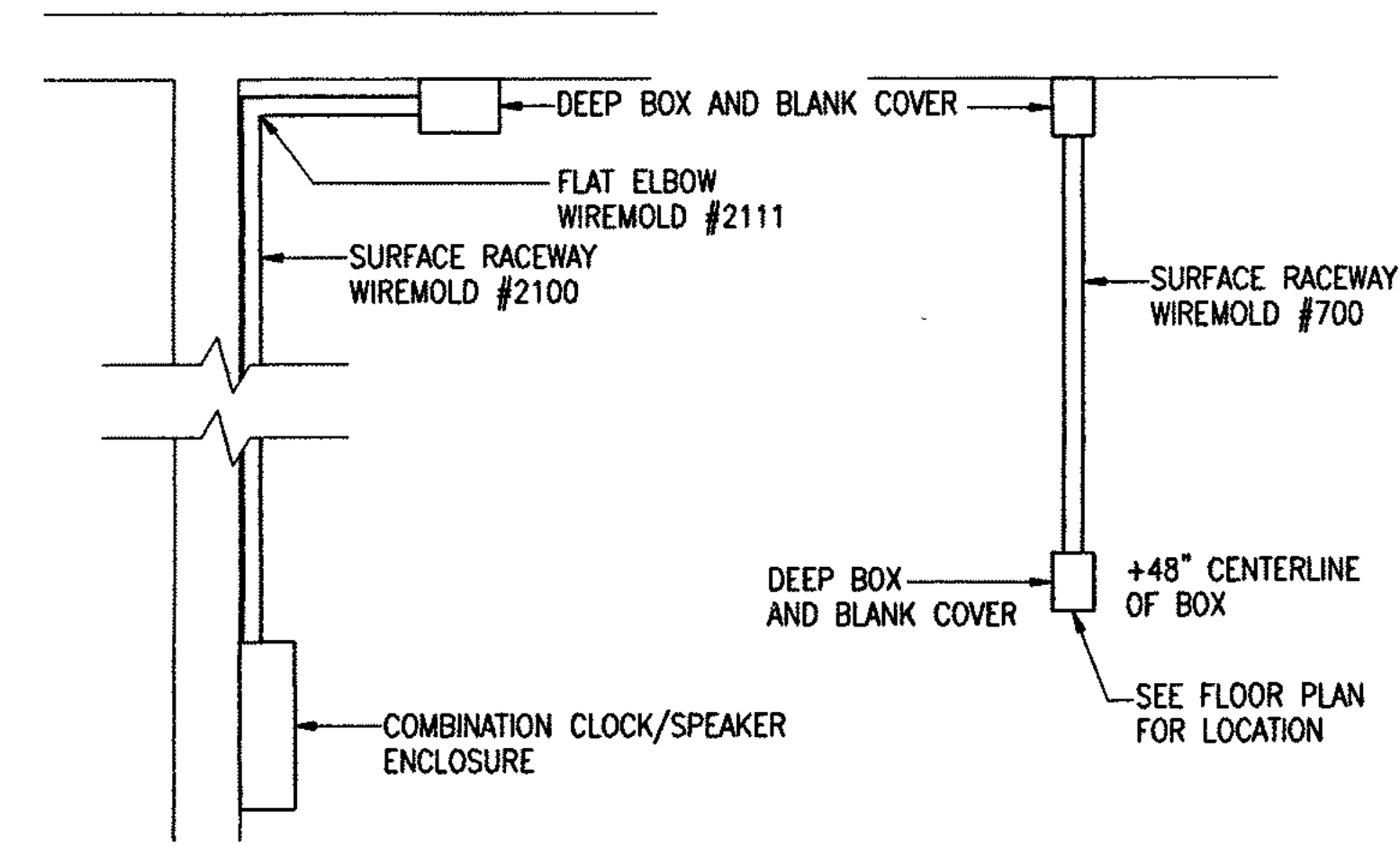
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Attachment E -
Baden Campus Modernization
Drawing - FA 1.6
Title - Fire Alarm Floor Plan
dated 4-17-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

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XREF: KP-n.dwg
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1 COMMUNICATION RISER
E3.0 NOT TO SCALE



