

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]



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.

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

3. Provide an Allowance for Owner directed Long Lead Item early procurement for a not-to exceed value of **\$50,000** 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.

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

Los Cerritos Elementary School	210 West Orange Avenue, South San Francisco, 94080
Design:	May 2026 through Sept 2027
SD Completion:	September 2026
DD Completion:	February 2027
CD Completion:	September 2027
DSA Submission:	September 2027
Anticipated Construction Start Date:	July 2028
Anticipated Completion of Project	July 2030
Base Design Budget	\$19,800,000
Unfunded Alternates:	\$1,575,054
Design Basis	\$21,375,054
Architect:	HED Design

**All information is preliminary*

The proposed Project includes the modernization and renovation of the existing Los Cerritos Elementary School campus, associated support spaces, and all related Preliminary Construction Services through Construction and Close Out.

1. Preliminary Construction Services

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

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

- Constructability reviews
- Cost estimating and cost reconciliation
- Development of the project schedule, phasing plan, sequencing, site logistics plan, and managing site constraints.
- Coordinating with local authorities to assist in understanding temporary campus permitting strategy, occupancy requirements, and timeline considerations.
- Interim housing planning and existing major infrastructure and backbone utility assessment and replacement for site utilities to support an existing campus, *1.075plus a new temporary village. District will likely lease the temporary housing.
- Managing and staffing dual sites.
- Value engineering
- On-site Evaluation of Existing Conditions/Site Investigations
Refer to Exhibit L, Attachment A-E, 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

Appendix A, Project Description

- f. Exploratory Demolition & Investigation
- g. Window Investigation
- 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

Things to keep in mind include exploring the District assumptions and requirements regarding acceptable construction windows, summer work periods and school availability, swing space availability, active-campus modernization risks, or phased occupancy restrictions that proposers might rely on while developing preliminary schedules.

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

2. Construction Administration and Close Out Services

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

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

- Demolition of two existing portables
- Construction of New Building K
 - New K Building to house multiple classroom programs, approximately 6,300SF, constructed with wood framing and plywood shear walls on shallow concrete foundations (*subject to change*).
 - Spaces for new building include (*subject to change*):
 - Library
 - Library Storage
 - Exploratorium
 - Two Reading Specialist Spaces
 - TK Classroom
 - TK Support Room
 - Site Restroom (Staff)
- Modernization of Existing Buildings A, B, C, D, E/F, H, J;
 - Renovation of approx. 2,800 SF 1-story Building A (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Replace entry ramp
 - Add Video intercom System (front desk monitoring)

Appendix A, Project Description

- New fences and entry gates
- Renovation of approx. 3,000 SF 1-story Building B (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Replace entry ramp
 - Expand and renovate kitchen
 - New fences and gate
- Renovation of approx. 3,000 SF 1-story Building C (*subject to change*).
 - New lighting,
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
- Renovation of approx. 3,500 SF 1-story Building D (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Renovate restroom
- Renovation of approx. 3,000 SF 1-story Building E/F (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Replace entry ramp
 - Renovate restrooms & storage spaces
 - Campus electrical upgrades
- Renovation of approx. 6,200 SF 1-story Building H (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Replace site walkway
- Renovation of approx. 4,700 SF 1-story Building J (*subject to change*).
 - New lighting
 - New HVAC
 - Fire alarm system replacement
 - Replace existing doors & door hardware
 - Replace site paving
 - Renovate restroom
 - Interior renovations to support new space functions
- Site work
 - ADA POT improvements
 - Utility Improvements (Sewer, Storm, Split Fire/water, Gas, Electrical)

Appendix A,
Project Description

- New emergency vehicle access (Fire road) route from B Street, new fire hydrant and utility connections, secure perimeter fencing and gates
 - Kinder /TK play area resurfacing
 - New chain link fence around play areas and parking lots
- Abatement of hazardous material related to the modernization scope

El Cerrito Elementary School Design. See the following three (3) pages

Los Cerritos Elementary School Proposed Site Plan



Appendix A, Project Description

PROPOSED SITE PLAN (UPDATED)

Redistributed student support spaces to reflect detailed program needs.

- TK & Kinder Classroom
- SPED
- Standard CR
- Shared School Program Space
- Student Support Space
- Administration



HED

Private

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SFPUC Property Adjacent to LCES Campus



Notice of Non-Use:

This entire area in red highlight is an area of non-use. This land is owned by the SFPUC. They do not allow the following uses on their land:

- *construction truck ingress/egress,
- *fire truck access,
- *use of the area for construction lay down areas,
- *use for interim housing *use of driveway onto site.



Appendix A, Project Description

Proposed Building K Design

Option 1: The Butterfly

Symbol of Transformation, Connection and Discovery



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Private

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Option 1: The Butterfly

The Butterfly concept draws inspiration from the butterfly's graceful form and transformative life cycle, creating a learning environment that embodies growth, exploration, and connection.

The building's architecture reflects the butterfly's distinctive anatomy. The building's sloped roof planes and projecting program elements form the **wings**, creating a dynamic silhouette that conveys movement and lightness.

Like a butterfly moving between flowers, the facility becomes a connector within the campus, linking learning spaces, outdoor environments, and community gathering areas. The wings represent different zones of discovery and creativity, while the central spine supports circulation and collaboration.

The butterfly's ability to transform mirrors the educational journey of young learners. Flexible learning environments allow students to grow, adapt, and develop new skills, while abundant natural daylight, transparency, and visual connections foster curiosity and engagement.



Private

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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																						
<table border="1"> <thead> <tr> <th>Title</th> <th>Hourly Rate (fill in hourly rate)</th> </tr> </thead> <tbody> <tr><td>Project Executive</td><td>\$ -</td></tr> <tr><td>Project Manager</td><td>\$ -</td></tr> <tr><td>Superintendent</td><td>\$ -</td></tr> <tr><td>Project Engineer</td><td>\$ -</td></tr> <tr><td>Estimator</td><td>\$ -</td></tr> <tr><td>Scheduler</td><td>\$ -</td></tr> <tr><td>Safety Officer</td><td>\$ -</td></tr> <tr><td>Reimbursables</td><td>\$ -</td></tr> <tr><td>Total Hourly Rates</td><td>0</td></tr> <tr><td>Avg Hourly Rate Total</td><td>0</td></tr> </tbody> </table>	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	
Title	Hourly Rate (fill in hourly rate)																						
Project Executive	\$ -																						
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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).

Attachment A – Scope of Work for Preliminary Construction Services

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

1.1. Project Specific Services

1.1.1. Development of Phasing and Site Logistics Plan

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

- 1.1.1.1.1.** Identify all phases of work, including sequencing, durations, dependencies, and required campus impacts or area shutdowns
- 1.1.1.1.2.** Coordinate Construction activities with school operations, including instructional schedules, student circulation, staff access, special events, and any planned school breaks or closures.
- 1.1.1.1.3.** Clearly delineate construction zones, work areas, and access routes to maintain separation between construction activities and school occupants.
- 1.1.1.1.4.** Address site access and circulation, including contractor and delivery routes, parking, staging areas, material laydown, and haul routes
- 1.1.1.1.5.** Provide safety 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 \$200,000 to address these requested tasks.

Exhibit L
Attachment A – Scope of Work

1.1.2.1. Cost Breakdown Requirement:

The Contractor/Developer must provide an individual cost estimate for each investigation task identified in 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 **\$200,000** 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 \$200,000 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 specific scope of work below, aside from unit costs.**

1.1.2.3.1. Potholing – We required 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, determine existing utility depth, size, location, and material of specific underground service utilities. We are seeking exploratory cost estimates from the contractor/developer for potholing scopes of work, to assist the Architect and District in the development of the final project design: Exploratory potholing at three (3) specified locations have been requested, as well as a unit cost for seven (7) for exploratory potholes.

1.1.2.3.2. A cost is requested by the architect and their consultants for three (3) individual potholing location, as shown, refer to drawing POT 1.1.

1.1.2.3.3. Provide the unit cost for seven (7) for potholing to assist the Architect and District in the development of the final project

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design. This is a unit cost For potholing utility data collection provide:

- 1.1.2.3.4.** 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.
- 1.1.2.3.5. Pricing & Details** The LLB GC is to provide a recommended cost for this exploratory scope of work as follows:
 - 1.1.2.3.5.1. Specific location costs for three (3)** is requested by the architect and their consultants for three (3) individual potholing location, as shown, refer to drawing POT 1.1.
 - 1.1.2.3.5.2. A unit cost for seven (7)** exploratory potholing components samples. This is to allow for additional coring beyond locations referenced in diagrams.
 - 1.1.2.3.5.3.** The grand total for potholing investigation should reflect a **total of the ten (10) potholing** scopes requested above.
 - 1.1.2.3.5.4.** 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. 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:

 - 1.1.2.3.6.1. Testing and verification of campus secondary distribution** from main service to designated buildings Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.
 - 1.1.2.3.6.1.1.** Testing shall confirm continuity, functionality, and compliance with applicable codes and project requirements. Additional related systems may be included as directed by the District.
 - 1.1.2.3.6.2. Investigate existing conditions in designated building electrical rooms,** to identify panels, conduits and junction boxes that are not in use and could be removed: Building A, Building B, Building C, Building D, Building E/F, Building H, Building J.
 - 1.1.2.3.6.3. Identify, confirm and document, on a campus site map electrical rooms** for the following buildings which are to be evaluated: Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.
 - 1.1.2.3.6.4. Investigate exposed canopy conduits** and identify which are 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. Design intent is to transition all overhead canopy conduits to underground utilities for the following buildings which are to be evaluated: Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.

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- 1.1.2.3.6.4.1. All low-voltage systems support communications, security, life safety, and building automation.
- 1.1.2.3.6.4.2. 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.
- 1.1.2.3.6.4.3. Refer to drawings MEP 1.1, MEP 2.1, MEP 2.2, MEP 2.3, MEP 2.4, MEP 3.1, MEP 3.2, MEP 3.3, MEP 3.4, MEP 3.5, MEP 3.6, MEP 3.7,
- 1.1.2.3.6.5. Investigate existing electrical panels** and confirm proper grounding in all canopy connections that would be effected by removal of the canopy. Identify, confirm and document, on a campus site map.
- 1.1.2.3.6.5.1. This may impact all buildings: Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.
- 1.1.2.3.6.6. Main Switchboards.** Contractor/developer shall perform:
 - 1.1.2.3.6.6.1. An infrared scan of the two (2) main switchboards with the dead front covers removed, in order to provide "load" on top the board, 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.
 - 1.1.2.3.6.6.2. 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 drawing MEP 3.1, MEP 3.2.
- 1.1.2.3.6.7. 30-Day Load Study.** Contractor/developer to be performed during current peak loads on campus main switchboards ("MS"), as defined within the detailed documents in order to determine if the new added loads can be fed from those panels or if new distribution needs

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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.

- 1.1.2.3.6.7.1. This request affects Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Metering is required to determine if the switchboard and substations have the capacity to power existing to remain and new loads.
- 1.1.2.3.6.7.2. Contractor to coordinate required outage for the work with the district. Refer to drawing MEP 3.1, MEP 3.2

1.1.2.3.6.8. Pricing & Details for all Electrical and Low Voltage Systems Investigation:

The LLB GC is to provide a recommended cost for this exploratory scope of work as follows. Provide a cost for each category item listed below including:

- 1.1.2.3.6.8.1. Testing and verification of campus secondary distribution;
- 1.1.2.3.6.8.2. Investigate existing conditions in designated building electrical rooms;
- 1.1.2.3.6.8.3. Identify, confirm and document, on a campus site map electrical rooms;
- 1.1.2.3.6.8.4. Investigate exposed canopy conduits;
- 1.1.2.3.6.8.5. Investigate existing electrical panels;
- 1.1.2.3.6.8.6. Main Switchboards (two);
- 1.1.2.3.6.8.7. 30-Day Load Study
- 1.1.2.3.6.8.8. The grand total for Electrical and Low Voltage System Investigation should reflect the combined total of seven (7) items above, broken out by category and then by building. Refer to Attachment E below for the related diagrams, and details, locations of specific investigation if available.
- 1.1.2.3.6.8.9. 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.

1.1.2.3.6.9. Asphalt/Concrete/Landscaping Coring

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

- 1.1.2.3.6.9.1. Core sampling is to assist in to determining thickness of Asphalt Concrete (AC) and Aggregate unit Base (AB) and landscape areas

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with mulch, planting soil, top soil and native soil beneath.

- 1.1.2.3.6.9.2. This includes identifying, confirming, and documenting the following on a campus site map:
- 1.1.2.3.6.9.3. 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.
- 1.1.2.3.6.9.4. **Pricing & Details:**
- 1.1.2.3.6.9.5. A unit cost for **fifteen (15)** exploratory coring components samples. This is to allow for additional coring beyond locations referenced in diagrams.
- 1.1.2.3.6.9.6. The grand total for 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.
- 1.1.2.3.6.9.7. 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. Water Pressure Testing –

1.1.2.3.7.1. 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 Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven Bldgs.

1.1.2.3.7.2. Pricing & Details:

- 1.1.2.3.7.2.1. LLB GC is to provide a recommended cost for this exploratory work.
- 1.1.2.3.7.2.2. The grand total for water pressure testing should reflect the combined total of both the buildings water pressure testing scopes requested above.
- 1.1.2.3.7.2.3. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum.
- 1.1.2.3.7.2.4. Provide **unit costs for seven (7) additional** locations to measure water pressure at existing domestic water systems.
- 1.1.2.3.7.2.5. The grand total shall reflect the complete cost of providing water line pressure measurements at up to seven **(7)** locations.
- 1.1.2.3.7.2.6. Please provide a separate detail sheet listing each cost. On the Cost Form, please only include one grand total lump sum.

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1.1.2.3.8. 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, confirm and document findings on a campus site map for the following buildings which are to be evaluated: Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven Bldgs.

1.1.2.3.8.1. Pricing & Details:

- 1.1.2.3.8.1.1. The grand total for Natural Gas Pressure Testing should reflect the combined total of the requested of up to seven (7) building scopes above.
- 1.1.2.3.8.1.2. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum.

1.1.2.3.9. Exploratory Demolition and Investigation at Buildings

1.1.2.3.9.1. Interior Gypsum Wall Openings-Interior & Restroom

Review wall cavity condition at window header for potential water damage.

Note, for existing fire/life safety systems, fire alarm conduits, electrical conduits, security systems, communication cabling, and other building infrastructure shall remain fully operational and undisturbed. If such systems are encountered within the proposed opening location, Contractor shall stop work and notify the Architect immediately. Do not cut, relocate, reroute, disconnect, or impair these systems. The Architect will identify an alternate adjacent opening location or provide written design direction. Any modifications to existing systems performed without written authorization are prohibited.

