SOUTH SAN FRANCISCO UNIFIED SCHOOL DISTRICT ("SSFUSD") MEASURE T BOND PROGRAM
RFP 27-005 ADDENDUM NO. 1

PROJECT: **RFP 27-005 LEASE-LEASEBACK PRELIMINARY CONSTRUCTION SERVICES FOR LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN**

DATE: **October 27, 2026**

OWNER: **South San Francisco Unified School District Bond Program**
398 B Street
South San Francisco, CA 94080

Notice is hereby given to all prospective respondents that this Addendum shall be attached to and form a part of the RFP. All respondents must acknowledge receipt of this Addendum in the RFP Proposal Submittal cover page. Respondents are responsible for informing all subcontractors, both those solicited for proposals and those whose proposals are accepted, of all changes detailed in this Addendum.

We have organized this document as follows:

I. RFP MODIFICATIONS

II. APPENDIX B FACILITIES LEASE MODIFICATIONS- BADEN

III. APPENDIX B FACILITIES LEASE MODIFICATIONS- LOS CERRITOS

IV. RFI QUESTIONS & ANSWERS

V. ATTACHMENTS

I. RFP MODIFICATIONS

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

a) Description of changes to RFP for LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY, AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN: Modified RFP, RFP Schedule is revised as follows:

i. Last day for District to issue addenda to answer questions/clarifications has been amended from ~~Monday,~~ October 27, 20206, 4:00pm to Tuesday, October 27, 2026, 4:00pm.

ii. The times for the Team interview Dates/Times for Respondent has been amended as follows:

Tue, Nov 17, 2026, ~~9:30am~~ 10:30am

Wed, Nov 18, 2026, 9:30am

Thur, Nov 19, 2026, ~~9:30am~~ 11:30am- 12:30pm

Thur, Nov 19, 2026, 2:00pm to 3:00pm (new)

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,**~~ **Tuesday, 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~~ to 10:30am **Wed, Nov 18, 2026, 9:30am** **Thur, Nov 19, 2026, ~~9:30am~~ to 11:30am- 12:30pm** **Thur, Nov 19, 2026, 2:00pm to 3:00pm (new)**	**Team Interview Dates/Times for Respondents (if requested)**
Thursday, January 21, 2027	**Target Board Meeting**

b) Description of changes to RFP for LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY, AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN: Modified RFP, Item C. Contents, 3. Technical Expertise, added new section j. Preliminary Construction Services Controls and Tracking. This new section was added as follows:

j. Preliminary Services Controls and Tracking: Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the design clarifications log (manages questions/comments), cost risks tracking (manages cost exposure), estimate assumptions of (documents pricing assumptions) , and estimate reconciliation (explains estimate changes), including methods used to reduce District log effort associated with issue tracking and coordination. Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.

c) Description of changes to RFP for LOS CERRITOS ELEMENTARY SCHOOL MODERNIZATION, BADEN CAMPUS UTILITY, AND MODULAR BUILDING(s), TEMPORARY CAMPUS AT BADEN: Modified RFP, Item C. Contents, 3. Pricing, etc. added new section k. Preliminary Construction Services Controls and Tracking. This new section was added as follows:

k. Preliminary Construction Services Controls and Tracking: Include all costs associated with administering workbooks (excel) for design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Construction Services Fee.

II. APPENDIX B FACILITIES LEASE MODIFICATIONS- BADEN

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

a) Description of changes to Baden: Refer to Exhibit L, Attachment A- Scope of Work, 1.1 Project Specific Services, 1.1.2 On-site Evaluation of Existing Conditions/Site Investigations, 1.1.2.3.5 Electrical and Low Voltage Systems Investigation, 1.1.2.3.5.9 Pricing & Details for all Electrical and Low Voltage, section 1.1.2.3.5.9.8 has added as new entry:

1.1.2.3.5.9.8 Fire Alarm Investigation, Identify, confirm and document on a campus site map all panels and conduit routing

b) Subsequent numbering adjusted as follows (The body of the text did not change):

1.1.2.3.5.9.~~8~~ The grand total for Electrical and Low Voltage System Investigation should reflect the combined total of items above, broken out by category and then by building for the existing sixteen (16) buildings and looking ahead to the future temporary campus needs.

1.1.2.3.5.9.10 ~~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.

c) **Description of changes to Baden: Refer to Exhibit L, Attachment A- Scope of Work, 1.1 Project Specific Services, 1.1.2 On-site Evaluation of Existing Conditions/Site Investigations, 1.1.2.3.6 Water Pressure Testing, 1.1.2.3.6.1 Building Water Pressure Testing was amended as follows:**

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

d) **Description of changes to Baden: Refer to Exhibit L, Attachment A- Scope of Work, 1.1 Project Specific Services, 1.1.2 On-site Evaluation of Existing Conditions/Site Investigations, 1.1.2.3.7 Natural Gas Pressure Test was amended as follows:**

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

e) **Description of changes to Baden: Refer to Exhibit L, Attachment A- Scope of Work, 1.3 Review of Design Documents, Added section 1.3.9 Preliminary Construction Services Controls and Tracking section, as new entry:**

1.3.9 Preliminary Construction Services Controls and Tracking. The District expects the Contractor/Developer to provide a comprehensive preliminary services management process that minimizes District administrative effort associated with cost estimating, design review, issue tracking, comment management, constructability review, and budget reconciliation. Proposers shall clearly describe the process, tools, report format (excel), and deliverables that will be implemented to achieve this objective.