2 WIRE RACEWAY DETAILS
E3.0 NOT TO SCALE

COMMUNICATION MATERIAL LISTS				
SYMBOL	DESCRIPTION	COMPONENTS	MODEL NUMBER	NOTES
	SPEAKER CLOCK COMBINATION (SURFACE MOUNT)	BACKBOX FOR SURFACE MOUNTING CLOCK SPEAKER BAFFLE EIGHT INCH SPEAKER TWELVE INCH SECONDARY CLOCK	LOWELL PC-712 LOWELL BP-700 QUAM 8CPAX/TBL25B NATIONAL 030-12EX-LV	
	TELEPHONE OUTLET AND PHONE CLASSROOM	TELEPHONE OUTLET PLATE 8 LINE DIGITAL TERMINAL	ALLEN-TEL 630AQB-4 NEC DTU-8-1	MOUNT 48" TO CENTER AFF
	TELEPHONE OUTLET AND PHONE ADMINISTRATION	TELEPHONE OUTLET PLATE 16 LINE DIGITAL TERMINAL	ALLEN-TEL 630AQB-6 NEC DTU-16D-1 (VH)	MOUNT 18" TO CENTER AFF
	TELEPHONE OUTLET AND PHONE OPERATORS CONSOLE	TELEPHONE OUTLET PLATE 32 LINE DIGITAL TERMINAL	ALLEN-TEL 630AQB-6 NEC DTU-32D-1 (VH)	MOUNT 18" TO CENTER AFF
	OUTSIDE WALL SPEAKER (WEATHERPROOF)	BACKBOX FOR FLUSH MOUNTING BACKBOX FOR FLUSH MOUNTING VANDALPROOF SPEAKER BAFFLE SPEAKER/HORN	SOUNDOPLIER L20-213 SOUNDOPLIER L20-211 SOUNDOPLIER VP-161APF SOUNDOPLIER APF-15T	

COMMUNICATION WIRE LEGEND				
SYMBOL	USE	DESCRIPTION	MODEL NUMBER & O.D.	NOTES
A	SPEAKER WIRING (HOMERUN)	MSTC OR STC TO SPEAKER NON-PLENUM RATED (PLENUM RATED)	WEST PENN 290 .133 WEST PENN 25290 .122	
B	SPEAKER WIRING (TRUNK CABLE)	MSTC TO STC NON-PLENUM RATED	ANIXTER E002522DFC .660	
C	TELEPHONE WIRING (HOMERUN CATS)	MSTC OR STC TO TELEPHONE NON-PLENUM RATED (PLENUM RATED)	WEST PENN 54568 .209 WEST PENN 54568AQC .260	
D	TELEPHONE WIRING (TRUNK CABLE)	MSTC OR STC TO SPEAKER NON-PLENUM RATED	ANIXTER E002524DFC .580	
E	SECONDARY CLOCK CABLE ALSO FOR TRUNK RUNS	MSTC TO STC & TO CLOCKS 15 CLOCKS PER CIRCUIT	3 # 12 AWG THWN	

Attachment E -
Baden Campus Modernization
Drawing - LV 1.0
Title - Fire Alarm Floor Plan
dated 4-27-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

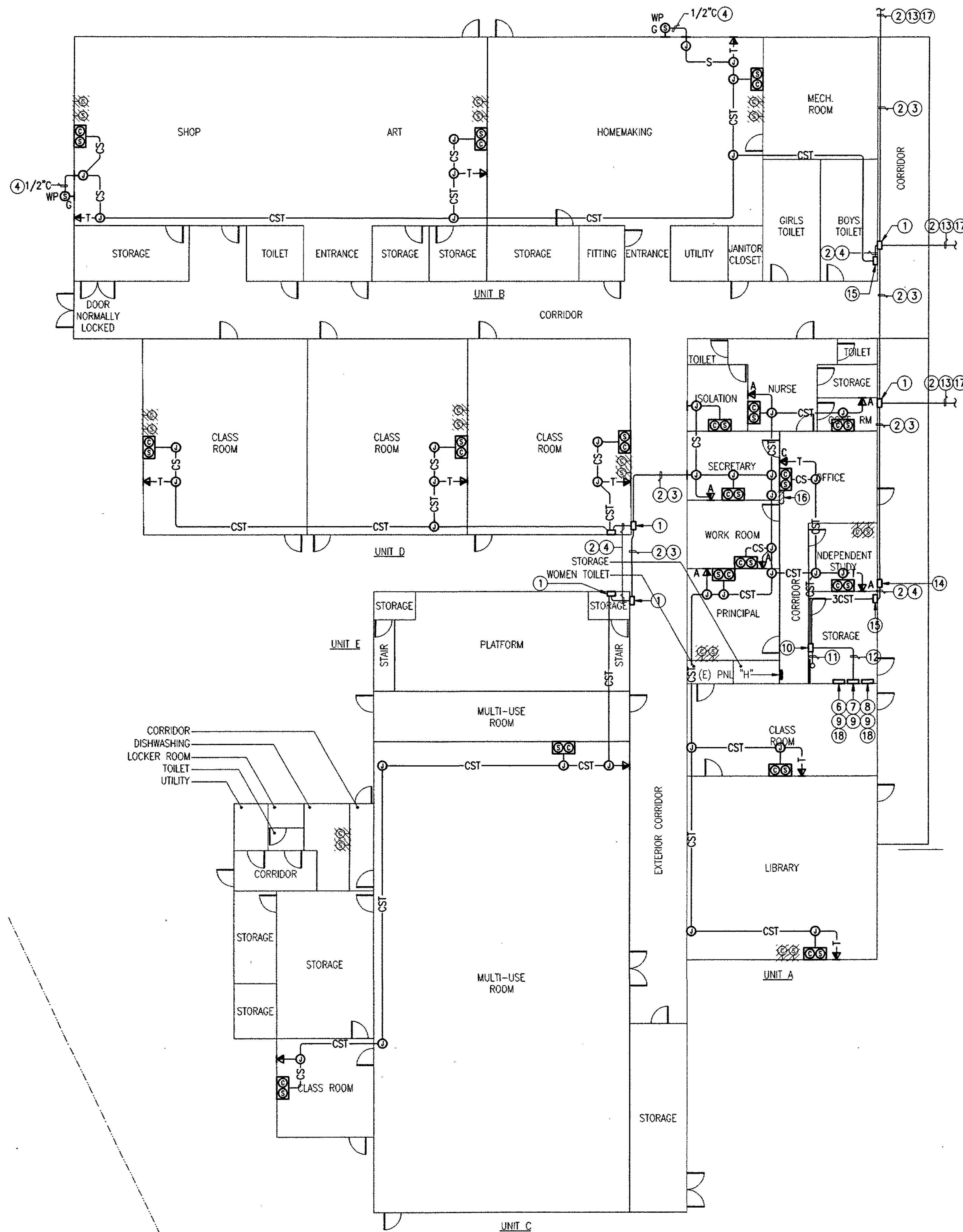
APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE # 41-16
APP. # 80-18822
DATE APR 29 1998