- 1.1.2.3.9.1.1. A unit cost is requested **for ten (10) locations. Interior Wall Openings, five (5)**

Contractor shall provide access and a ladder for review of underlying conditions to the District / Design team prior to patch back. Patching to comply with existing fire rating, original or like materials shall be included in the scope of work. Assume all partitions are 1-hour fire rated. It is acknowledged that there may be visible seams at the patch, but the workmanship should be tidy and clean.

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Restroom Wall, five (5)

Determine extent of any existing water damage and potential need of structural remediation. Provide full restoration to original condition as part of this effort. For example, remove two (2) layers of wall tiles, two (2) partial LVT floor tiles and associated wall base in this area down to plywood sheathing/cementitious board at tile walls or similar. Openings may impact and require restoration of floor and ceiling finishes (including gypsum board, plywood panels, wall tiles, window assembly and similar materials), removal and salvage of select fixtures or accessories, and temporary removal of insulation or piping as required to allow openings for inspection and sampling.

Prior to demolition of sheetrock, contractor shall photograph the full area behind the removed panel and surrender the photos to the District/ Architect. Contractor shall provide access for review of underlying conditions to the District / Design team prior to patch back after sheetrock removal. Patching to comply with existing fire rating, original or like materials shall be included in the scope of work. Assume all partitions are 1 hour fire rated. It is acknowledged that there may be visible seams at the patch, but the workmanship should be tidy and clean

1.1.2.3.9.1.2. In addition, provide **Unit cost for ten (10) additional interior wall openings.**

- Assume five (5) tile walls/ five (5) gypsum walls both a minimum of 2' X 4'

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

1.1.2.3.9.1.4. Contractor/Developer shall restore all disturbed finishes and building elements to match existing flush floor elevations.

1.1.2.3.9.1.5. Determine extent of any existing water damage and potential need of structural remediation.

1.1.2.3.9.1.6. Note, for existing fire/life safety systems, fire alarm conduits, electrical conduits, security systems, communication cabling, and other building infrastructure shall remain fully operational and undisturbed. If such systems are

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encountered within the proposed opening location, Contractor shall stop work and notify the Architect immediately. Do not cut, relocate, reroute, disconnect, or impair these systems. The Architect will identify an alternate adjacent opening location or provide written design direction. Any modifications to existing systems performed without written authorization are prohibited.

1.1.2.3.9.1.7. Provide full restoration to original condition as part of this effort. For example, remove two (2) layers of wall tiles, two (2) partial LVT floor tiles and associated wall base in this area down to plywood sheathing/cementitious board at tile walls. Openings may impact and require restoration of floor and ceiling finishes (including gypsum board, plywood panels, wall tiles, window assembly and similar materials), removal and salvage of select fixtures or accessories, and temporary removal of insulation or piping as required to allow openings for inspection and sampling.

1.1.2.3.9.1.8. Limited spot abatement may be required for this exploratory scope of work. Contractor/Developer shall review available Industrial Hygienist reports to confirm whether hazardous materials may be present and coordinate abatement, as necessary.

1.1.2.3.9.1.9. **Pricing & Details:**

1.1.2.3.9.1.10. Unit cost for up to ten (10) interior wall openings. Openings may require exposing existing concrete wall/foundation. Openings to be a minimum of 2' X 4'.

- Assume five (5) tile walls / five (5) gypsum walls both a minimum of 2' X 4' in Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.

1.1.2.3.9.1.11. The grand total for interior wall opening explorations should reflect the total for **ten (10) unit costs requested** above.

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

1.1.2.3.9.2. Interior Ceiling Assemblies

Review interior ceiling cavity conditions near mechanical penetrations and in-wall rainwater leader/ down spout for potential water damage. Staining and delamination were observed.

Note, for existing fire/life safety systems, fire alarm conduits, electrical conduits, security systems, communication cabling, and other building infrastructure shall remain fully operational and

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undisturbed. If such systems are encountered within the proposed opening location, Contractor shall stop work and notify the Architect immediately. Do not cut, relocate, reroute, disconnect, or impair these systems. The Architect will identify an alternate adjacent opening location or provide written design direction. Any modifications to existing systems performed without written authorization are prohibited.

1.1.2.3.9.3. Unit cost for up to **three (3) exploratory interior ceiling opening explorations.**

1.1.2.3.9.4. Contractor shall provide access and a ladder for review of underlying conditions to the District / Design team prior to patch back. Patching to comply with existing fire rating, original or like materials shall be included in the scope of work. Assume all partitions are 1-hour fire rated. It is acknowledged that there may be visible seams at the patch, but the workmanship should be tidy and clean.

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

1.1.2.3.9.6. Contractor/Developer shall restore all disturbed finishes and building elements, patch back ceiling tiles area including reinstallation of batt insulation, ceiling tiles, sheet rock to match existing conditions. Include reinstalling salvaged materials, replacing damaged ceiling tiles, as required.

1.1.2.3.9.7. Limited spot abatement may be required for this exploratory scope of work. Contractor/Developer shall review available Industrial Hygienist reports to confirm whether hazardous materials may be present and coordinate abatement, as necessary.

1.1.2.3.9.8. Pricing & Details:

1.1.2.3.9.8.1. Unit cost for up to three (3) exploratory ceiling opening explorations.

- Openings to be a minimum of 3' X 3'.

1.1.2.3.9.8.2. The grand total for **three (3) interior ceiling** opening explorations.

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

1.1.2.3.9.9. Exterior Cement Plaster Openings.

Review exterior cement plaster and wall panel integrity at field and joinery conditions especially where panel warping, soft cement plaster, and cement plaster cracking are noted Review whether a weather resistive barrier (WRB) exists given that one cannot be located in the record drawings received. If it is present, review its integrity. Review exterior sheathing integrity without damaging existing WRB and sheathing components. Patching to comply with existing fire rating, original or like materials shall be included in the scope of work.

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Note, for existing fire/life safety systems, fire alarm conduits, electrical conduits, security systems, communication cabling, and other building infrastructure shall remain fully operational and undisturbed. If such systems are encountered within the proposed opening location, Contractor shall stop work and notify the Architect immediately. Do not cut, relocate, reroute, disconnect, or impair these systems. The Architect will identify an alternate adjacent opening location or provide written design direction. Any modifications to existing systems performed without written authorization are prohibited.

1.1.2.3.9.9.1. Assume all partitions are 1-hour fire rated. It is acknowledged that there may be visible seams at the patch, but the workmanship should be tidy and clean.

1.1.2.3.9.9.2. Exploratory work includes **unit costs for (3) three.**

- Openings to be a minimum of 2' X 2'.

1.1.2.3.9.9.3. **Exterior cement plaster openings** through the existing cement plaster of specified, limited portions, to confirm existing cement plaster wall assembly and soffit assembly. Openings may impact and require restoration of floor and soffit finishes (including gypsum board, plywood panels, window assembly and similar materials), removal and salvage of select fixtures or accessories, and temporary removal of insulation or piping as required to allow openings for inspection and sampling.

Note, for existing fire/life safety systems, fire alarm conduits, electrical conduits, security systems, communication cabling, and other building infrastructure shall remain fully operational and undisturbed. If such systems are encountered within the proposed opening location, Contractor shall stop work and notify the Architect immediately. Do not cut, relocate, reroute, disconnect, or impair these systems. The Architect will identify an alternate adjacent opening location or provide written design direction. Any modifications to existing systems performed without written authorization are prohibited.

1.1.2.3.9.9.4. Locations to be determined, likely in Building A, Building B, Building C, Building D, Building E/F, Building H, Building J. Seven (7) Bldgs.

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

1.1.2.3.9.9.6. Contractor/Developer shall restore all disturbed

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finishes and building elements to match existing conditions, including patching openings in exterior surfaces. Openings may impact and require restoration of floor and ceiling finishes (including gypsum board, plywood panels, ceiling tiles, window assembly and similar materials), removal and salvage of select fixtures or accessories, and temporary removal of insulation or piping as required to allow openings for inspection and sampling.

1.1.2.3.9.9.7. Limited spot abatement may be required for this exploratory scope of work. Contractor/Developer shall review available Industrial Hygienist reports to confirm whether hazardous materials may be present and coordinate abatement, as necessary.

1.1.2.3.9.9.8. **Pricing & Details:**

1.1.2.3.9.9.9. The total for **unit costs for three (3)** Exterior cement plaster opening explorations.

- Openings to be a minimum of 2' X 2'

1.1.2.3.9.9.10. The grand total for **three (3) exterior plaster** opening explorations.

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

1.1.2.3.10. Window Investigations - Contractor/Developer shall perform exploratory demolition at four (4) existing window locations identified by the Architect to investigate concealed construction and existing conditions that may affect the design and construction of potential window replacement work:

Building B – North Elevation: Refer to Drawing **AR 1.1**

Building A – West Elevation: Refer to Drawing **AR 1.2**

Building B – South Elevation: Refer to Drawing **AR 1.3**

Building H – South Elevation: Refer to Drawing **AR 1.4**

1.1.2.3.10.1. Carefully remove limited portions of existing exterior trim, siding, CMU, concrete, and sealant, as applicable to each investigation location, to expose concealed conditions at the window head, jambs, and sill.

1.1.2.3.10.2. Provide access for the Architect and Exterior Enclosure Consultant to observe and document existing perimeter flashing, sill pan conditions, weather-resistive barrier, waterproofing, sealants, and other components of the existing window-to-wall interface.

1.1.2.3.10.3. Contractor/Developer shall coordinate the four (4) exploratory investigation locations with the Architect/Design Team prior to proceeding.

1.1.2.3.10.4. Patch back disturbed areas to match existing conditions with new or salvaged materials, as applicable. Apply sealant at window perimeters and trim/siding joints where removed.

1.1.2.3.10.5. Limited spot abatement may be required for this

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exploratory scope of work. Contractor/Developer shall review available Industrial Hygienist reports to confirm if hazardous materials are present and coordinate required abatement associated with the exploratory work.

1.1.2.3.10.6. Pricing & Details:

- 1.1.2.3.10.6.1. Provide a separate cost for each of the four (4) existing window rough opening and waterproofing investigation locations identified above.
- 1.1.2.3.10.6.2. Refer to Attachment E below for the Existing Window Rough Opening & Waterproofing Investigation exhibits: Drawing AR 1.1 – Building B, North Elevation; Drawing AR 1.2 – Building A, West Elevation; Drawing AR 1.3 – Building B, South Elevation; and Drawing AR 1.4 – Building H, South Elevation.
- 1.1.2.3.10.6.3. See detailed scope and drawing AR 1.1 – Building B, North Elevation; Drawing AR 1.2 – Building A, West Elevation; Drawing AR 1.3 – Building B, South Elevation; and Drawing AR 1.4 – Building H, South Elevation.
- 1.1.2.3.10.6.4. The grand total for the Existing Window Rough Opening & Waterproofing Investigation shall reflect the combined total of the four (4) investigation locations requested above.
- 1.1.2.3.10.6.5. 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 /

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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 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 \$250,000 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 \$250,000 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.

1.2.11.3. 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

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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, 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

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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 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 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

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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, 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.

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- 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 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.

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- 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.
 - 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

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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 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

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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 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

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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 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.

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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.

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

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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;
 - 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,

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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 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

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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.

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: _____

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- 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 Support Documentation	Executed PSA Allowance Dollars Allocated	Actual PSA Allowance Dollars Spent
Project Name: Los Cerritos ES Modernization		
Item	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	\$ _____	\$ _____
f. Exploratory Demolition and Investigation	\$ _____	\$ _____
g. Window Investigation	\$ _____	\$ _____
II. Allowance for On-site Evaluation of Existing Conditions/Site Investigations (a thru g above) Not to Exceed (NTE) \$200,000:	\$ _____ (Total lines a+b+c+d+e+f+g)	\$ _____ (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	\$ _____
Total Preliminary Construction Services Fee (Fee + Allowance(s)+Contingency)	\$ _____ (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)	\$ _____	

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Project Manager (hourly rate)	\$ _____	
Project Superintendent (hourly rate)	\$ _____	
Project Engineer (hourly rate)	\$ _____	
<div style="border: 2px solid orange; padding: 10px; transform: rotate(-30deg); display: inline-block;"> SAMPLE: This is to track proposed to actuals PSA SOW, for submitting to the CM & District. </div>	\$ _____	
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)	_____ %	_____ %

Exhibit L

Attachment A – Scope of Work

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.)	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> \$ _____ or _____ % </div> <div style="text-align: center;"> \$ _____ or _____ % </div> </div>
--	---

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

- 1.8.1.** Finalize Div 00 and Div 01
- 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

Exhibit L
Attachment A – Scope of Work

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

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.

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 to Contractor information regarding requirements for the Project, including information regarding the District's objectives, schedule, constraints and criteria.