1.3.9.1 Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the preliminary construction services document controls and tracking including methods used to reduce District log effort associated with issue tracking and coordination. Where available, please include samples of logs.

1.3.9.2 Design Clarification Log (manages questions/comments)

1.3.9.3 Cost Risk Register (manages cost exposure)

1.3.9.4 Estimate Assumptions Log (documents pricing assumptions)
1.3.9.5 Estimate Reconciliation Workbook (explains estimate changes)
1.3.9.6 Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.
1.3.9.7 Include all costs associated with administering design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Services Fee.
1.3.9.8 Contractor/Developer shall prepare, maintain, and regularly update all required preconstruction logs and tracking documents. The District shall review and provide concurrence on the format, content, and disposition of items requiring owner input; however, development, administration, coordination, and maintenance of these documents shall remain the responsibility of the Contractor/Developer.

f) Due to the insertion of new Section 1.3.9 Preliminary Construction Services Controls and Tracking, all subsequent section numbering is revised accordingly, and references throughout the Contract Documents shall be construed to refer to the renumbered sections without further amendment.

III. APPENDIX B FACILITIES LEASE MODIFICATIONS-LOS CERRITOS

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

a) Description of changes to Los Cerritos HS: Refer to Exhibit L, Attachment A- Scope of Work, 1.3 Review of Design Documents, added new section 1.3.9 Preliminary Construction Services Controls and Tracking:

1.3.9 Preliminary Construction Services Controls and Tracking. The District expects the Contractor/Developer to provide a comprehensive preliminary services management process that minimizes District administrative effort associated with cost estimating, design review, issue tracking, comment management, constructability review, and budget reconciliation. Proposers shall clearly describe the process, tools, report format (excel), and deliverables that will be implemented to achieve this objective.
1.3.9.1 Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the preliminary construction services document controls and tracking including methods used to reduce District log effort associated with issue tracking and coordination. Where available, please include samples of logs.
1.3.9.2 Design Clarification Log (manages questions/comments)
1.3.9.3 Cost Risk Register (manages cost exposure)
1.3.9.4 Estimate Assumptions Log (documents pricing assumptions)
1.3.9.5 Estimate Reconciliation Workbook (explains estimate changes)
1.3.9.6 Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.
1.3.9.7 Include all costs associated with administering design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Services Fee.
1.3.9.8 Contractor/Developer shall prepare, maintain, and regularly update all required

preconstruction logs and tracking documents. The District shall review and provide concurrence on the format, content, and disposition of items requiring owner input; however, development, administration, coordination, and maintenance of these documents shall remain the responsibility of the Contractor/Developer.

b) Due to the insertion of new Section 1.3.9 Preliminary Construction Services Controls and Tracking, all subsequent section numbering is revised accordingly, and references throughout the Contract Documents shall be construed to refer to the renumbered sections without further amendment.

IV. RFI QUESTIONS AND ANSWERS

None received.

V. Attachments

The revised documents listed below are included with this addendum and supersede the previous versions in their entirety. All changes within the revised documents are identified by red and underlined text. Attachments are also digitally bookmarked for ease of reference.

1. Los Cerritos Elementary School Modernization, Baden Campus Utility and Modular Building(s), Temporary Campus at Baden RFP, Addendum 1
2. Los Cerritos ES, Appendix B, Facilities Lease, Exhibit L, Attachment A – Scope of Work, Addendum 1
3. Baden HS, Appendix B, Facilities Lease, Exhibit L, Attachment A – Scope of Work. Addendum 1
4. Los Cerritos ES Pre-bid Walk Agenda + Documents + Sign-in Sheets (Oct 6 & Oct 8, 2026), Addendum 1.
5. Baden HS Pre-bid Walk Agenda + Documents + Sign-in Sheets (Oct 6 & Oct 8, 2026), Addendum 1.

END OF BID ADDENDUM ITEMS

SOUTH SAN FRANCISCO
UNIFIED SCHOOL DISTRICT
MEASURE T BOND PROGRAM

REQUEST FOR PROPOSALS (RFP #27-005)

LEASE-LEASEBACK

PRELIMINARY CONSTRUCTION SERVICES FOR:

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

Due Date: Monday, November 2, 2026, at 4:00 PM

ADDENDUM 1

Notice is hereby given that the South San Francisco Unified School District ("District") is seeking proposals from pre-qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide preliminary construction services including - constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, site investigations and construction services for the development and construction for the

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

(collectively the "Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406, et seq.

Only persons, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ #25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Request for Proposals ("RFP"), which includes instructions for its completion, will be posted on SSFUSD's website on **Wednesday, September 23, 2026**, at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/bids-and-rfps/rfps-rfqs-rfos-rfis
Respondents to this RFP shall submit a complete proposal (collectively called "RFP Submittal.") **All RFP Submittals are due by 4:00 p.m. Monday, November 2, 2026.** Any RFP Submittal that is submitted after this time shall be nonresponsive.