ENGINEER
engineers, inc.
11557
3300 BOUL. DOW, SUITE 11
DOW CITY, CA 94604
FAX (415) 888-8827
PROJECT NO. 97520-08

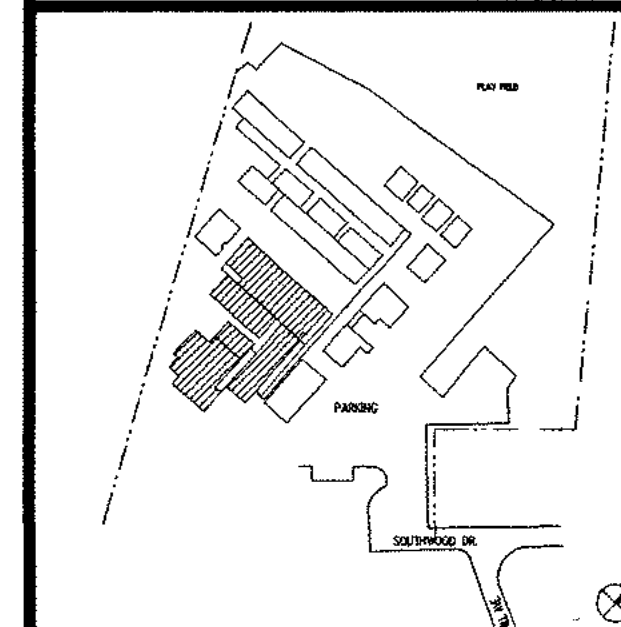
ARCHITECT
DEEMS LEWIS MCKINLEY
JAN 01 1999
RENEWAL
DATE



SHEET NOTES

- ① PULLBOX AS SHOWN ON THE FIRE ALARM PLAN, SEE DWG. E2.1.
- ② (1) 2" C (CLOCK/SPEAKER/TEL.)
- ③ ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FEET INTERVAL MAXIMUM.
- ④ WALL PENETRATIONS, SEE DETAIL 2/E4.0.
- ⑤ 4' x 8' x 3/4" THICK TELEPHONE BACKBOARD.
- ⑥ NEC TELEPHONE SWITCH.
- ⑦ MTC MAIN TERMINAL CAN.
- ⑧ INTERCOM CLOCK CONTROLLER.
- ⑨ SEE DWG. E2.0 FOR WIRING CONNECTION AND WORK REQUIRED.
- ⑩ PROVIDE 16" x 12" x 6" NEMA 1 PULLBOX.
- ⑪ (1) 2" C DOWN TO TELEPHONE TERMINAL BOARD.
- ⑫ (1) 2" C TO MTC.
- ⑬ FOR CONTINUATION, SEE DWG. E3.2.
- ⑭ PROVIDE 16" x 12" x 6" NEMA 3R PULLBOX.
- ⑮ PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX, SEE DWG. 1/E4.1 FOR INSTALLATION DETAIL.
- ⑯ REMOVE EXISTING MASTER/INTERCOM COMMUNICATION PANEL.
- ⑰ ROUTE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- ⑱ EXTEND CONDUIT AND WIRES TO THIS ITEM (120V POWER CONNECTION) FROM PNL "H" CKT #21.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

OFFICE OF REGULATION SERVICES

DIV. OF THE
OFFICE OF RE

	FILE
	APP.