End of this Section

Preliminary Construction Services Agreement

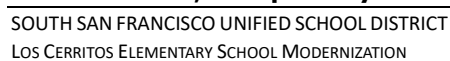


Exhibit L
Attachment C – Preliminary Construction Schedule
Preliminary Construction Services Agreement

Task Name:	Duration (calendar days):	Start	Finish
Board Authorization - Part II	1	5/7/2026	5/7/2026
Execute AOR Agreement	1	5/8/2026	5/15/2026
SCHEMATIC DESIGN PHASE	135	5/18/26	9/30/26
Meetings			
HED / BMT Bi-Weekly Meetings	Ongoing	Every Two Weeks	
Design Team Kickoff Meeting	1	5/20/2026	5/20/2026
SSFS School Site Meeting #1	1	5/15/2026	5/15/2026
SSFS School Site Meeting #2	1	6/2/2026	6/2/2026
SSFS School Site Meeting #3	1	As Staff Available	As Staff Available
SSFS School Site Meeting #4	1	As Staff Available	As Staff Available
Preliminary DSA Meeting	1	6/17/2026	6/17/2026
M&O and IT Meeting	1	8/15/2026	8/15/2026
Schematic Design Drawings, Specs, BOD	74	5/18/2026	7/31/2026
SD Scope / Budget Reconciliation	61	7/31/2026	9/30/2026
Review Scope with BMT	1	8/12/2026	8/12/2026
SD Cost Estimate	21	7/31/2026	8/21/2026
BMT Cost Estimate	21	7/31/2026	8/21/2026
Budget Reconciliation Mtg #1	1	8/26/2026	8/26/2026
Reconcile Scope and Cost	14	8/26/2026	9/9/2026
Budget Reconciliation Mtg #2	1	9/16/2026	9/16/2026
BMT (PSC & Next Phase Authorization)	14	9/16/2026	9/30/2026
DESIGN DEVELOPMENT PHASE	149	10/1/2026	2/26/27
Meetings			
HED / BMT Bi-Weekly Meetings	Ongoing	Every Two Weeks	
Design Team Kickoff Meeting	1	10/1/26	10/1/26
SSFS School Site Meeting #1	1	10/14/2026	10/14/2026
SSFS School Site Meeting #2	1	11/11/2026	11/11/2026
M&O and IT Meeting	1	10/28/2026	10/28/2026
Local Fire Marshal Prelim Review	1	11/18/2026	11/18/2026

Exhibit L
Attachment C – Preliminary Construction Schedule
Preliminary Construction Services Agreement

Design Development Drawings, Specs	106	10/1/2026	1/15/2027
DD Scope / Budget Reconciliation	42	1/15/2027	2/26/2027
Review Scope with BMT	1	1/27/2027	1/27/2027
DD Cost Estimate	21	1/15/2027	2/5/2027
BMT/LLB Cost Estimate	21	1/15/2027	2/5/2027
Budget Reconciliation Mtg #1	1	2/10/2027	2/10/2027
Reconcile Scope and Cost	7	2/10/2027	2/17/2027
Budget Reconciliation Mtg #2	1	2/19/2027	2/19/2027
BMT (PSC & Next Phase Authorization)	14	2/19/2027	2/26/2027
CONSTRUCTION DOCUMENTS PHASE	191	3/1/2027	9/22/2027
Meetings			
HED / BMT Bi-Weekly Meetings	Ongoing	Every Two Weeks	
Design Team Kickoff Meeting	1	3/1/2027	3/1/2027
CM Scope and Cost Workshop	1	3/17/2027	3/17/2027
CM/LLB GC and District Meeting	1	4/14/2027	4/14/2027
DSA Project Registration	1	3/31/2027	3/31/2027
90% Construction Documents Drawings, Specs	138	3/1/2027	7/16/2027
CD Scope / Budget Reconciliation (TBD BASED ON PACKAGES)	49	7/16/2027	9/6/2027
Review Scope with BMT	1	7/28/2027	7/28/2027
90% CD Cost Estimate	14	7/16/2027	7/30/2027
BMT/LLB Cost Estimate	14	7/16/2027	7/30/2027
Budget Reconciliation Mtg #1	1	8/11/2027	8/11/2027
HED / BMT Review Prior to DSA Submittal	7	8/11/2027	8/18/2027
Incorporate LLB / CM / BMT Constructability Review	7	8/18/2027	8/25/2027
Team Coordination	7	8/25/2027	9/8/2027
DSA Submittal	1	9/8/2027	9/8/2027
DSA SUBMITTAL (TBD)	244	9/8/2027	5/9/2028
BIDDING PHASE	60	tbd	tbd
CONSTRUCTION ADMINISTRATION PHASE	720	7/13/28	7/3/30

Exhibit L
Attachment D – Preliminary Site Logistics Plan

PRELIMINARY SITE LOGISTIC PLAN
LOS CERRITOS ELEMENTARY SCHOOL



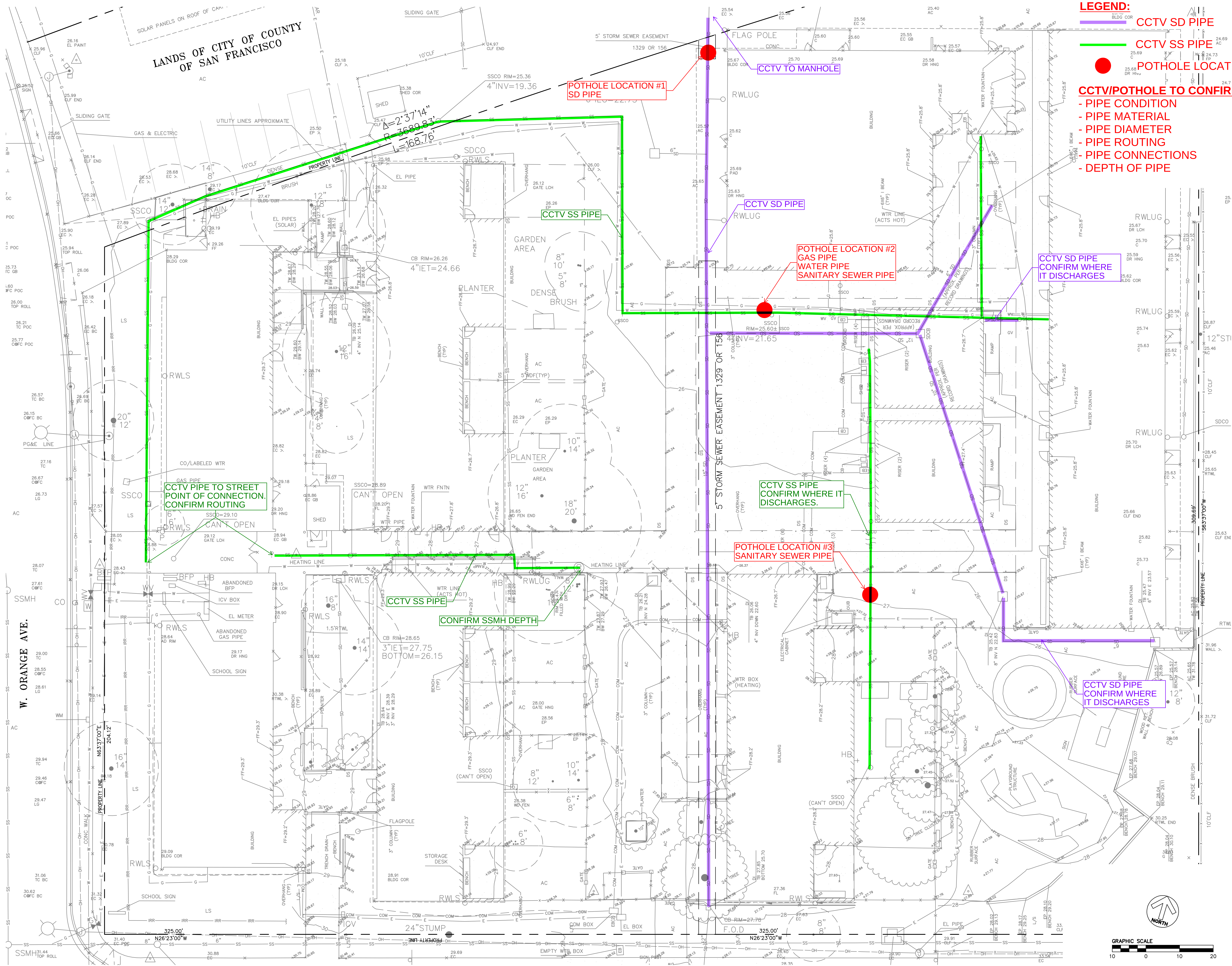
Los Cerritos Site Logistics Plan V1
Project LLB RFP effort
August 21, 2026
A. Shete, KCEM

Note : All Interim Housing is expected to be located off-site at Baden HS

Exhibit L

Attachment E – Exploratory Site Investigation & Destructive Testing

Attachment E – See following pages



- DEPTH OF PIPE

Date	Issued For
8/11/2026	Schematic Design

C-101

2026-SS042-002

Attachment – BMS routing Investigation
Preliminary Construction Services Agreement

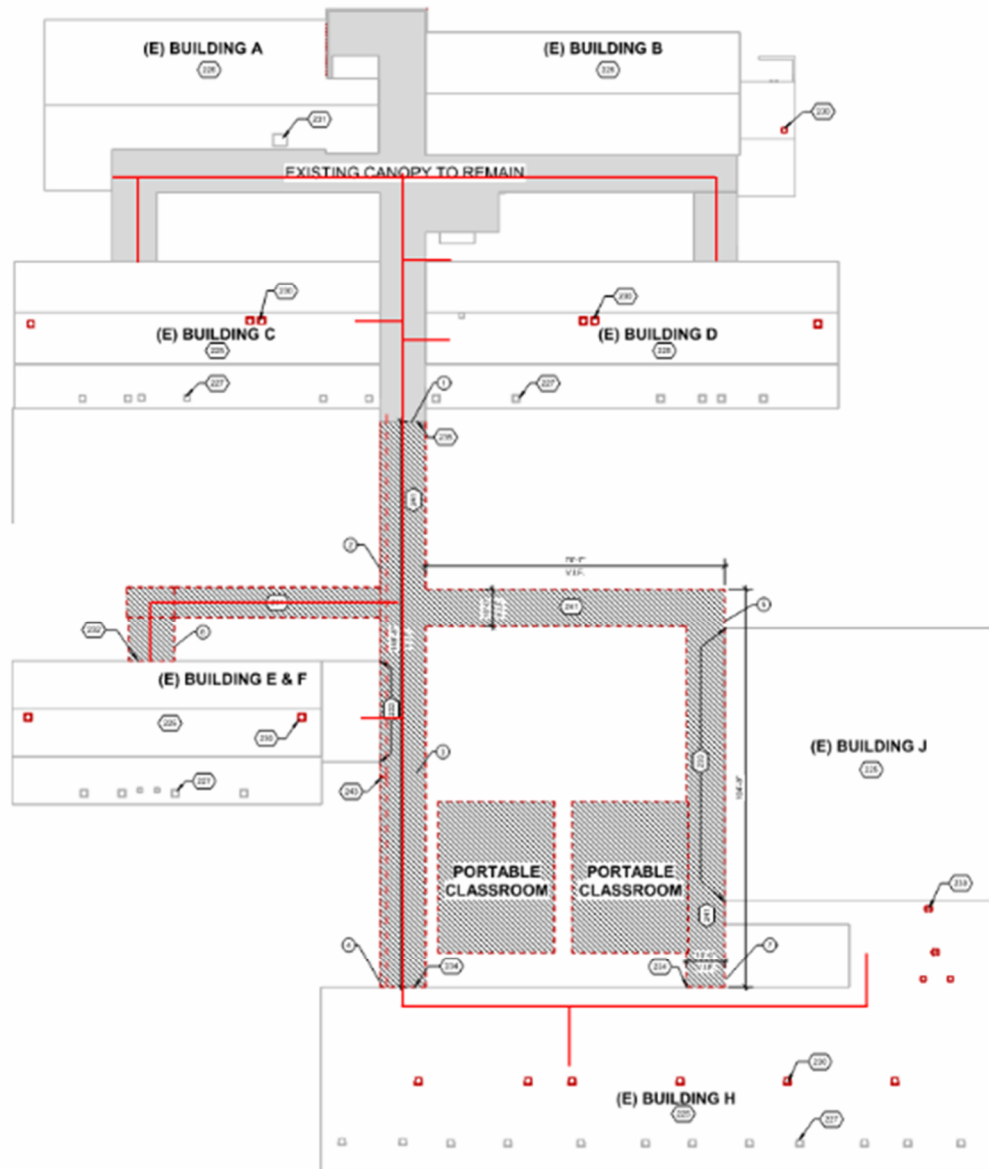


Campus BMS control wiring routing investigation –

The Campus Central Building Control Panel is located in electrical room at bldg. H. Control wire believe is routed on covered walkway to different buildings. Contractor shall perform field investigation routing of the existing control wire conduit to different buildings.

MEP 1.1
08/31/26

Attachment – Electrical/Low-Voltage Raceway Investigation
Preliminary Construction Services Agreement



Campus-Wide Raceway System Investigation

Contractor shall perform field investigation of existing exposed raceway systems mounted on canopies, including:

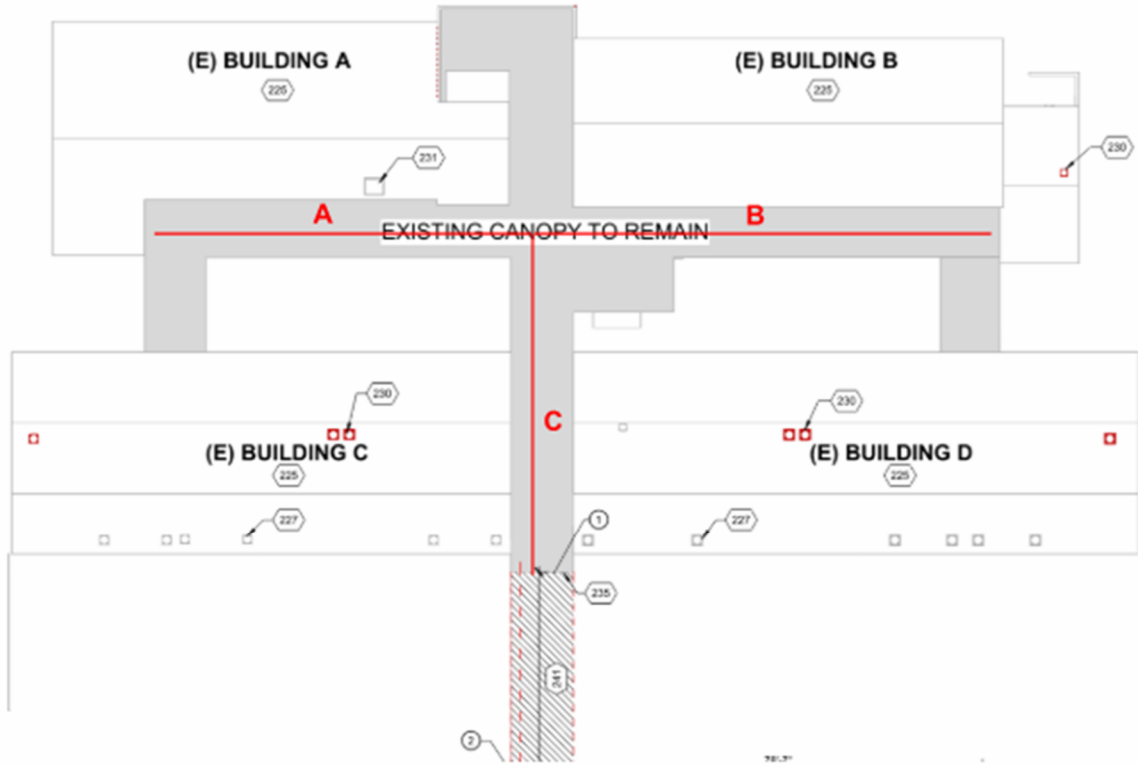
- document sizes and quantities of all conduits
- document termination points of all conduits at both ends of run
- remove all box covers and visually inspect the interior condition of all raceway systems to confirm suitability for potential new cabling, in all areas with canopies to remain

See exhibits on following pages for photos of existing conditions.