Respondents must be prequalified through PQ Bids, prior to submitting a completed RFP Submittal. Please use the link to PQBids at https://pqbids.com/ssfusd/, or located on the district website at https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd

Each Respondent may attend one of the two voluntary information site walk meetings which include walking both Baden HS and Los Cerritos ES. The walk will begin at Los Cerritos ES, 210 West Orange Avenue, South San Francisco, CA. 94080 We will meet at the main entrance to the Los Cerritos ES campus on West Orange Avenue and then drive to Baden HS to complete the site walk listed below.

- **Voluntary Site Walk #1 at 3:30 PM, Tuesday, October 6, 2026.**
- **Voluntary Site Walk #2 at 3:30 PM, Thursday, October 8, 2026.**

Site walks are voluntary. There will be no access to the campus beyond these dates.

RFP and all related documents will be housed at the SSFUSD's web site at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd under Measure T Bond Projects.

Questions regarding this RFP may be directed to **Craig Kanaya at** ckanaya@ssfusd.org and must be submitted in writing via email by **4:00 PM, Friday, October 16, 2026.**

This Project is subject to labor compliance monitoring and enforcement of compliance with

prevailing wage requirements by the Department of Industrial Relations pursuant to Labor Code § 1771.4, and skilled and trained workforce requirement pursuant to Public Contract Code § 2600. Contractors of all tiers must be currently registered and qualified to perform public work pursuant to Labor Code § 1725.5. All Respondents must be prequalified by the District in accordance with Public Contract Code § 20111.6. First tier electrical, mechanical and plumbing subcontractors must be prequalified prior to the time subcontractor bids are submitted. Prequalification must occur through PQ Bids.

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.**
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Thursday, January 21, 2027	**Target Board Meeting**

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

SOUTH SAN FRANCISCO UNIFIED SCHOOL
DISTRICT REQUEST FOR PROPOSALS
LEASE-LEASEBACK PRE-CONSTRUCTION SERVICES

I. INTRODUCTION

South San Francisco Unified School District ("District") is located in San Mateo County and services approximately 8,485 K-12 students. The District's mission is to graduate responsible, productive, and environmentally aware citizens who have the academic and social skills necessary to contribute to a changing global society. We pride ourselves on our quality instructional program defined by a challenging and creative curriculum that serves our diverse population.

Bond Measure T has provided the District with a unique opportunity to carefully review its facilities needs and plan for the future, helping to ensure the District will continue to meet its educational goals for its students.

This Request for Proposals ("RFP") defines the services sought from Respondents and generally outlines the Project requirements. Respondents to this RFP shall submit a completed Proposal (collectively "RFP Submittal").

II. PROJECT DESCRIPTION AND SCOPE OF SERVICES

A. General

The purpose of this RFP is to select a qualified person, firm, partnership, corporation, association, or professional organization to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, logistics planning, project phasing, installation and preparation of temporary housing site including site utilities, site investigations and construction services for the development and construction for the for the following Measure T project called:

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

("Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq. Selected contractor/developer shall have experience with the construction of public school facilities and complying with the requirements of the Office of Public School Construction ("OPSC"), the Division of the State Architect ("DSA"), and Title 24 of the California Code of Regulations.

To submit a proposal, Respondents must be properly licensed by the California Contractors State License Board and registered with the Department of Industrial Relations ("DIR") as required by law. Only Respondents who have been prequalified by the District in accordance with Public Contract Code section 20111.6 are eligible to respond to this RFP.

The selected contractor/developer will be required to comply with the prevailing wage requirements, the skilled and trained workforce requirements, and the District's bonding and insurance requirements. The selected contractor/developer shall be required to work cooperatively with District staff, the Governing Board, all other technical consultants, the architect, the project inspector, and any program and/or construction manager, if any, retained by the District for the Project, citizens' oversight committee, other District committees, and the community at large to deliver a timely and professional completion of

the Project.

Only person, firms, partnerships, corporations, associations, or professional organizations that were approved by the South San Francisco Unified School District Board of Trustees on May 8, 2025, as part of the lease-leaseback contractor pool associated with RFQ#25-001 will be permitted to submit proposals. Proposals received by entities not within this category will not be opened.

The Project is further defined in the attached **APPENDIX A**, along with the District's construction budget and preliminary schedule for the Project. Respondents' Proposal shall include Respondent's proposed fees and costs to perform the Project if the Respondent is awarded the contract.

After reviewing the RFP Submittals, the District intends to select one Respondent that best meets the District's needs to perform on the Project. The criteria on which the District makes its determination will be based on the District's adopted best value methodology and criteria provided in this RFP.

B. Scope of Work & Combined Summary Cost Form

The proposal request encompasses two distinct projects being procured under a single Request for Proposal. The entire award of this project will encompass both sites with one GC.

Los Cerritos Elementary School (LC)	210 West Orange Avenue, South San Francisco, 94080
Baden Campus Utility and Modular (BC) Building(s) and Temporary Campus at Baden	825 Southwood Drive, South San Francisco, CA 94080

The broad scope of work for both projects will include:

Los Cerritos ES

1. Preliminary Construction Services, with associated various subsets of scope
2. Construction for the Modernization of Los Cerritos Elementary School, with associated various subsets of scope.
3. Refer to the Appendix A Project Description for the Los Cerritos Modernization.