AC FLS
DATE APR

DATE APR 11 1967

ENGINEER

 **ne** engineers, inc.

3350 scott blvd., bldg. 11
santa clara, ca 95054
(408) 988-8558

FAX (408) 988-9627
PROJECT NO. 97520-08

ARCHITECT 

C-13832



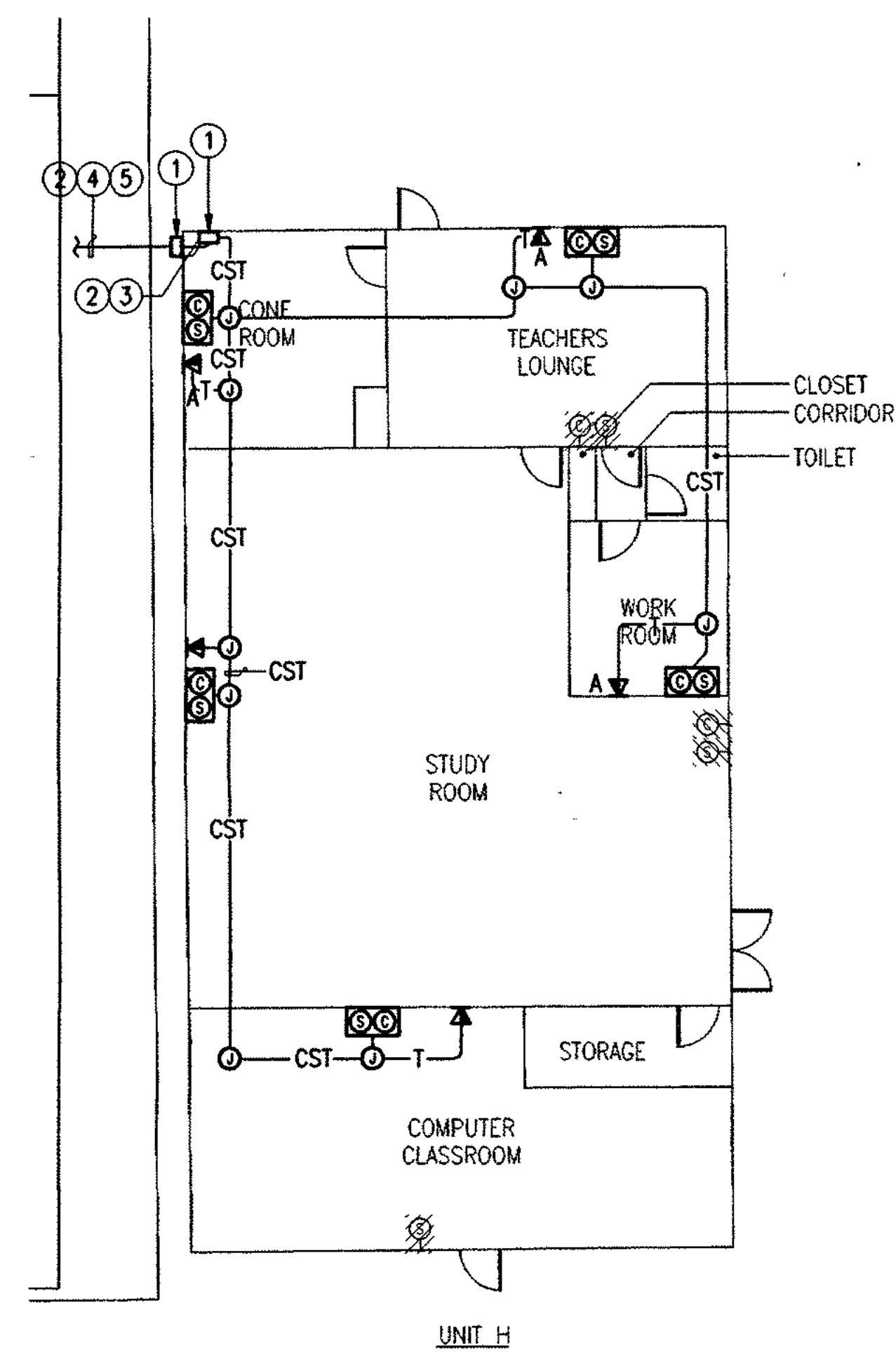
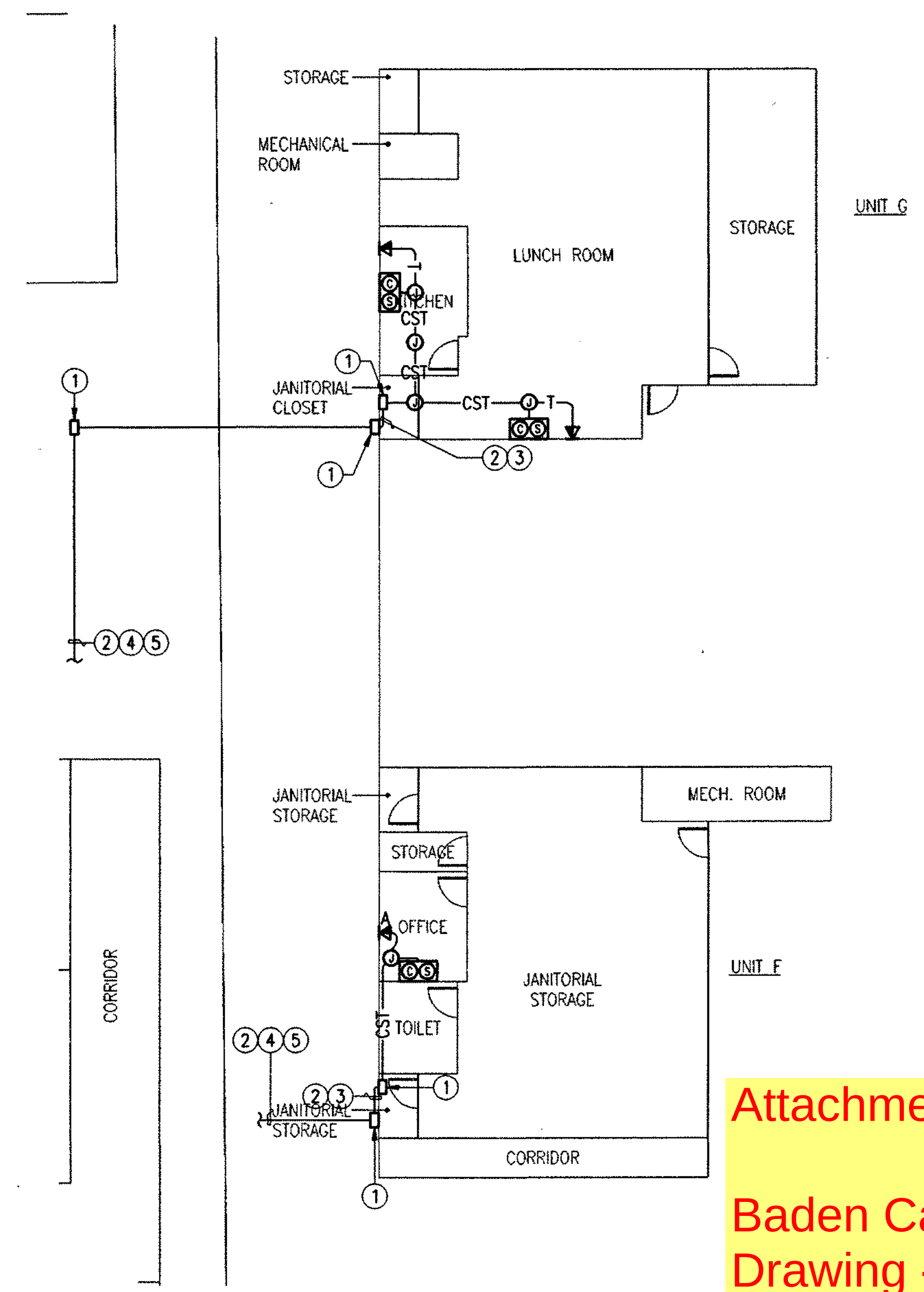
DEEMS LEWIS MCKINLEY ARCHITECTURE

**SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
BADEN CONTINUATION HIGH SCHOOL**

CLOCK AND SIGNAL PLAN - UNITS A, B, C, D AND E

04/27/98
E3.1

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1
E3.2

CLOCK AND SIGNAL PLAN - UNITS F, G AND H

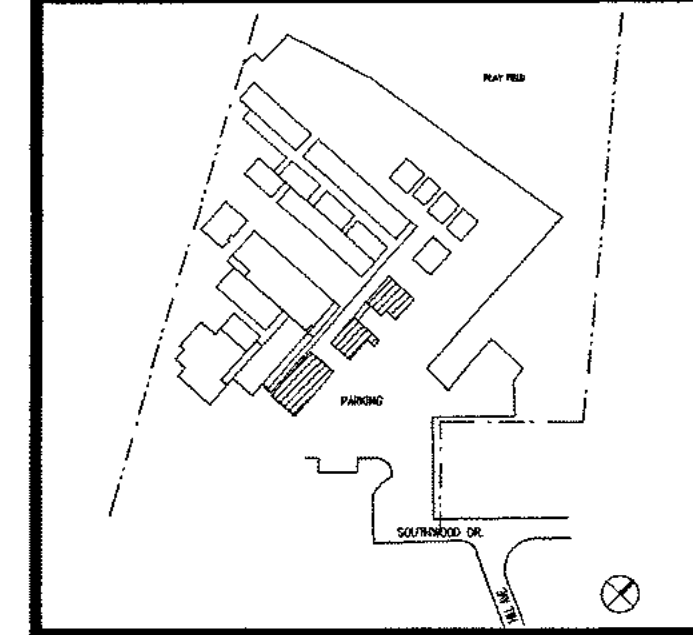


Attachment E -
Baden Campus Modernization
Drawing - LV 1.2
Title - LV Floor Plan
dated 4-27-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

SHEET NOTES

- 1 PULLBOX AS SHOWN ON THE FIRE ALARM PLAN, SEE DWG. E2.2.
- 2 (1) 2" C (CLOCK/SPEAKER/TEL.)
- 3 WALL PENETRATIONS, SEE DETAIL 2/E4.0.
- 4 ROUTE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- 5 FOR CONTINUATION, SEE DRAWING E3.1

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE #118
APP. #0210622
DATE APR 26 1998

ENGINEER
DLM Architects, Inc.
3350 AVENUE 108, Bldg. 11
SAN FRANCISCO, CA 94104
TEL (415) 898-4550
FAX (415) 898-9627
PROJECT NO. 97520-08