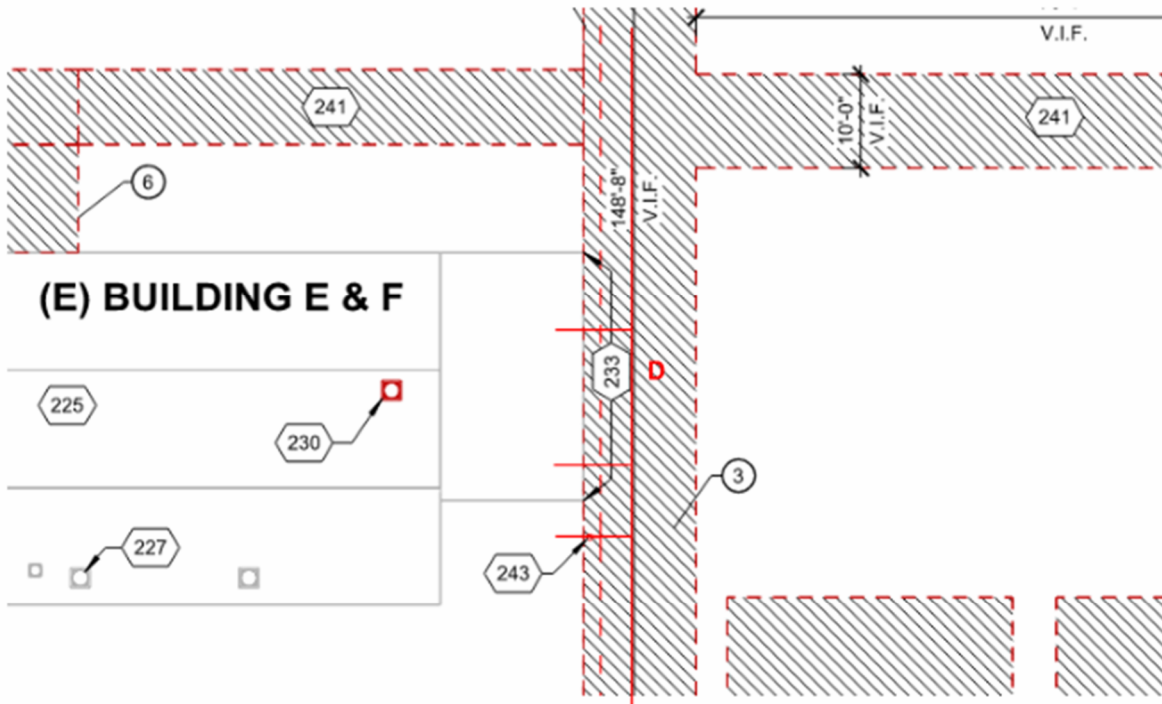
Existing Electrical Panel Investigation

Contractor shall remove covers from all existing electrical panels in each building and document the existing panel condition with photographs. Confirm panel schedules as shown on as-builts are accurate, and document any discrepancies. Label all unlabeled breakers, indicating the load served, including in switchboards/dist. panels.

Attachment – Electrical/Low-Voltage Raceway Investigation
Preliminary Construction Services Agreement

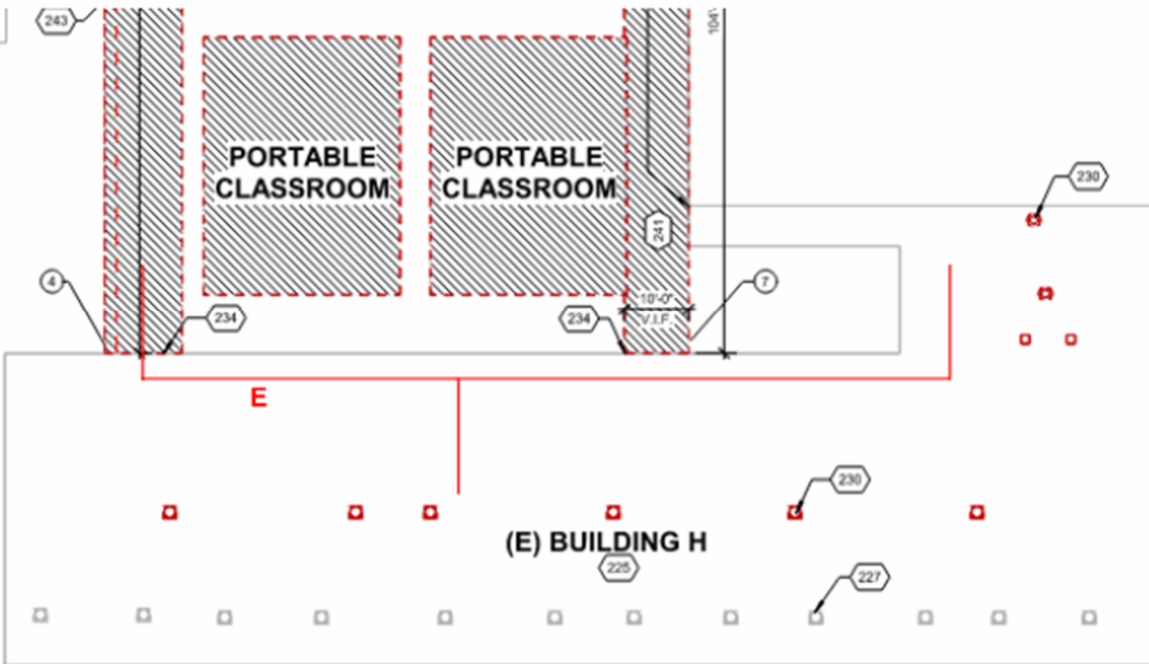


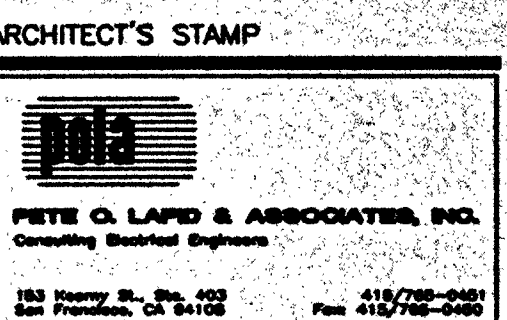
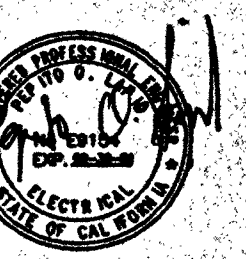
Attachment – Electrical/Low-Voltage Raceway Investigation
Preliminary Construction Services Agreement



Document exposed conduit(s) entering electrical yard and adjacent building to remain

Preliminary Construction Services Agreement





CONSULTANT'S STAMP

LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION
SOUTH SAN FRANCISCO

SITE PLAN— ELECTRICAL

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT

IDENTIFICATION STAMP
DIVISION OF THE STATE ARCHITECT

APPL01 100940

APPL01 100940

DATE 10-29-98

DATE 10-29-98

6 JULY '98 SCHEMATIC DESIGN
08/19/98 ORS SUBMITTAL

6 JULY '98 SCHEMATIC DESIGN
08/19/98 ORS SUBMITTAL

MEP 3.1
08/31/26MEP 3.1
08/31/26

08/31/26

DRAWN BY: JMB SCALE:

08/31/26

DRAWN BY: JMB SCALE:

CHECKED BY: ACJ 1"=20'-0"

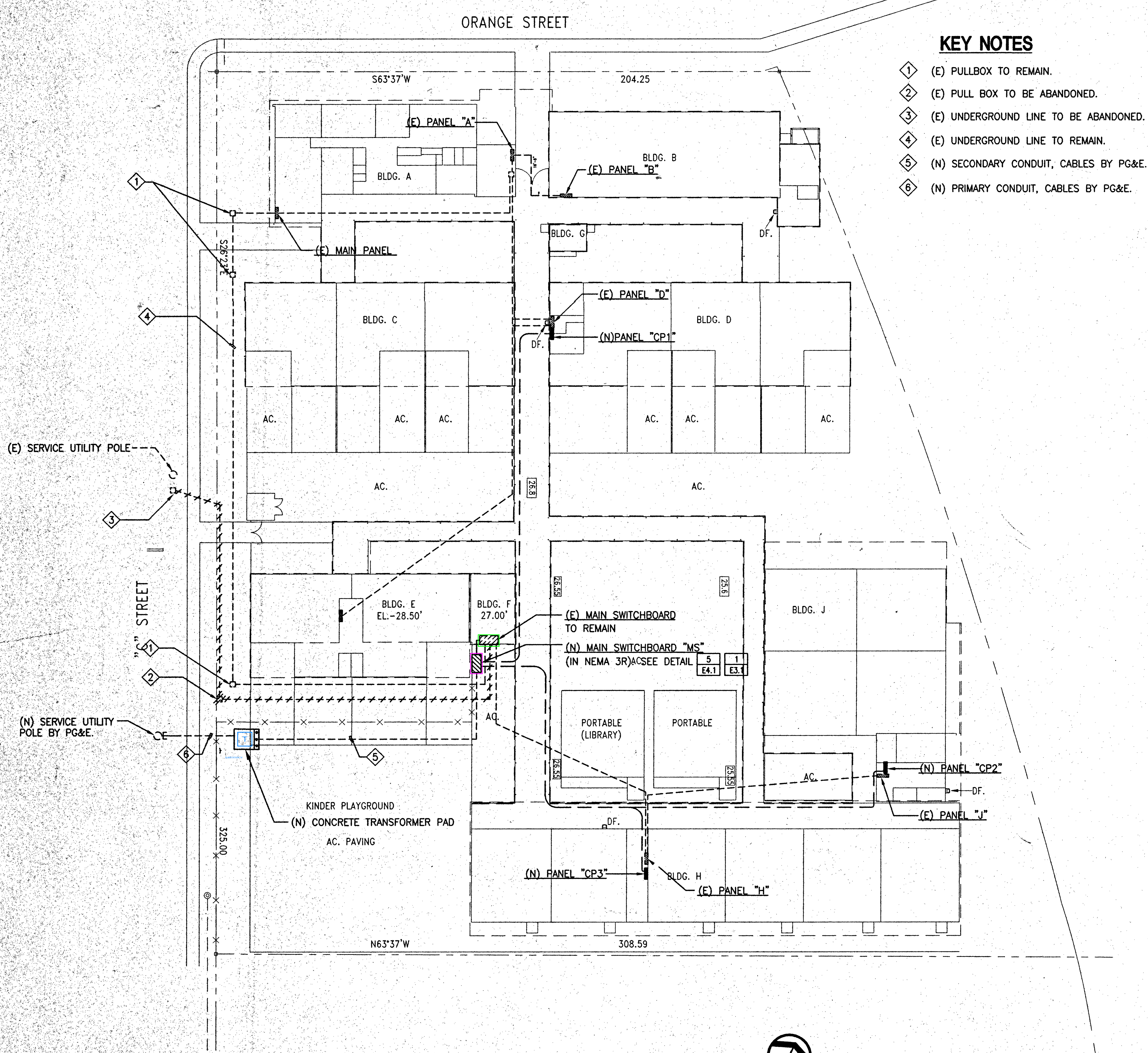
CHECKED BY: ACJ 1"=20'-0"

ET.1

DB NO: 98021D OF SHEETS

ET.1

DB NO: 98021D OF SHEETS



SITE PLAN - ELECTRICAL

SCALE: 1"=20'

NOTE: CONTRACTOR TO FIELD VERIFY EXISTING CONDITION. REFER TO GENERAL NOTE #8.

KEY NOTES

- ① (E) PULLBOX TO REMAIN.
- ② (E) PULL BOX TO BE ABANDONED.
- ③ (E) UNDERGROUND LINE TO BE ABANDONED.
- ④ (E) UNDERGROUND LINE TO REMAIN.
- ⑤ (N) SECONDARY CONDUIT, CABLES BY PG&E.
- ⑥ (N) PRIMARY CONDUIT, CABLES BY PG&E.

NOTES:

1. EYEBALLS 7/8" DIA. UNC THREAD, 1-1/4" SHANK LENGTH, STEEL, GALVANIZED, CODE 191235, SHALL BE USED FOR LIFTING THE PRECAST PAD.

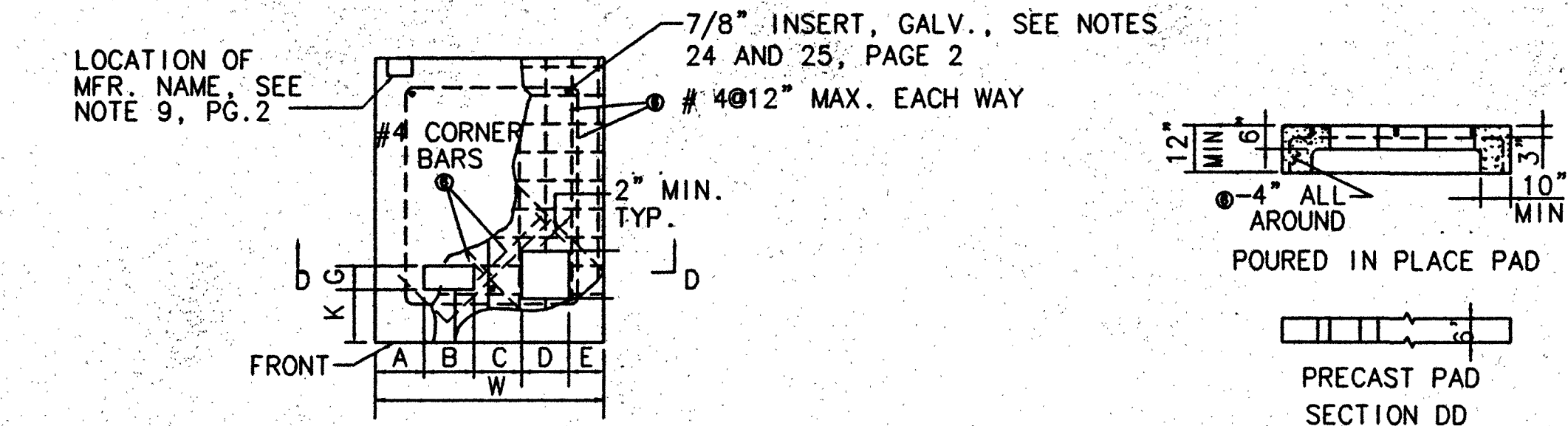


FIGURE 4

CONSTRUCTION DETAILS OF STYLE 11E AND 11D PAD,
SEE FIGURE 2 FOR PAD ARRANGEMENT
TABLE 3 DIMENSIONS AND CODES FOR STYLE 11E AND 11D PADS (SEE NOTE BELOW)

TRANSFORMER			PAD DIMENSIONS (INCHES)												
STYLE	KVA SIZE	APPROX. MAX. WT. (LBS)	A	B	C	D	E	F	G	H	K	L	W	CODE	REMARKS
IID & IIE	75	4600	17	16	14	19	14	10	8	17	14	61	80	043539	
	112.5	4800													
	150	5000													
	225	5500													
IIE	300	5800	17	16	15	19	13	22	8	17	26	106	80	043577	APPLICABLE DIMENSION
	500	6100													
	750	9000													
	1000	11000													

NOTE:

APPROVED SUPPLIERS FOR PRECAST PADS ARE: BROOKS, CHRISTY, FORNI, QUICKSET, UTILITY VAULTS AND ATLAS CONCRETE.