Baden HS:

1. Preliminary Construction Services, with associated various subsets of scope
2. Construction of the Baden Campus Site Utilities, with associated various subsets of scope.
3. Construction of the Baden Campus Modular Building(s), with associated various subsets of scope at
4. Construction & Coordination of the Temporary Campus at Baden, with associated various subsets of scope.
5. Refer to Appendix A Project Description for the Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden.

Proposers will complete Project Preliminary Services Cost Form for:

1. Los Cerritos Preliminary Services;
2. Baden Campus Utility and Modular Building(s) and Temporary Campus Preliminary

Services;

3. Combined Preliminary Construction Services Summary Cost Form representing the arithmetic sum of the two projects preliminary services cost forms and is provided solely for evaluation and award purposes.

Each project will maintain separate funding sources, allowances, contingencies, budgets, and accounting requirements and funds shall not be transferred between projects except through written Owner authorization.

Although the final scope of work will be negotiated in separate project executed Agreements (defined below at subparagraph G), the selected contractor/developer shall be responsible for performing the following scope of work, at a minimum:

Preliminary Construction Services

1. Refer to Preliminary Construction Services for each project, in the Facilities Lease, Exhibit L, Preliminary Services Agreement, Attachment A, and the Refer to Appendix A, Project Description for a more detailed scope of work.

2. Review design and support documentation for content, constructability, completeness, scheduling, clarity, consistency, and coordination.

3. Undertake value-engineering analysis and prepare reports with recommendations to District and Architect of Record to maintain established program budget and specifications.

4. Provide detailed cost estimates at DD and CD Phases and participate in formal cost reconciliation with the Architect of Record and the District to align estimates and scope or work to align with the District's tight construction budgets.

5. Expedite design reviews, including modifications, if any, based on value analysis.

6. Provide detailed phasing concepts for completing the Project, site logistics plans, interim housing ideas and concepts, and correlated schedules to assist the BMT and AOR in delivering a Project that is feasible given the campus is occupied, and under high use by students/facility/community members at all times during the year.

7. Demonstrate your firm's experience and technical expertise with prefabricated, manufactured, and factory-fabricated building systems that support accelerated project delivery. Describe your approach to evaluating, procuring, and integrating panelized wall, floor, roof, structural, and modular building components into education and public works projects. Include examples of completed projects where prefab or off-site manufacturing reduced construction duration, improved quality control, enhanced safety, minimized campus disruptions, or provided cost certainty.

8. Provide details regarding your relationships with manufacturers and suppliers, coordination of design and fabrication processes, logistics planning, quality assurance/quality control procedures, and installation methodologies. Discuss how your team identifies project elements suitable for prefabrication, manages design tolerances and interfaces between factory-built and site-built components, and mitigates schedule and supply chain risks.

9. Include lessons learned, measurable outcomes, and innovations that demonstrate your ability to leverage modern methods of construction to achieve efficient, high-quality project delivery while maintaining flexibility to meet project-specific requirements.

10. Attend bi-weekly design meetings during design phases.

11. Include allowances for Owner-directed site investigative and destructive testing allowance for work with a NTE value as defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

12. Include flat fee allowances for Owner-directed Long Lead Item early procurement as

defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

13. Include flat fee contingencies for Owner directed needs, as defined in the Preliminary Services Agreements and Project Descriptions for each of the two schools.

14. Provide a proposed Guaranteed Maximum Price ("GMP") for the construction of the project with identified subcontractor bids and self-performed work.

Construction Administration and Closeout Services

(these costs are part of the GMP Phase):

1. Construction of the Project.
2. Coordination of dual construction sites: Los Cerritos ES and Baden HS and
3. Maintain active campuses while under construction.
4. Management of Project document controls
5. Coordination of record drawings and specifications.
6. Compilation of operations and maintenance manuals, warranties/guarantees, and certificates.
7. Obtaining occupancy permits and coordinating testing, documentation, and governmental inspections and approvals.
8. Preparation of accounting and closeout reports and occupancy plan reports.
9. Other responsibilities as necessary for the completion of the program.
10. Refer to Appendix A, Project Description, Item 2. Construction Administration and Close Out Services for each project.

C. Lease-Leaseback Structure

The Projects will be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method pursuant to Education Code section 17406 et seq. Financing, for a portion of the construction of the Project, will be included in the Agreement attached to this RFP as **APPENDIX B**. During construction, the District shall pay tenant improvement payments. Once the Project is complete, the contractor/developer shall lease the completed facilities back to the District for a predetermined monthly lease payment amount. However, the District intends that the lease will include an early termination payment option for the District.

D. District Project Management Description

District's Board of Trustees will be responsible for making final decisions, but the Superintendent will be responsible for day-to-day decisions and may designate a project manager who will be the primary point of contact between the selected contractor/developer and the District.

E. Prequalification of Designated Subcontractors

If used, contractors holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 licenses (collectively, "MEP subcontractors") must be prequalified *prior to the time* subcontractor bids are submitted. Prequalification must occur through PQ Bids to perform electrical, mechanical and/or plumbing construction work as a first-tier subcontractor on the Project pursuant to Public Contract Code section 20111.6.

Please use the link to PQ Bids at (https://pqbids.com/ssfusd/), or located on the district website at https://www.ssfusd.org/departments/business-services/facilities-

department/business-with-ssfusd, under the district's Facilities Construction page.