ARCHITECT
DLM Architects, Inc.
C-13832
JAN 01 1998
DATE

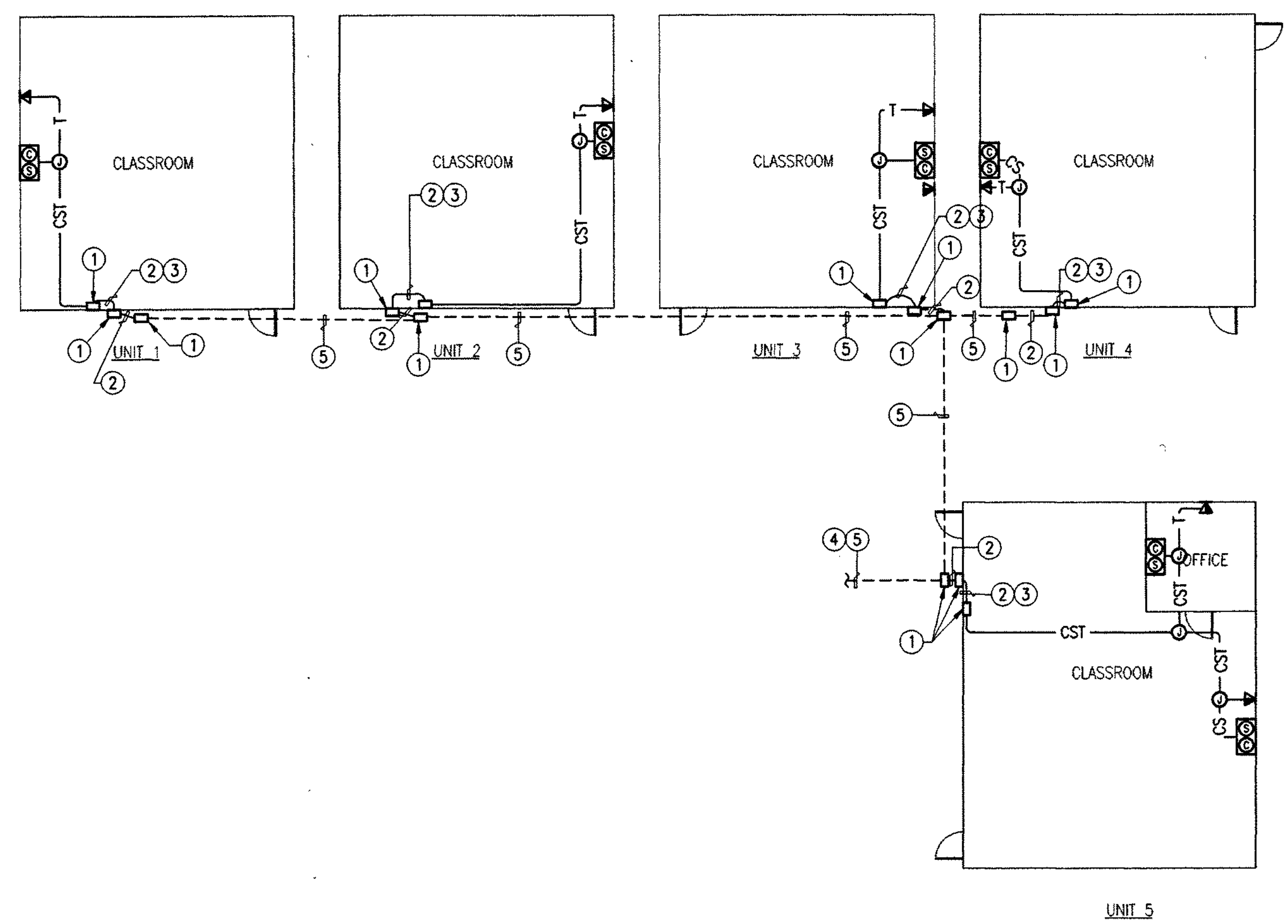
DEEMS LEWIS MCKINLEY ARCHITECTURE A CALIFORNIA CORPORATION
SAN FRANCISCO

PROJECT NAME
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
BADEN CONTINUATION HIGH SCHOOL

SHEET TITLE
CLOCK AND SIGNAL PLAN -
UNITS F, G AND H

DATE
04/27/98
E3.2

FILE: M:\97520-08\VED\08a31-s.dwg DWG 01/16/98 at 10:26
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1
E3.1