CONSTRUCTION NOTES FOR PRECAST PADS:
1. CONCRETE SHALL BE DESIGNED TO ATTAIN

2. INSERTS AND SECURING OF INSERTS SHALL BE OF SUFFICIENT STRENGTH TO LIFT PAD. A MINIMUM OF THREE INSERTS WITH 7/8" DIA. UNC THREAD AND 2 1/4" INSIDE DEPTH, STEEL, GALVANIZED WITH TEMPORARY PLUGS SHALL BE PROVIDED.
3. INSERTS SHALL BE INSTALLED FLUSH WITH THE SURFACE OF THE PAD.
4. REINFORCING BARS SHALL BE AS PER ASTM A615, GRADE 40 MINIMUM.
5. ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER OR RADIUS.
6. SURFACE SHALL HAVE A LIGHT BROOM OR WOOD FLOAT FINISH.
7. THE SURFACE OF THE PAD SHALL BE LEVEL AND FLAT.
8. PRECAST PADS SHALL BE PERMANENTLY IDENTIFIED WITH MANUFACTURER'S NAME (FOR LOCATION SEE FIGURE # AND FIGURE 4) AND HAVE THE WEIGHT STENCILED ON TOP OF THE PAD.

CONCRETE PAD DETAIL

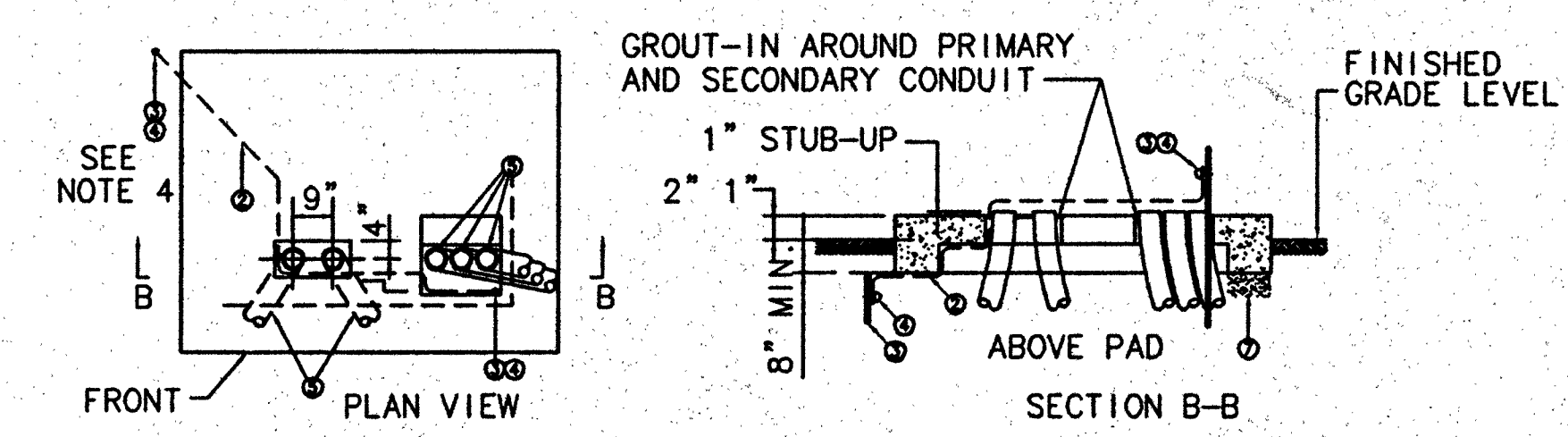


FIGURE 2
STYLE IID & IIE PAD ARRANGEMENT
POURED IN PLACE PAD SHOWN

NOTES:

1. CONDUITS MUST BE CENTERED IN THE WINDOW.
2. PRECAST PADS DO NOT HAVE CUT OFF WALLS.
3. A SIX FT. MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN GROUND RODS.
CONCRETE PAD FOR THREE-PHASE, LOOP STYLE PAD-MOUNTED TRANSFORMERS

TABLE 1 BILL OF MATERIALS FOR CONCRETE TRANSFORMER PADS				
ITEM	QUANTITY	DESCRIPTION	CODE	DOC.
1	1	PAD, CONCRETE, REINFORCED (SEE PAGE 4)		
2	AS REQ'D	WIRE, #2 AWG, SOLID BARE CU.	290074	
3	2	GROUND ROD, 5/8"X8", COPPERCLAD	187013	
4	2	CLAMP, GROUND ROD, FOR ITEM 3	187012	013109
5	AS REQ'D	CONDUIT, TYPE AND SIZE AS REQUIRED		062288
6	AS REQ'D	REINFORCIN STEEL NO.24		
7	AS REQ'D	COMPACTED BACKFILL		

1. WHEN PAD IS INSTALLED FOR PG&E BY OTHERS, THE USE OF SOLID OR STRANDED #2 AWG WIRE IS ACCEPTABLE.
2. #3 REBAR @ 12" MAXIMUM SEPARATION WITH 4X4 6-6 WIRE MESH OVER ENTIRE SURFACE MAY BE SUBSTITUTED FOR USE OF #4 REBAR.

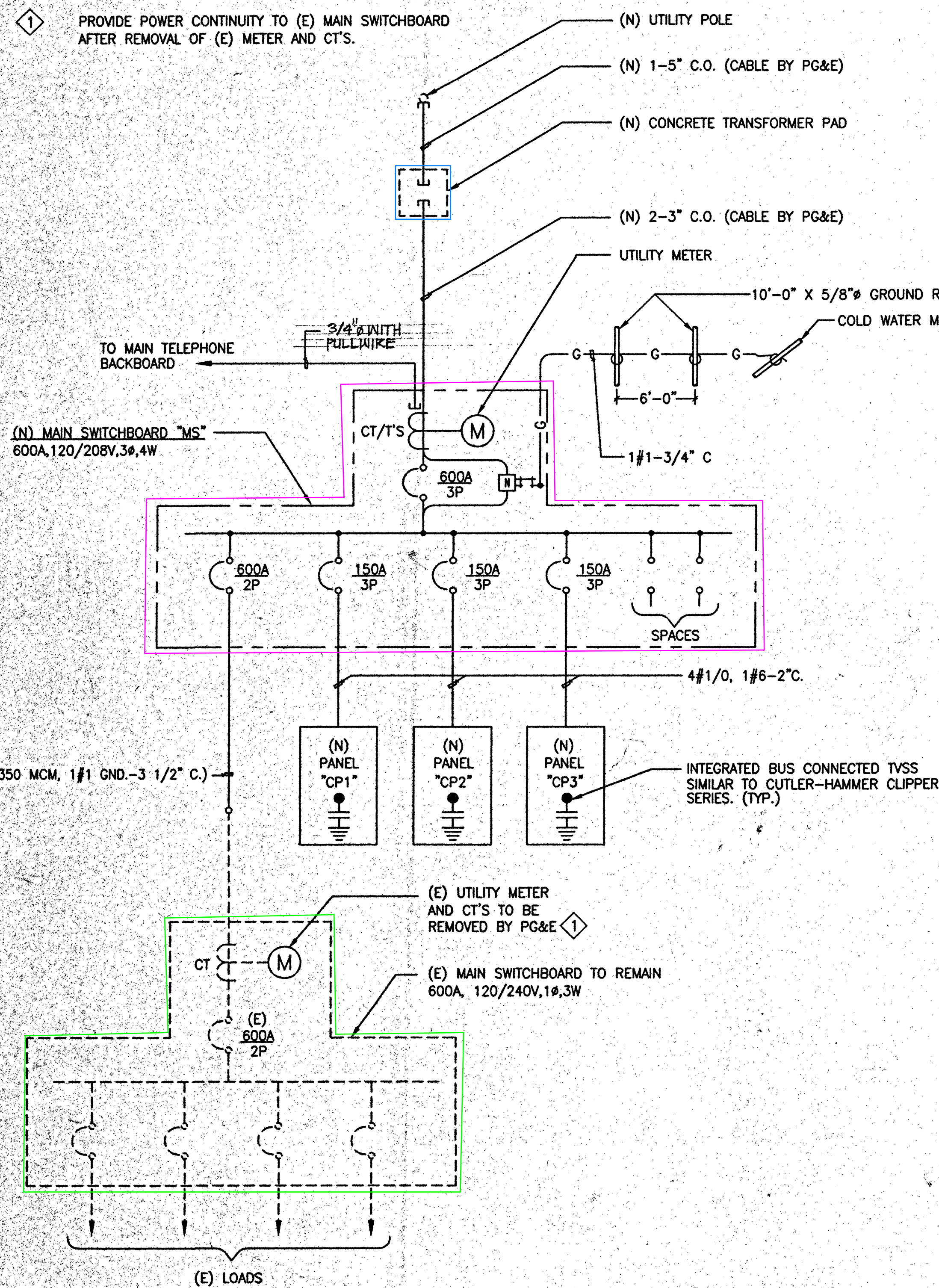
CONDUIT TERMINATION DETAIL

VOLTS 120/240		PANEL "J" (E) TO BE REPLACED										MAIN MLO	
PHASE 1		LOCATION J-23 - BLDG. "J"										BUSSING 225	
WIRE 3		ISOLATED GROUND BUS ☐ YES ☐ NO										TYPE BOLT-ON	
AIC 10,000		MTG ☐ FLUSH ☐ SURFACE											
DESCRIPTION	WATTS	ØA	ØB	ØC	ØD	ØE	ØF	ØG	ØH	ØI	ØJ	DESCRIPTION	WATTS
(E) LOADS	1200	1200	20	1	2	20	1080					(E) LOADS	
				3	4		600	900					
	1200			5	6								
	900			7	8		1200						
	1080			9	10		900	1200					
	1200			11	12		1200						
	900			13	14		1200						
	900			15	16		1200						
SPARE				17	18		900						
				19	20		1080						
(E) LOADS				21	22		720						
	720			23	24		900						
	900			25	26		900						
	900			27	28		600						
	600			29	30		1200						
(N) TEF-4 & 5	1056			31	32		1200					(N) F-14	
(N) TEF-6 & 7	1056			33	34		1728					SPARE	
SPARE				35	36								
				37	38								
				39	40		200					(N) TVSS	
				41	42		200						
SUB-TOTALS:	8256	7476					9428	8480					
TOTALS:	ØA	17.7	KW				ØB	16.0	KW				
TOTAL LOADS:	33.7	KW					CONNECTED AMPS:	162.0					

VOLTS 120/240		PANEL "A" (E) TO BE REPLACED										MAIN MLO	
PHASE 1		LOCATION MECH. A-1 - BLDG. "A"										BUSSING 200	
WIRE 3		ISOLATED GROUND BUS ☐ YES ☐ NO										TYPE BOLT-ON	
AIC 10,000		MTG ☐ FLUSH ☐ SURFACE											
DESCRIPTION	WATTS	ØA	ØB	ØC	ØD	ØE	ØF	ØG	ØH	ØI	ØJ	DESCRIPTION	WATTS
(E) LOADS	720	900	20	1	2	20	600					(E) LOADS	
				3	4		600						
	1200			5	6		900						
	1720			7	8		1440						
	1200			9	10		1720						
	900			11	12		1080						
	720			13	14		1080						
	720			15	16		800						
	600			17	18		600						
	900			19	20		600						
	1200			21	22		1200						
GCM	200			23	24		810					SPARE	
SPARE				25	26								
				27	28								
				29	30								
				31	32								
				33	34								
				35	36								
				37	38								
				39	40		300					(N) TVSS	
				41	42		300						
SUB-TOTALS:	5640	6040					6400	4820					
TOTALS:	ØA	12.4	KW				ØB	10.9	KW				
TOTAL LOADS:	23.3	KW					CONNECTED AMPS:	112.0					

VOLTS 120/208		PANEL "CP1"										MAIN MLO	
PHASE 3		LOCATION JANITOR-BLDG. "D"										BUSSING 225A	
WIRE 4		ISOLATED GROUND BUS ☐ YES ☐ NO										TYPE BOLT-ON	
AIC 10,000		MTG ☐ FLUSH ☐ SURFACE											
DESCRIPTION	WATTS	ØA	ØB	ØC	ØD	ØE	ØF	ØG	ØH	ØI	ØJ	DESCRIPTION	WATTS
RECEPT-TEACHER'S STATION	400	400	20	1	2	20	1000					RECEPT-WORK STATION	
				3	4		1000						
	400			5	6		1000						
	400			7	8		1000						
RECEPT-TEACHER'S STATION	400			9	10		600					RECEPT-TEACHER'S STATION	
				11	12		1000					RECEPT-WORK STATION	
RECEPT-TEACHER'S STATION	400			13	14		1000					RECEPT-WORK STATION	
RECEPT-TEACHER'S STATION	1000			15	16		600					RECEPT-TEACHER'S STATION	
				17	18		1000					RECEPT-WORK STATION	
	800			19	20		1000					RECEPT-WORK STATION	
	600			21	22		600					RECEPT-TEACHER'S STATION	
RECEPT-TEACHER'S STATION				23	24		1728					F-01	
F-02	1728			25	26							SPARE	
F-03	1728			27	28								
EF-04				29	30								
EF-05	1728			31	32								
EF-06	1728			33	34								
SPARE				35	36		200					SPARE	
				37	38		200						
				39	40		200						
				41	42		200						
SUB-TOTALS:	5456	5856	4128				4200	3000	4928				
TOTALS:	ØA	9.7	KW				ØB	8.9	KW			ØC	9.1
TOTAL LOADS:	27.7	KW					CONNECTED AMPS:	76.9					