F. Registration of Respondent and All Tiers of Subcontractors

The selected contractor/developer(s) shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of registration with the Department of Industrial Relations required of the contractor/developer or subcontractor has been provided to and accepted by the District.

G. Form of Agreement

Selected contractor/developer must be able to execute the District's standard form of Site Lease and Facilities Lease ("Agreement"), attached to this RFP as **APPENDIX B**. After the plans and specifications have been approved by DSA, the Facilities Lease will be amended to include the agreed upon Guaranteed Maximum Price, and other updates as required.

H. Indemnity

Respondents to this RFP must acknowledge that they have reviewed the District's indemnity provision set forth in the Facilities Lease (**APPENDIX B**) and must agree to the indemnity provision and confirm in writing that, if given the opportunity to contract with the District, the Respondent has no substantive objections to the use of the District's standard indemnity provision.

I. Insurance

The District requires at least the following insurance coverage from the selected contractor/developer:

COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations, Fire Damage Liability – Split Limit	$5,000,000 per occurrence; $10,000,000 in aggregate
AUTOMOBILE LIABILITY – ANY AUTO	Combined Single Limit	$5,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000
BUILDER'S RISK (COURSE OF CONSTRUCTION)		Issued for the value and scope of Work.
POLLUTION LIABILITY		$1,000,000 per claim; $2,000,000 aggregate

The limits of insurance for those subcontractors whose scope of work does not exceed One million dollars ($1,000,000) shall not be less than the following amounts:

Subcontractor Insurance Requirements Chart		
COMMERCIAL GENERAL LIABILITY	Product Liability and Completed Operations,	$2,000,000 per occurrence;

	Fire Damage Liability – Split Limit	$4,000,000 in aggregate
AUTOMOBILE LIABILITY - ANY AUTO	Combined Single Limit	$1,000,000
WORKERS' COMPENSATION		Statutory limits pursuant to State law
EMPLOYER'S LIABILITY		$1,000,000

Selected contractor/developer shall provide to the District certificate(s) of insurance and endorsements satisfactory to the District. Insurance policy(ies) shall not be amended or modified and coverage amounts shall not be reduced without thirty (30) days' written notice to District prior to modification and/or cancellation. For Commercial General Liability and Automobile Liability, the District, Architect, Construction Manager, Inspector, and other consultants shall be named as an additional insured on all policies. Selected contractor/developer's policy(ies) shall be primary; any insurance carried by the District shall only be secondary and supplemental. Selected contractor/developer shall not allow any employee or subcontractor to commence work on any contract or any subcontract until the proof of insurance required of the contractor/developer or subcontractor has been provided to and accepted by the District.

J. SOLE SOURCE

Designation of Certain Products as the Only Acceptable Materials, Products, or Things for the Project. The District has determined several specific acceptable materials, products, or things for the Project because, among other things, it is necessary to match other products in use throughout the District. Note that the list of providers and products is under review, and additions may be incorporated. Accordingly, Public Contract Code section 3400, subdivision (b), is not applicable to the designation of the Product. Specific products or system are as follows:

1. Energy Management System, Allerton
2. Door Hardware, Schlage/Ingersoll Rand
3. Fire Detection and Alarm System Notifier, Siemens AG
4. Telephone System, Cisco Call Manager
5. Security Card Readers, HID Global
6. Security Control Pads and Equipment, Sonitrol
7. Security Door Contracts, Sonitrol

III. FULL OPPORTUNITY

No respondent will be discriminated against on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, reproductive health decision making, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or veteran or military status in any consideration leading to the award of the contract. The District also affirmatively ensures that Disadvantaged Business Enterprises ("DBE"), Small Local Business Enterprises ("SLBE"), Small Emerging Local Business Enterprises ("SELBE"), and Disabled Veterans Business Enterprises ("DVBE") shall be afforded full opportunity to respond to this RFP.

IV. LIMITATIONS

This RFP is neither a formal request for bids, nor an offer by the District to contract with any

party responding to this RFP. The District reserves the right to add additional prequalified Respondents for consideration after distribution of this RFP if it is found to be in the best interest of the District. All decisions concerning selection of the contractor/developer will be made in the best interests of the District. The awarding of the contract pursuant to this RFP, if at all, is at the sole discretion of the District.

The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

RFP Submittals and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District unless portions of the materials are designated as proprietary at the time of submittal, and are specifically requested to be returned. Vague designations and/or blanket statements regarding entire pages or documents are insufficient and will not bind the District to protect the designated matter from disclosure. Pursuant to *Michaelis, Montanari, & Johnson v. Superior Court* (2006) 38 Cal.4th 1065, RFP Submittals shall be held confidential by the District and shall not be subject to disclosure under the California Public Records Act until after either: (1) the District and the successful Respondent have completed negotiations and entered into an Agreement, or (2) the District has rejected all Proposals. Furthermore, the District will have no liability to the Respondent or other party as a result of any public disclosure of any RFP Submittal. In the event the District is required to defend an action on a Public Records Act request for any of the contents of a Proposal marked "Confidential," "Proprietary," or "Trade Secret," the Firm agrees, by submission of its Proposal, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

V. RESTRICTIONS ON LOBBYING AND CONTACTS

From the period beginning on the date of the issuance of this RFP and ending on the date of the award of the contract, no person, or entity submitting in response to this RFP, nor any officer, employee, representative, agent, or consultant representing such a person or entity shall contact through any means or engage in any discussion regarding this RFP, the evaluation or selection process/or the award of the contract with any member of the District, Board of Trustees, selection members, or any member of the Citizens' Oversight Committee. Any such contact shall be grounds for disqualification of the Respondent submitting an RFP Submittal.