CLOCK AND SIGNAL PLAN - UNITS 1, 2, 3, 4 AND 5

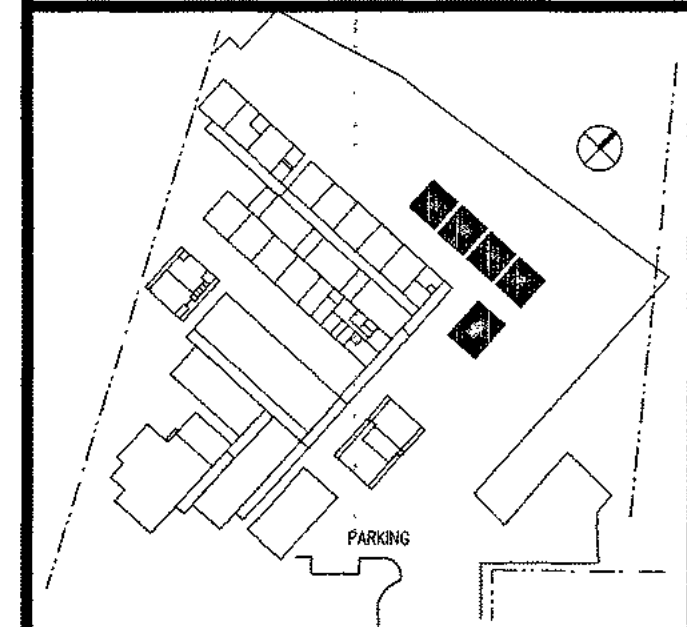


Attachment E -
Baden Campus Modernization
Drawing - LV 1.3
Title - LV Floor Plan
dated 4-17-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

SHEET NOTES

- ① PULLBOX AS SHOWN ON THE FREE ALARM PLAN, SEE DWG. E2.1.
- ② (1) 2°C (CLOCK, SPEAKER, TELEPHONE).
- ③ WALL PENETRATION, SEE DRAWING 2/E4.0.
- ④ FOR CONTINUATION, SEE DRAWING E3.2.
- ⑤ (1) 2°C. (CLOCK, SPEAKER, TEL.)
(1) 3°C. WITH PULL ROPE (FUTURE POWER CONDUIT).

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

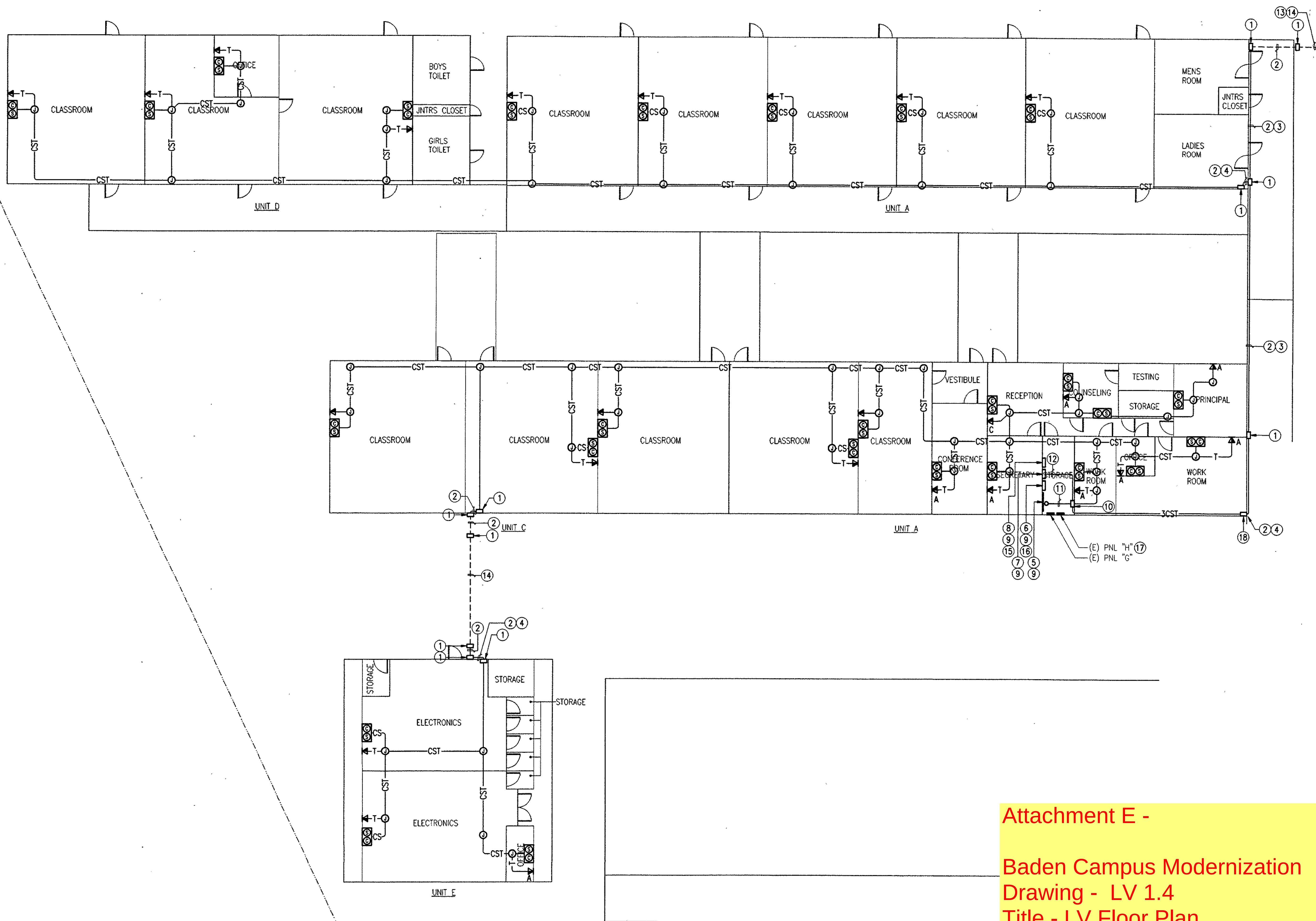
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE # 4138
APP. 8-01-1998
DATE 4/17/98
APR 20 1998