KEY NOTES

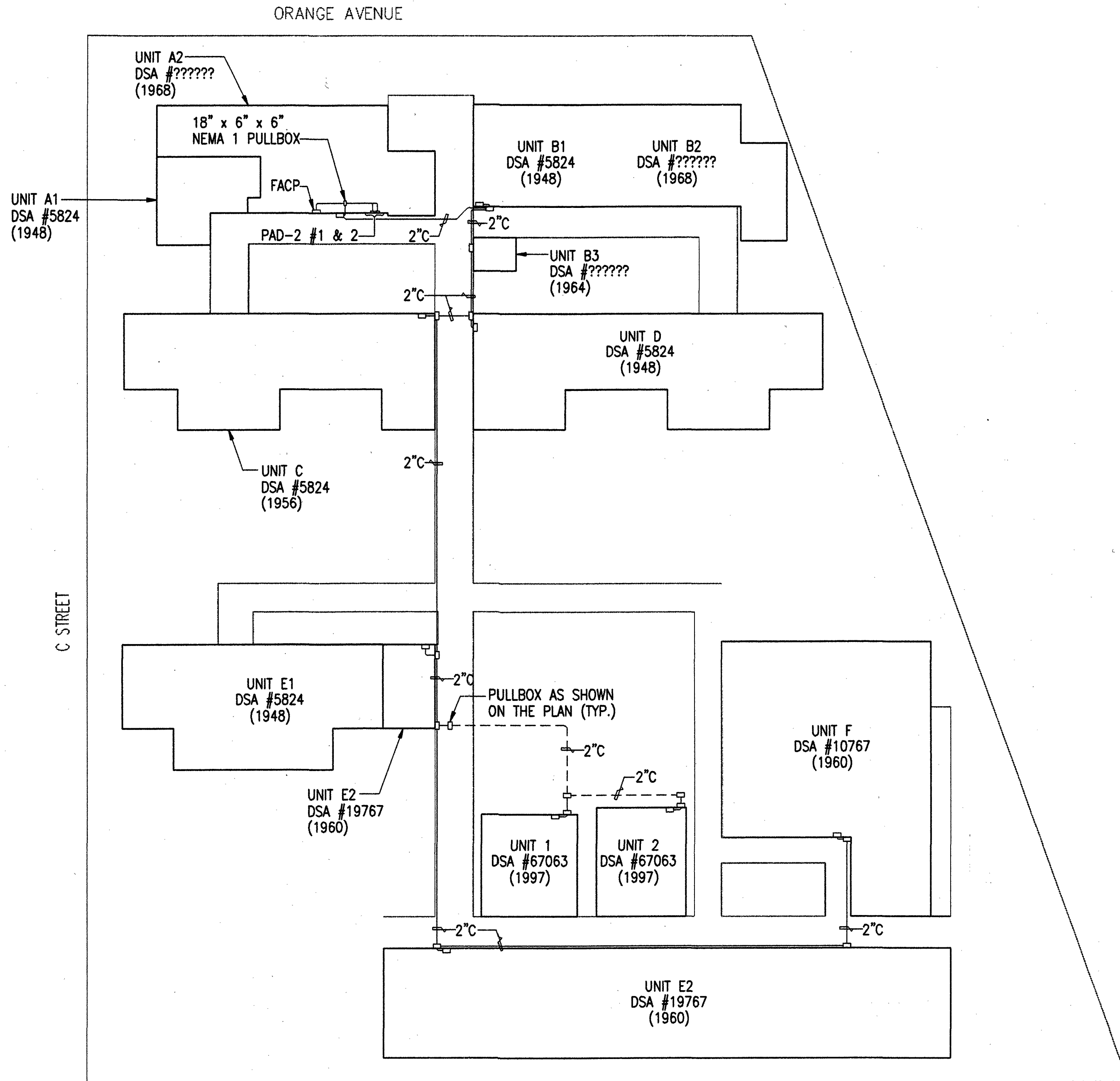


SINGLE LINE DIAGRAM
NOT TO SCALE

1
E31

VOLTS 120/240		PANEL "E" (E) TO BE REPLACED										MAIN MLO	
PHASE 1		LOCATION STORAGE E-7 - BLDG. "E"										BUSSING 100	
WIRE 3		ISOLATED GROUND BUS ☐ YES ☐ NO										TYPE BOLT-ON	
AIC 10,000		MTG ☐ FLUSH ☐ SURFACE											
DESCRIPTION	WATTS	ØA	ØB	ØC	ØD	ØE	ØF	ØG	ØH	ØI	ØJ	DESCRIPTION	WATTS
(E) LOADS	900	900	20	1	2	20	900					(E) LOADS	
				3	4		720						
	900			5	6		900						
	900			7	8		1728					(N) F-10	
SPARE				9	10		1728					(N) F-10	
				11	12							SPARE	
(N) RECEPT-TEACHER'S STA	600			13	14								
(N) RECEPT-WORK STATION	1000			15	16								
(N) RECEPT-TEACHER'S STA	600			17	18								
SPARE				19	20		200					(N) TVSS	
				21	22		200						
				23	24		200						
				25	26								
				27	28								
				29	30								
				31	32								
				33	34								
				35	36								
				37	38								
				39	40								
				41	42								
SUB-TOTALS:	3400	3400					3548	3548					
TOTALS:	ØA	7.0	KW				ØB	7.0	KW				
TOTAL LOADS:	14.0	KW					CONNECTED AMPS:	67.3					

VOLTS 120/208		PANEL "CP2"										MAIN MLO	
PHASE 3		LOCATION J-23 - BLDG. "J"										BUSSING 225	
WIRE 4		ISOLATED GROUND BUS ☐ YES ☐ NO										TYPE BOLT-ON	
AIC 10,000												MTG ☐ FLUSH ☒ SURFACE	
DESCRIPTION	WATTS			Ø D	CKT NO.	BUS CONN.	Ø E	Ø F	WATTS			DESCRIPTION	
	Ø A	Ø B	Ø C						Ø A	Ø B	Ø C		
RECEPT-WORK STATION	1000			20	1		2	20					
RECEPT-WORK STATION		1000			3								
RECEPT-TEACHER'S STATION			600		5		6			600		RECEPT-TEACHER'S STATION	
RECEPT-WORK STATION	1000				7		8		1000			RECEPT-WORK STATION	
RECEPT-WORK STATION		1000			9		10			1000		RECEPT-WORK STATION	
RECEPT-TEACHER'S STATION			600		11		12			600		RECEPT-TEACHER'S STATION	
Spare					13		14					Spare	
					15		16						
					17		18						
					19		20						
					21		22						
					23		24						
					25		26		1000			RECEPT-WORK STATION	
					27		28					Spare	
					29		30						
					31		32						
					33		34						
					35		36						
					37		38	20	200			(N) TVSS	
					39		40			200			
					41		42	3			200		
SUB-TOTALS:	2000	2000	2000				1200	1200	2400				
TOTALS:	Ø A	3.2	KW		Ø B	3.2	KW		Ø C	3.6	KW		
TOTAL LOADS:	10.0	KW							CONNECTED AMPS:	27.8			



1
E0.0

SITE PLAN



0 25 50 100

APPROVALS	
DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES	
IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES FILE #11337 APP. #10-100217 AC. #11337 DATE 8/30/01 ELECT.	
ENGINEER	ARCHITECT
 Deems Lewis McKinley 3350 North Blvd., Suite 11 San Jose, CA 95131 FAX (408) 998-9927 PROJECT NO. 97520-08	 Wallace B. Gordon C-12984 RENEWAL DATE 8/30/01 STATE OF CALIFORNIA

SITE PLAN

MEP 3.3
08/31/26

E0.0

SAN FRANCISCO

A CALIFORNIA CORPORATION

ARCHITECTURE

DEEMS LEWIS MCKINLEY

SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
LOS CERRITOS ELEMENTARY SCHOOL

PROJECT NAME

PROJECT NAME

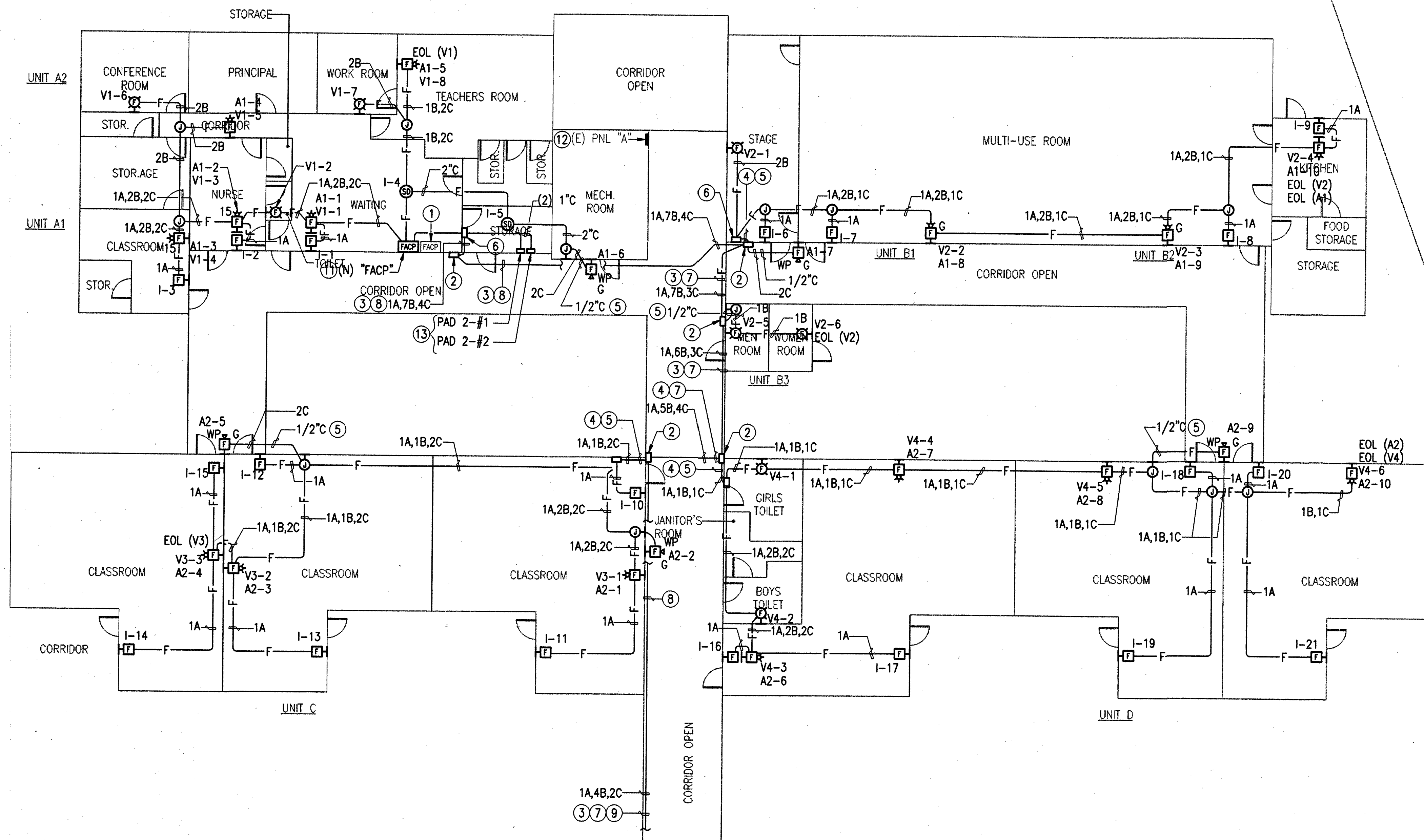
04/07/98

E0.0

NO DATE ERSON

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XREF: Lcp-dwg

ORANGE AVENUE



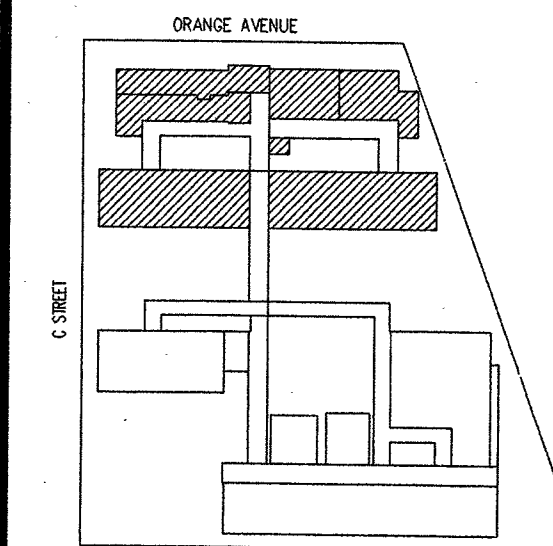
1 FIRE ALARM PLAN - UNITS A1, A2, B1, B2, B3, C AND D
E2.1



SHEET NOTES

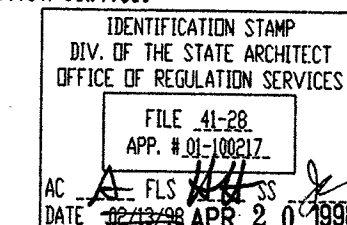
- 1 DISCONNECT AND REMOVE (E) FIRE ALARM PANEL AND ASSOCIATED CONDUIT AND WIRES.
- 2 PROVIDE 16"x12"x6" NEMA 3R PULLBOX.
- 3 (1) 2" (FIRE ALARM).
- 4 (1) 1 1/2" (FIRE ALARM).
- 5 WALL PENETRATION, SEE DETAIL 2/E4.0.
- 6 PROVIDE 18"x6"x6" NEMA 1 PULLBOX.
- 7 ROUTE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10 FT. INTERVAL MAXIMUM.
- 8 ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FT. INTERVAL MAXIMUM.
- 9 FOR CONTINUATION, SEE DWG. E2.2.
- 10 FOR CONTINUATION, SEE DWG. E2.4.
- 11 EXTEND CONDUIT AND WIRES TO "FACP" (120V POWER CONNECTION) FROM PNL "A" CKT #24. SEE NOTE 12 ON THIS SHEET FOR MORE WORK REQUIRED.
- 12 REPLACE EXISTING CIRCUIT BREAKER WITH (N) 20A/1P CKT BREAKER IN CKT #24 OF PNL "A". (N) CIRCUIT BREAKER TYPE AND INTERRUPTING RATING SHALL MATCH EXISTING.
- 13 EXTEND CONDUIT AND WIRES TO PAD-2 #1 & #2 (120V POWER CONNECTION) FROM PNL "A" CKT #24.