VI. VOLUNTARY SITE WALKS

Each Respondent may attend one of the two voluntary information site walk meetings which include walking both Baden HS and Los Cerritos ES. The walk will begin at Los Cerritos ES, 210 West Orange Avenue, South San Francisco, CA. 94080 We will meet at the main entrance to the Los Cerritos ES campus on West Orange Avenue and then drive to Baden HS to complete the site walk listed below.

- **Voluntary Site Walk #1 at 3:30 PM, Tuesday, October 6, 2026.**
- **Voluntary Site Walk #2 at 3:30 PM, Thursday, October 8, 2026.**

Site walks are voluntary and are not a requirement for RFP submittal eligibility. There will be no access to the campus beyond these dates. The site walk meeting will start/meet at the administration office at the front of Los Cerritos ES at 210 West Orange Avenue, South San Francisco, Ca 94080 at 3:30pm. The site walk will then proceed to Baden High School at 825 Southwood Dr., South San Francisco, Ca 94080 and meet under the solar array panels in the

parking lot. At this meeting, District representatives may distribute information and materials to further describe the Project, the scope of work, and walk the proposed Project site. Respondents shall consider and address the materials and information distributed at the meeting in their RFP Submittals.

VII. SUBMITTAL FORMAT

A. Format

Material must be in 8½ x 11-inch format with font no less than Arial, 11-point font size. RFP Submittal shall be submitted via email, indexed/bookmarked PDF bundle with boldface headers. Each submittal shall not contain more than twenty (20) single-sided pages.

Items that may go in the appendix, and may be excluded from the page count, include:

Table of contents, insurance documents, surety letter and notarizations, resumes, detailed organizational charts, front and back covers, certificates of insurance, detailed schedule charts (e.g.,11" X 17"), links and barcodes, certifications, identification and explanation of any objections to the Form of Agreement, other supplemental information can all be included in the appendix.

Submittals containing more than the authorized number of twenty (20) pages will not be considered.

1. In general, the District requires legible 11-point arial font in the RFP Submittal content.
2. Exceptions: The District will make exceptions for marketing materials or pre-existing documents like resumes/charts as long as the original fonts are clear and legible. For pre-printed, pre-set marketing materials, if included, they may be provided within the Appendix section only section only.

B. General Guidance

The proposal request encompasses two distinct projects being procured under a single Request for Proposal. The District is procuring two separate projects under a single Request for Proposals ("RFP"). The entire award of this project will encompass both sites with one GC. While the projects are being procured together, each project shall maintain separate budgets, funding sources, allowances, contingencies, and accounting throughout the term of the Project.

The District is not requesting a guaranteed maximum price (GMP) or final construction cost proposal at this stage. Contractor/Developers shall provide pricing for Preliminary Construction Services in accordance with Exhibit L of the Facilities Lease and Preliminary Services Agreement ("PSA").

For evaluation purposes, pricing shall be submitted using the following preliminary construction service cost forms:

1. **Los Cerritos Modernization Project Cost Form (SD design phase)**
2. **Baden High School + Los Cerritos Elementary School Temporary Village Cost Form (Project Assessment Phase)**
3. **Combined Preliminary Construction Services Summary Cost Form**

The Combined Preliminary Construction Services Summary Cost Proposal Form shall reflect the arithmetic sum of the two individual project cost proposals and shall be used solely for proposal

evaluation and award purposes. The District intends to award the combined dual sites as a project to one GC.

Some of the complexities we envisions pertain to managing a three-part phasing and logistics program, multiple project phasing, sequencing and staged scheduling, constrained staging areas, early procurement for long lead items. Share you knowledge and experience with occupancy transitions, and maintain utility continuity on active school campuses. We need help anticipating the level of responsibility regarding occupant move coordination, furniture relocation, technology relocation, and move management services. How can your team help us to manage restrictions on work hours, parking impacts, student circulation, and school access are important experience factors, as well. On the modulars that will remain on the Baden campus after the temporary village is removed, what kind of unknowns regarding scope evolution should we be anticipating during the preconstruction phase?

Submittal shall include a project-focused description of the project staffing, technical expertise, project pricing, and if requested, in-person interviews. The description shall show that the firm possesses the demonstrated skills and the professional experience to perform the general functions of the Project and fulfill the goals and vision of the District as its contractor/developer for the Project.

We already know you are qualified, through sharing your approach, show us what makes your company a better fit for this specific dual site project.

If selected, Respondent will be precluded from negotiating changes that have not been previously identified in the GC Pool qualification packet. The District will review, but is not obligated to accept any proposed changes.