ENGINEER
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ARCHITECT
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C12984
12-3-97
RENEWAL
DATE
STATE OF CALIFORNIA

WALLACE B. GORDON
C-12984
12-3-97
RENEWAL
DATE
STATE OF CALIFORNIA

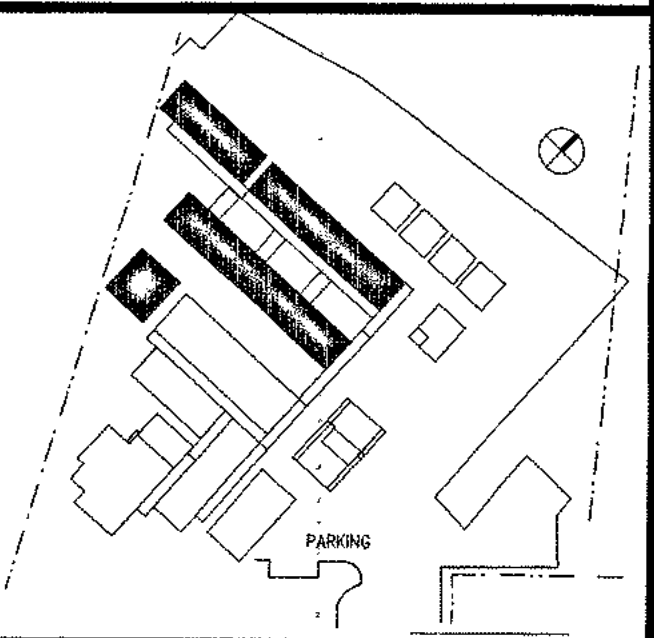
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XREF: Kp-s.dwg



SHEET NOTES

- PULLBOX AS SHOWN ON THE FIRE ALARM PLAN, SEE DWG. E2.1.
- (1) 2" (CLOCK/SPEAKER/TEL.)
- ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FEET INTERVAL MAXIMUM.
- WALL PENETRATIONS, SEE DETAIL 2/E4.0.
- 4' x 8' x 3/4" THICK TELEPHONE BACKBOARD.
- NEC TELEPHONE SWITCH.
- MTC MAIN TERMINAL CAN.
- INTERCOM CLOCK CONTROLLER.
- SEE DWG. E2.0 FOR WIRING CONNECTION AND WORK REQUIRED.
- PROVIDE 16" x 12" x 6" NEMA 1 PULLBOX.
- (1) 2" DOWN TO TELEPHONE TERMINAL BOARD.
- (1) 2" TO MTC.
- FOR CONTINUATION, SEE DWG. E3.1.
- (1) 2" (CLOCK, SPEAKER, TEL.)
(1) 3" WITH PULL ROPE (FUTURE POWER CONDUIT).
- EXTEND CONDUIT AND WIRES TO INTERCOM CLOCK CONTROLLER (120V POWER CONNECTION) FROM PNL "H" CKT #18. SEE NOTE 17 ON THIS SHEET FOR MORE WORK REQUIRED.
- EXTEND CONDUIT AND WIRES TO NEC TELEPHONE SWITCH (120V POWER CONNECTION) FROM PNL "H" CKT #20. SEE NOTE 17 ON THIS SHEET FOR MORE WORK REQUIRED.
- FURNISH AND INSTALL (2) 20A/1P CIRCUIT BREAKERS IN (E) SPACE OF PNL "H" CIRCUIT #18 & #20. (N) CIRCUIT BREAKER TYPE AND INTERRUPTING RATING SHALL MATCH EXISTING.
- PROVIDE 18" x 6" x 6" NEMA 1 PULLBOX.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE # 41-28 APP. # 581-00227 AC # FLS # CS # DATE 02/13/98 APR. 27, 1998	
ENGINEER Deems Lewis McKinley, Inc. 3350 Scott Blvd., Suite 11 San Jose, CA 95128 (408) 986-0000 FAX (408) 986-0027 PROJECT NO. 97520-08	 Wallace B. Gordon C12984 12/24/97 Documents are not to be used without the signature of the architect.

1
E3.2

CLOCK AND SIGNAL PLAN - UNITS A, B, C, D AND E



Attachment E -
Baden Campus Modernization
Drawing - LV 1.4
Title - LV Floor Plan
dated 4-27-1998
prepared by DLM Architects
issued by KCEM 09/01/2026

DEEMS LEWIS MCKINLEY ARCHITECTURE A CALIFORNIA CORPORATION
SOUTH SAN FRANCISCO UNITED SCHOOL DISTRICT
SOUTH SAN FRANCISCO ADULT SCHOOL

CLOCK AND SIGNAL PLAN -
UNITS A, B, C, D AND E
SHEET TITLE: E3.2
DATE: 04/17/98