KEY PLAN



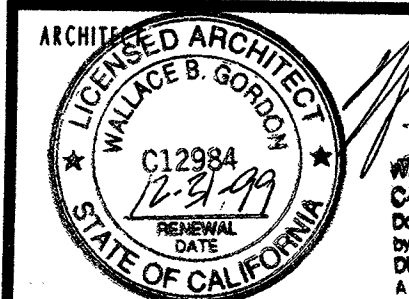
APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES



ENGINEER

engineers, inc.
3300 south Blvd., Suite 111
San Jose, CA 95128
(408) 988-8888
FAX (408) 988-8827
PROJECT NO. 97520-08



WALLACE B. GORDON
C-12984
DATE 12-2-99
Documents are executed as per
by Corporate Resolution
DEEMS LEWIS MCKINLEY
& California Corporation

SAN FRANCISCO

A CALIFORNIA CORPORATION

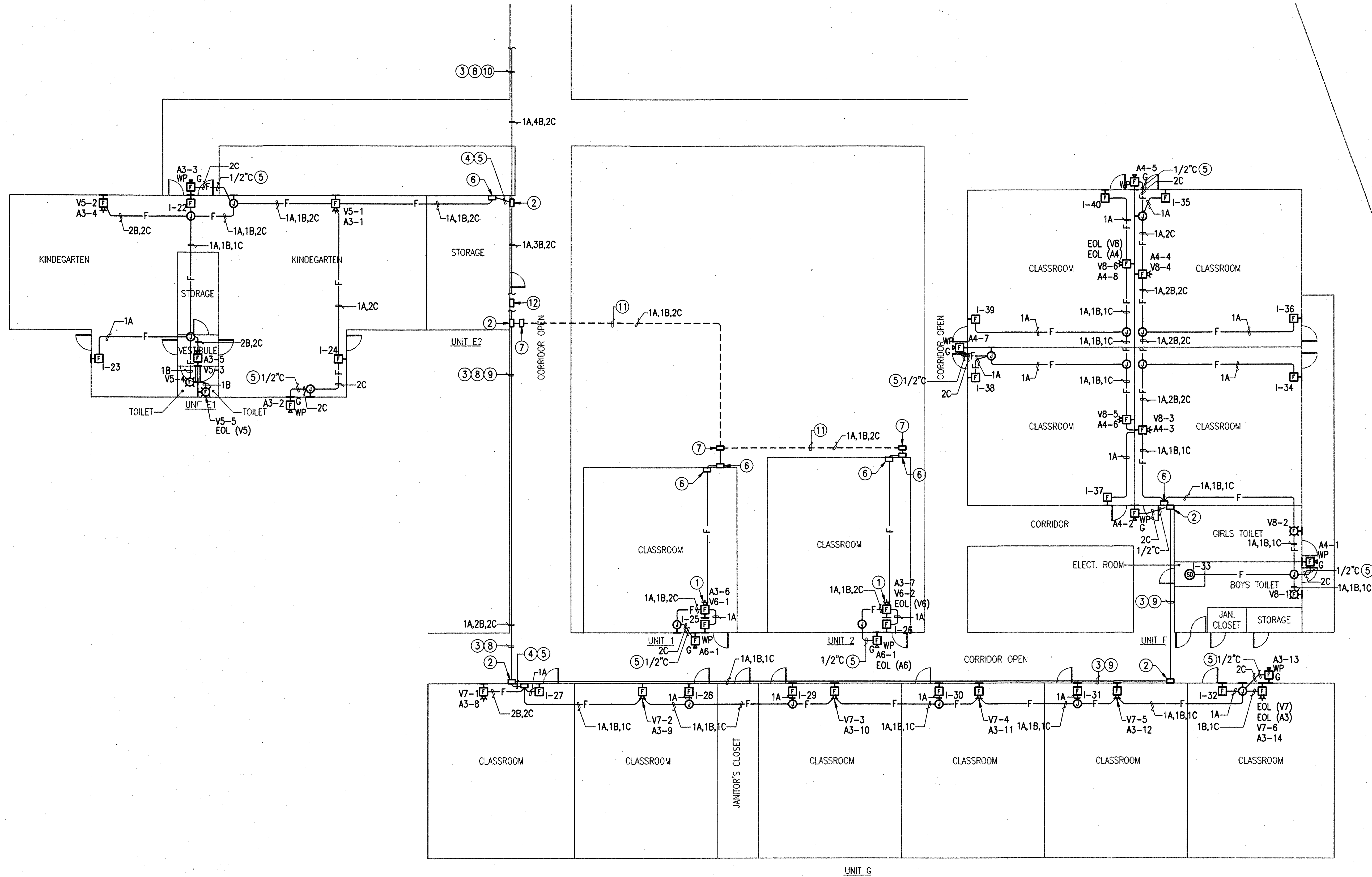
ARCHITECTURE

DEEMS LEWIS MCKINLEY

PROJECT NAME
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
LOS CERRITOS ELEMENTARY SCHOOL

TITLE
FIRE ALARM PLAN -
UNITS A1, A2, B1, B2, B3, C AND D

MEP 3.4
08/31/26
E2.1



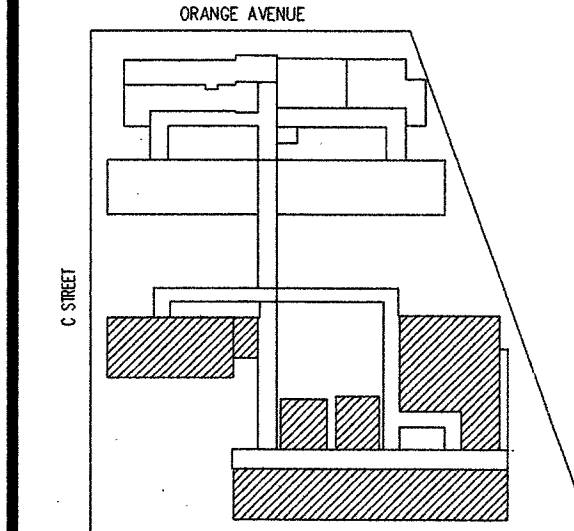
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E2.2 FIRE ALARM PLAN - UNITS 1, 2, E1, E2, F AND G

0 5 10 20 30

SHEET NOTES

- ① REPLACE (E) FIRE ALARM DEVICE WITH A NEW ONE AS SHOWN.
- ② PROVIDE 16"x12"x6" NEMA 3R PULLBOX.
- ③ (1) 2" (FIRE ALARM).
- ④ (1) 1 1/2" (FIRE ALARM).
- ⑤ WALL PENETRATION, SEE DETAIL 2/E4.0.
- ⑥ (E) PULLBOX.
- ⑦ (E) CONCRETE PULLBOX.
- ⑧ ROUTE CONDUIT AT THE SIDE OF THE ROOF CANOPY AND PROVIDE CONDUIT CLAMP AT 10 FT. INTERVAL MAXIMUM.
- ⑨ ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FT. INTERVAL MAXIMUM.
- ⑩ FOR CONTINUATION, SEE DWG. E2.1.
- ⑪ RE-USE (E) FIRE ALARM AND UNDERGROUND CONDUIT.
- ⑫ (E) PULLBOX MOUNTED ON THE EXTERIOR WALL FOR DATA CONNECTION.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE #1-28
APP. #10-10827
AC. #1-28
DATE: APR. 2, 1998

ENGINEER
engineers, inc.
3350 Scott Blvd., Suite 11
San Jose, CA 95134
(408) 955-2555
FAX (408) 955-2557
PROJECT NO. 97520-08

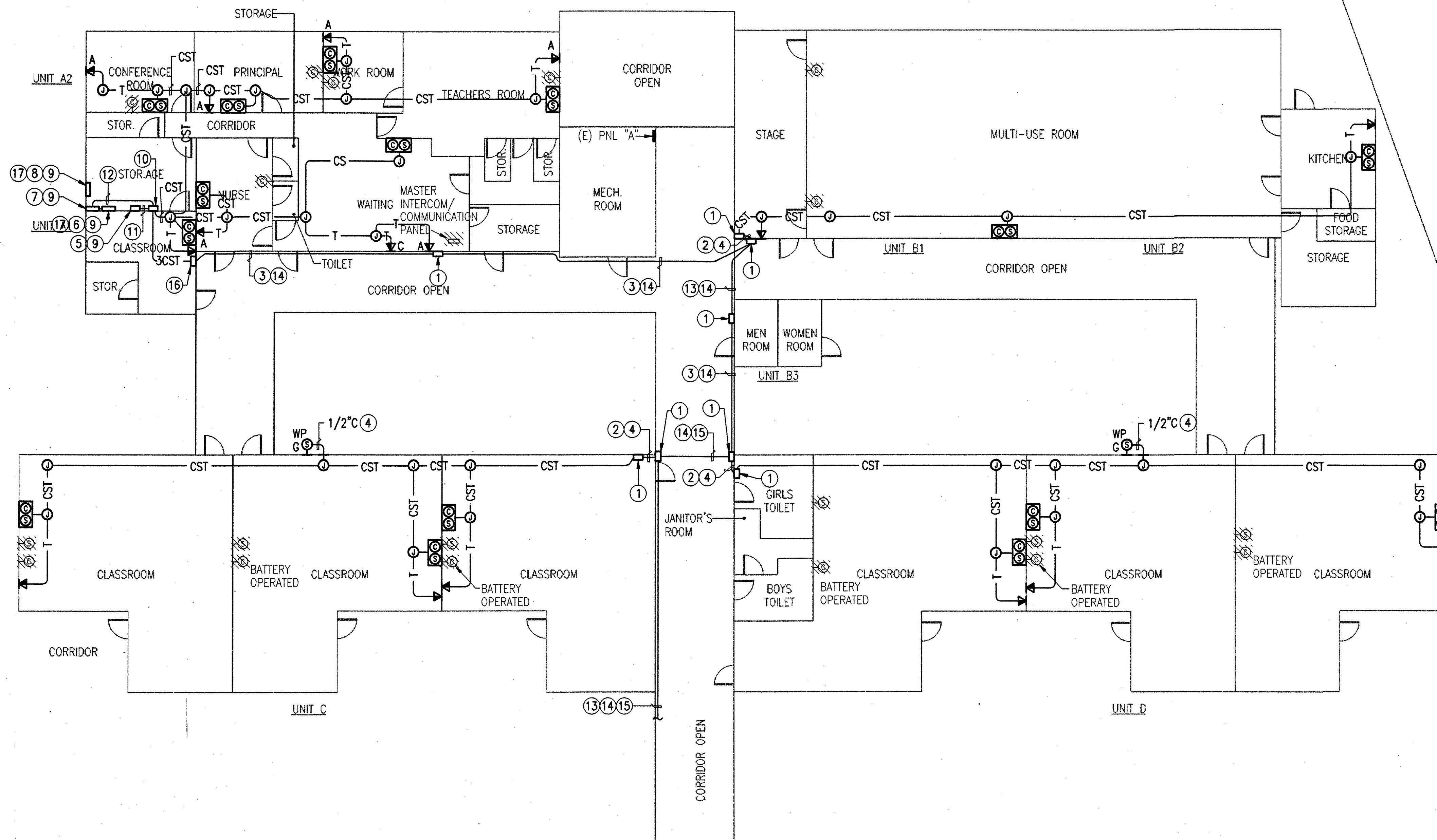
ARCHITECT
WILLIAM B. GORDON
C12984
0-12984
RENEWAL DATE: 04/7/98
Documents are executed as Architectural Records by the Architectural Firm of Deems Lewis McKinley, a California Corporation.

BORDER = 36x24

SCALE = 1/20
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ORANGE AVENUE



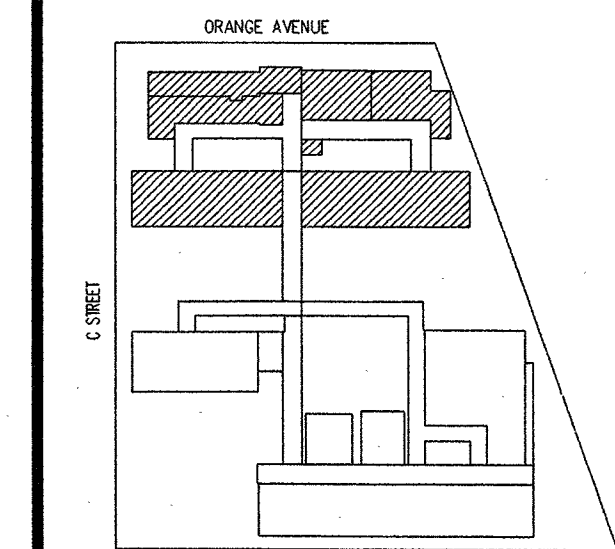
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E3.1
CLOCK AND SIGNAL PLAN - UNITS A1, A2, B1, B2, B3, C AND D

0 5 10 20 30

SHEET NOTES

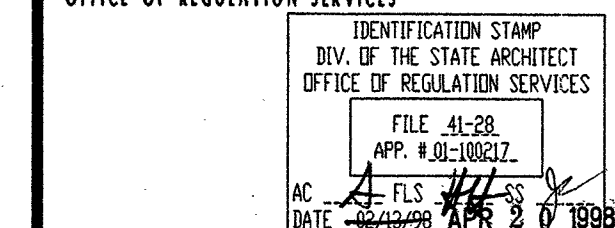
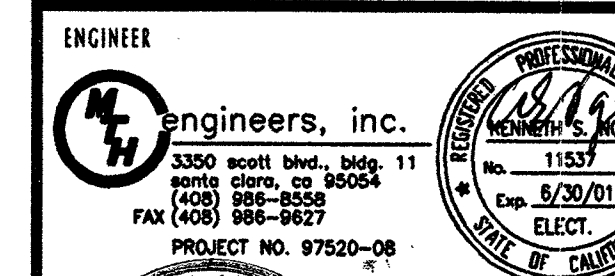
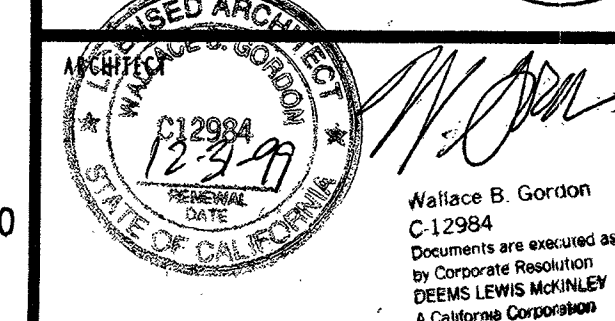
- PULLBOX AS SHOWN ON THE FIRE ALARM PLAN, SEE DWG. E2.1.
- (1) 2" (CLOCK/SPEAKER/TEL.)
- ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FEET INTERVAL MAXIMUM.
- WALL PENETRATIONS, SEE DETAIL 2/E4.0.
- 4' x 8' x 3/4" THICK TELEPHONE BACKBOARD.
- NEC TELEPHONE SWITCH.
- MTC MAIN TERMINAL 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.
- ROUTE CONDUIT AT THE SIDE OF WALKWAY CANOPY AND PROVIDE CONDUIT CLAMP AT 10FT. INTERVAL MAXIMUM.
- (1) 2" (TELEPHONE)
(1) 2" (CLOCK, SPEAKER)
- FOR CONTINUATION, SEE DWG. E3.2.
- PROVIDE 18"x6"x6" NEMA 1 PULLBOX.
- EXTEND CONDUIT AND WIRES TO THIS ITEM (120V POWER CONNECTION) FROM PNL "A" CKT #24. SEE NOTE 12 ON DWG. E2.1 FOR MORE WORK REQUIRED.