C. Contents

Respondents shall comply with the following requirements for in their RFP Submittal:

1. Cover Letter Identifying Respondent (max. two (2) pages)
   This should be a letter of introduction signed by an authorized officer of the Respondent. If the Respondent is a joint venture, duplicate the signature block and have a principal or officer sign on behalf of each party to the joint venture. The letter shall also include:
   a. Respondent's name.
   b. Address, including branch office address, if any, and point of contact.
   c. Telephone number.
   d. E-Mail address.
   e. Identify team.
   f. Overview:
      i. Summarize what makes your company a better fit for this specific dual project (share details/examples, etc. in Staffing and Technical Expertise sections below).
      ii. Summarize for this specific project, provide Respondent's approach on delivering this Project, identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.
   g. Clearly identify the individual(s) who are authorized to speak for the Respondent during the evaluation process.
   h. And, the following statement:
      i. "[RESPONDENT'S NAME] received a copy of the District's Site

Lease and Facilities Lease ("Agreement") attached as Appendix B to the RFP. [RESPONDENT'S NAME] has reviewed the indemnity provisions and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, [RESPONDENT'S NAME] has no objections to the use of the Agreement."

i. Respondent shall certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.
j. Provide Non-Collusion Declaration. (APPENDIX C-1.)
k. Provide Iran Contracting Act Certification. (APPENDIX C-2.)

2. Project Staffing.
    a. Based on the project type and schedule, please provide your project specific team structure staffing this dual site project for both preliminary construction and construction phases. Examples include GC's proposed staffing levels regarding dedicated versus shared staffing between Los Cerritos and Baden during both PSA and construction phases.
    b. If your RFP Submittal is determined to be the best value for the District, Team members identified as part of the team are expected to be on the project, and attend an interview (if requested).
    c. Share with us your team, management, and staffing approach and roles for this specific project.
    d. Share with us why the team you are proposing for this project have been selected.
    e. Provide resumes of any proposed team members that were not included in the SOQ submission document (Appendix).

3. Technical Expertise.
    a. Tell us what your team brings to the table that is a differentiator.
    b. Discuss your team/company's relevant technical experience for this specific project including cost estimating/reconciliation, constructability reviews, value added services, self-performed work, GMP delivery, etc.
    c. Demonstrate your team's understanding of the Project by identifying and sharing key challenges, and risks, and outline practical, project-specific solutions and strategies to address them. For example Los Cerritos modernization depends on opening the Baden temporary campus on time. What happens if the time slips?
    d. For this specific project, share your team's approach on delivering this Project including managing a three -part phasing and logistics program, multiple project phasing, phased and staged scheduling, constrained staging areas, and early procurement for long lead items. Tell us about your sequencing experience, occupancy transitions, and maintain utility continuity on active school campuses.
    e. Identify your methodology, share potential scenarios, and/or uses of technology that can benefit this project.
    f. Demonstrate your firm's experience and technical expertise with prefabricated, manufactured, and factory-fabricated building systems

that support accelerated project delivery. Describe your approach to evaluating, procuring, and integrating panelized wall, floor, roof, structural, and modular building components into education and public works projects. Include examples of completed projects where prefab or off-site manufacturing reduced construction duration, improved quality control, enhanced safety, minimized campus disruptions, or provided cost certainty.

g. Provide details regarding your relationships with manufacturers and suppliers, coordination of design and fabrication processes, logistics planning, quality assurance/quality control procedures, and installation methodologies. Discuss how your team identifies project elements suitable for prefabrication, manages design tolerances and interfaces between factory-built and site-built components, and mitigates schedule and supply chain risks.
h. Include lessons learned, measurable outcomes, and innovations that demonstrate your ability to leverage modern methods of construction to achieve efficient, high-quality project delivery while maintaining flexibility to meet project-specific requirements.
i. Interim Housing and Site Utilities.
j. Preliminary Construction Services Controls and Tracking: Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the design clarifications log (manages questions/comments), cost risks tracking (manages cost exposure), estimate assumptions of (documents pricing assumptions) , and estimate reconciliation (explains estimate changes), including methods used to reduce District log effort associated with issue tracking and coordination. Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.

4. Pricing, etc.
    a. The pricing will be evaluated based on the: (1) Combined Preliminary Construction Services Summary Cost Proposal Form; (2) Respondent’s preliminary construction services fee, which includes profit and overhead; (3) general conditions cost; (4) bonds and insurance percentage; (5) owner-directed preliminary construction services contingency; other contingencies, if any, and (6) allowances for Exploratory Site Investigations & Destructive Testing, Early Procurement of Long Lead Items.
    b. Preliminary Construction Services Cost Proposal Requirements. The District is procuring two separate projects under a single Request for Proposals ("RFP"). The entire award of this project will encompass both sites with one GC.
    c. While the projects are being procured together, each project shall maintain separate budgets, funding sources, allowances, contingencies, and accounting throughout the term of the Project.
    d. The District is not requesting a guaranteed maximum price (GMP) or final construction cost proposal at this stage. Contractor/Developers shall provide pricing for Preliminary

Construction Services in accordance with Exhibit L of the Facilities Lease and Preliminary Services Agreement ("PSA").