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES



SAN FRANCISCO

A CALIFORNIA CORPORATION

ARCHITECTURE

DEEMS LEWIS MCKINLEY

PROJECT NAME:
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
LOS CERRITOS ELEMENTARY SCHOOL

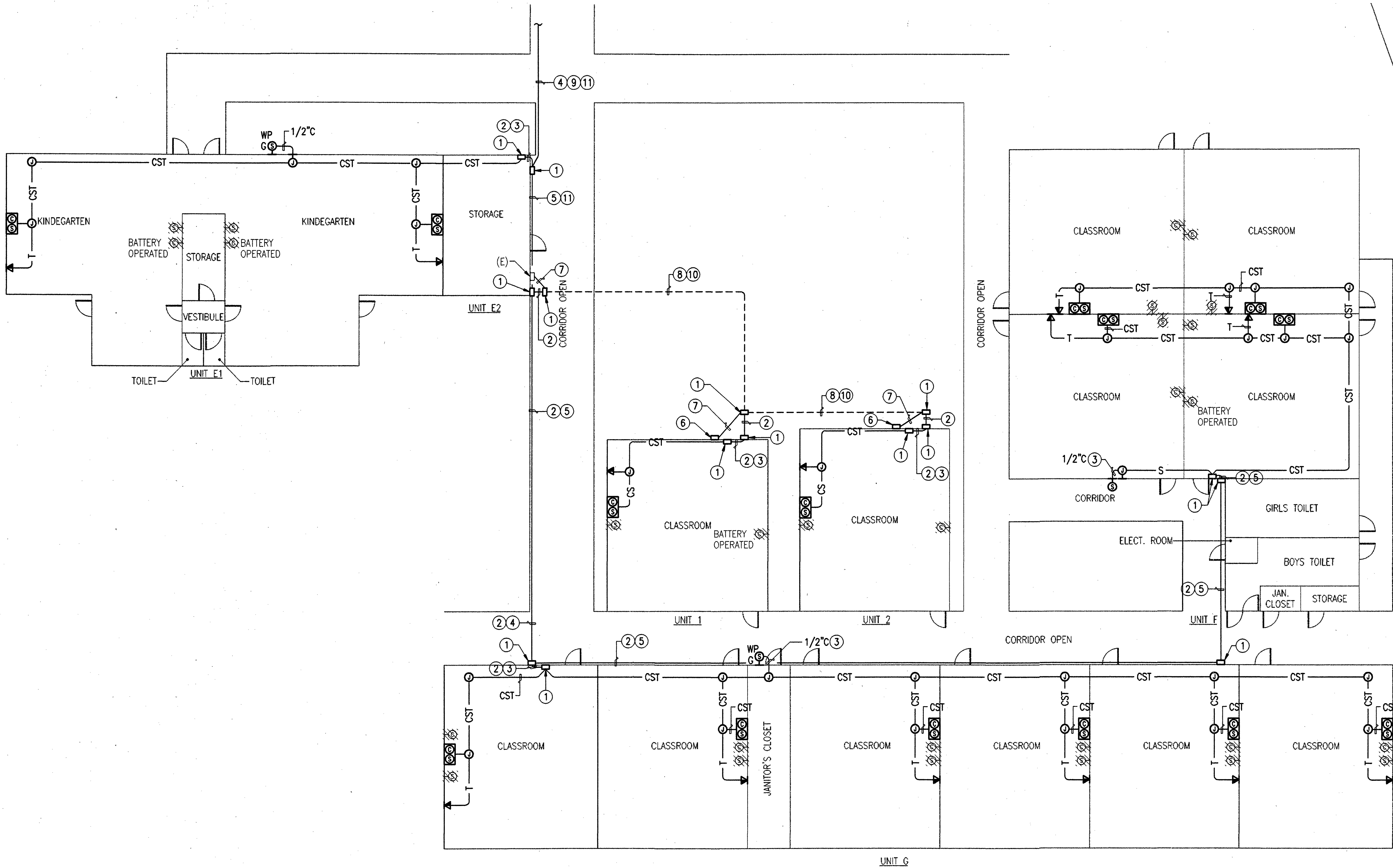
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CLOCK AND SIGNAL PLAN -
UNITS A1, A2, B1, B2, B3, C AND D

MEP 3.6
08/31/26
E3.1

BORDER = 36x24

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E3.2

CLOCK AND SIGNAL PLAN - UNITS 1, 2, E1, E2, F AND G

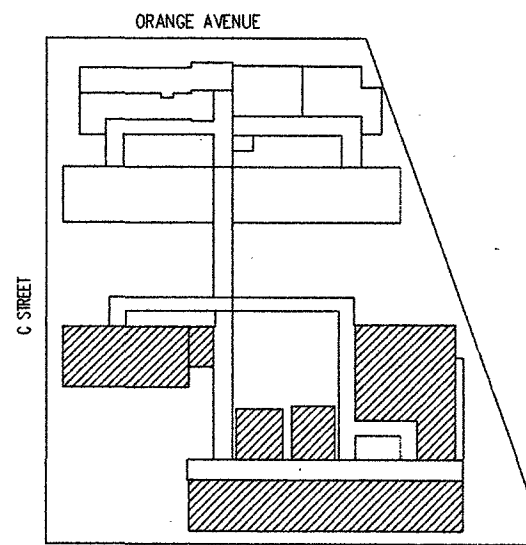


0 5 10 20 30

SHEET NOTES

- PULLBOX AS SHOWN ON THE FIRE ALARM PLAN, SEE DWG. E2.2.
- (1) 2" (CLOCK, SPEAKER, TEL.)
- WALL PENETRATIONS, SEE DETAIL 2/E4.0.
- ROUTE CONDUIT AT THE SIDE OF ROOF CANOPY AND PROVIDE CONDUIT CLAMP AT 10 FEET INTERVAL MAXIMUM.
- ROUTE CONDUIT ALONG EXTERIOR WALL AND PROVIDE CONDUIT CLAMP AT 10 FEET INTERVAL MAXIMUM.
- PROVIDE 16"x12"x6" NEMA 3R PULLBOX FOR FUTURE DATA CONNECTION.
- (1) 2" (DATA).
- (1) 2" (CLOCK, SPEAKER, TEL.)
(1) 2" (DATA).
- (1) 3" WITH PULLROPE (FUTURE POWER CONDUIT)
- FOR CONTINUATION, SEE DWG. E3.1.
- SAWCUT (E) CONCRETE WALKWAY PRIOR TO INSTALLATION OF NEW CONDUIT. PATCH CONCRETE WALKWAY TO MATCH (E) AFTER THE INSTALLATION OF (N) CONDUIT.
- (1) 2" (TELEPHONE)
(1) 2" (CLOCK, SPEAKER)

KEY PLAN



APPROVALS

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
FILE #1-28
APP. #10-100217
DATE: 04/16/98 APR 16 1998

ENGINEER

engineers, inc.
3300 montebello blvd., bldg. 11
montebello, ca 94054
(408) 886-8259
FAX (408) 886-9227
PROJECT NO. 97520-08

PROFESSIONAL SEAL
No. 11537
Exp. 8/30/01
ELECT.
STATE OF CALIFORNIA

ARCHITECT

WILLIAM B. GORDON
C12984
12-31-99
RENEWAL DATE

WILLIAM B. GORDON
C-12984
Documents are executed as directed
by Corporate Resolution
DEEMS LEWIS MCKINLEY
A California Corporation

SAN FRANCISCO

A CALIFORNIA CORPORATION

ARCHITECTURE

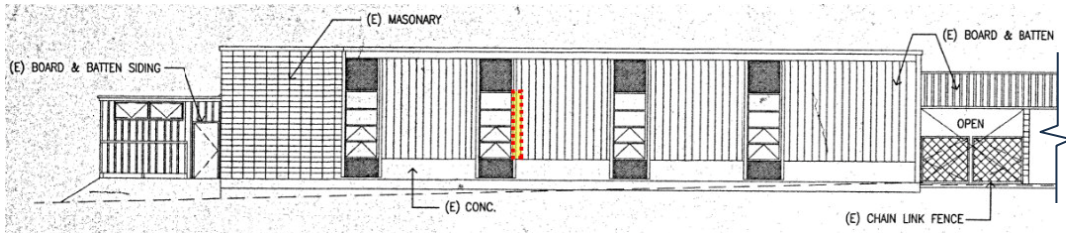
DEEMS LEWIS MCKINLEY

PROJECT NAME:
SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT
LOS CERRITOS ELEMENTARY SCHOOL

CLOCK AND SIGNAL PLAN -
UNITS 1, 2, E1, E2, F AND G

MEP 3.7
08/31/26
E3.2

Attachment ? – Existing Window RO Investigation
Preliminary Construction Services Agreement



Building B – North Elevation

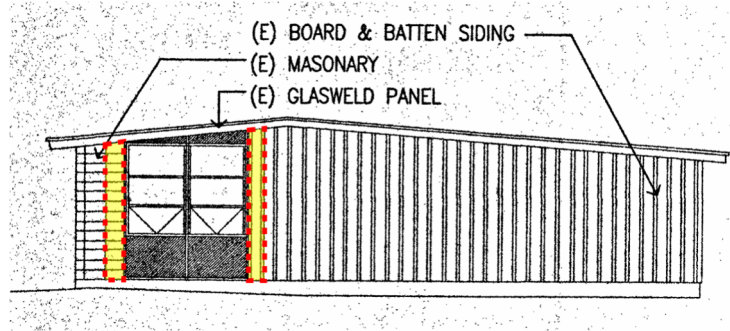


Building B - North Elevation
Existing Window Rough Opening & Waterproofing Investigation

Provide exploratory demolition at selected existing window and adjacent exterior wall/cladding assemblies to investigate concealed construction and existing conditions that may affect the design and construction of potential window replacement work.

1. Carefully remove limited portions of existing exterior trim, siding and sealant at window opening to expose concealed conditions at the head, jambs, and sill.
2. Expose and document (by architect/exterior enclosure consultant) existing perimeter flashing, sill pan conditions, weather-resistive barrier, waterproofing, sealants, and other components of the existing window-to-wall interface.
3. Patch back to match existing with new (or salvaged) trim and siding. Apply sealant at window perimeter (where removed) and at trim/siding joints.

Attachment ? – Existing Window RO Investigation
Preliminary Construction Services Agreement



Building A – West Elevation

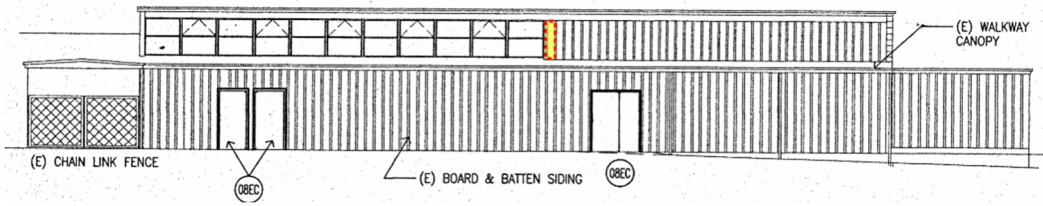


Building A - West Elevation
Existing Window Rough Opening & Waterproofing Investigation

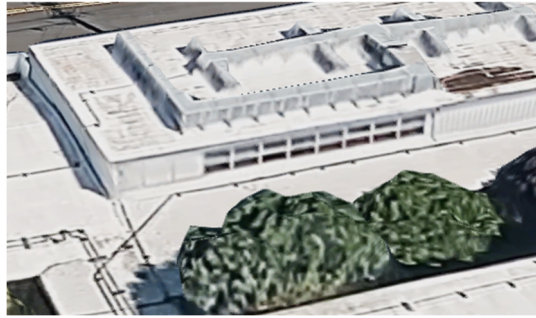
Provide exploratory demolition at selected existing window and adjacent exterior wall/cladding assemblies to investigate concealed construction and existing conditions that may affect the design and construction of potential window replacement work.

1. Carefully remove limited portions of existing exterior trim, siding, CMU and sealant at window opening to expose concealed conditions at the head, jambs, and sill.
2. Expose and document (by architect/exterior enclosure consultant) existing perimeter flashing, sill pan conditions, weather-resistive barrier, waterproofing, sealants, and other components of the existing window-to-wall interface.
3. Patch back to match existing with new (or salvaged) trim and siding. Apply sealant at window perimeter (where removed) and at trim/siding joints.

Attachment ? – Existing Window RO Investigation
Preliminary Construction Services Agreement



Building B – South Elevation



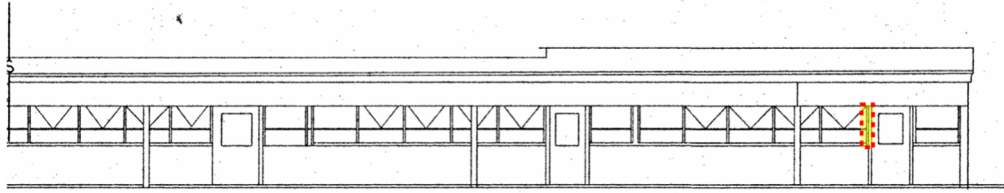
Building B - South Elevation

Existing Window Rough Opening & Waterproofing Investigation

Provide exploratory demolition at selected existing window and adjacent exterior wall/cladding assemblies to investigate concealed construction and existing conditions that may affect the design and construction of potential window replacement work.

4. Carefully remove limited portions of existing exterior trim, siding and sealant at window opening to expose concealed conditions at the head, jambs, and sill.
5. Expose and document (by architect/exterior enclosure consultant) existing perimeter flashing, sill pan conditions, weather-resistive barrier, waterproofing, sealants, and other components of the existing window-to-wall interface.
6. Patch back to match existing with new (or salvaged) trim and siding. Apply sealant at window perimeter (where removed) and at trim/siding joints.

Attachment ? – Existing Window RO Investigation
Preliminary Construction Services Agreement



Building H – South Elevation



Building H - South Elevation
Existing Window Rough Opening & Waterproofing Investigation

Provide exploratory demolition at selected existing window and adjacent exterior wall/cladding/concrete assemblies to investigate concealed construction and existing conditions that may affect the design and construction of potential window replacement work.

1. Carefully remove limited portions of existing exterior trim, sealant at window/door opening to expose concealed conditions at the head, jambs, and sill, if feasible.
2. Expose and document (by architect/exterior enclosure consultant) existing perimeter flashing, sill pan conditions, weather-resistive barrier, waterproofing, sealants, and other components of the existing window-to-wall interface.
3. Patch back to match existing with new (or salvaged) trim. Apply sealant at window perimeter (where removed) and at trim/siding joints.