e. For evaluation purposes, pricing shall be submitted using the following preliminary construction services forms:
   1. Los Cerritos Modernization Project Preliminary Services Cost Form
   2. Baden High School + Los Cerritos Elementary School Temporary Village preliminary Services Cost Form
   3. Combined Preliminary Construction Services Summary Cost Form
f. The Combined Preliminary Construction Services Summary Cost Proposal Form shall reflect the arithmetic sum of the two individual project cost proposals and shall be used solely for proposal evaluation and award purposes.
g. Allowances, contingencies, budgets, and funding allocations associated with each project shall remain separate and shall not be combined, transferred, or utilized for the benefit of the other project except with prior written authorization from the District.
h. The District is not asking in this RFP that Contractor/Developers provide a final price to construct a specific Project. At this time, Contractor/Developers must provide the following information for Preliminary Construction Services. Refer to Exhibit L of the Facilities Lease, Preliminary Services Agreement.
i. Allowances and Contingency:: Include an allowance for the following:
   i. Each school has an Owner-directed site investigative and destructive testing allowance for work with a NTE value that needs to be filled in the Preliminary Services Cost Form. The District is currently budgeting a stipulated allowance budget for this scope; however, the Respondent shall propose the allowance amount deemed necessary based on its review of the anticipated investigative requirements. The allowance shall be used only at the sole discretion of the District and shall be billed on a T&M basis utilizing Prevailing Wage rates and fees, markups, and insurance cost contained in the fee proposal. Provide detailed PSA support documentation, for inclusion in GMP when generated.
   ii. Each school has an Owner-directed Long Lead Item early procurement allowance for a flat fee value that needs to be filled in the Preliminary Services Cost Form.
   iii. Each school has an Owner-directed contingency for a flat fee that needs to be filled in the Preliminary Services Cost form.
j. After the Agreement is awarded and DSA approves the plans and specifications, the selected contractor/developer will be required to provide a Guaranteed Maximum Price ("GMP") for the Project. As part of the District review of the GMP, the District will expect to have access to detailed Preliminary Construction Services back up and support to evidence the total allowance allocated using the PSA Cost Form as the organization of the backup documentation, as a separate bundle of documents supporting the GMP (reflected as a line item in the GMP), as well

as the all subcontractor bids, contingency breakdown and tracking documents, general conditions breakdown and tracking documents, and Respondent's fees. The GMP shall include all of Respondent's costs for labor, materials, equipment, overhead and profit, general conditions, but shall specifically exclude the amount of the District contingency. In the event the selected contractor/developer realizes savings on any aspect of the Project, such savings shall be added to the District contingency and expended consistent with the District contingency. The Facilities Lease will be amended to include the agreed upon GMP, if the District proceeds with the construction phase of the Project.

k. Preliminary Construction Services Controls and Tracking: Include all costs associated with administering workbooks (excel) for design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Construction Services Fee.

Please fill in all three (3) Preliminary Construction Services Cost Form:

1. Los Cerritos Modernization Project Preliminary Services Cost Form
2. Baden High School + Los Cerritos Elementary School Temporary Village preliminary Services Cost Form
3. Combined Preliminary Construction Services Summary Cost Form

Project 1 Name: Los Cerritos Elementary School Modernization	**RFP #: 27-005**
Item	**Amount**
I. Preliminary Construction Services Fee	$_____
II. On-site Evaluation of Existing Conditions/Site Investigations	See Below for Total
a. Potholing Locations	$_____
b. Electrical & low voltage system investigations	$_____
c. Asphalt/Concrete/Landscape Coring	$_____
d. Water POC & Pressure Testing locations	$_____
e. Natural Gas pressure test locations	$_____
f. Exploratory Demolition and Investigation	$_____
g. Window Investigation	$_____
Total 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)
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)		$_____ (total lines I + II+III+ IV above)
Staff that would be part of General Conditions		
	Project Executive (hourly rate)	$_____
	Project Manager (hourly rate)	$_____
	Project Superintendent (hourly rate)	$_____
	Project Engineer (hourly rate)	$_____
	Safety Officer (hourly rate)	$_____
	Estimator (hourly rate)	$_____
	Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%
Mark-up on self-performed change order work (Inclusive of OH&P)		_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)		_____%
Bond cost* (as a percentage of direct costs)		_____%
Insurance Cost* (as a percentage of direct costs)		_____%
Builder's Risk* (percentage)		_____%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)		$_____or_____%

**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.*

Project 2 Name: Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden		**RFP #: 27-005**
Item		**Amount**
I. Preliminary Construction Services Fee		$_____
II. On-site Evaluation of Existing Conditions/Site Investigations		See Below for Total
a. Potholing Locations		$_____
b. Electrical & Low Voltage system investigations		$_____
c. Asphalt/Concrete/Landscape Coring		$_____
d. Water POC & Pressure Testing		$_____
e. Natural Gas pressure Testing		$_____
Total Allowance for On-site Evaluation of Existing Conditions/Site Investigations (a through e above) Not to Exceed (NTE) $50,000:		$_____ (Total lines a+b+c+d+e)
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)		$_____ (total lines I + II+III+ IV above)
Staff that would be part of General Conditions		
	Project Executive (hourly rate)	$_____
	Project Manager (hourly rate)	$_____
	Project Superintendent (hourly rate)	$_____
	Project Engineer (hourly rate)	$_____
	Safety Officer (hourly rate)	$_____
	Estimator (hourly rate)	$_____
	Scheduler (hourly rate)	$_____
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%

Mark-up on self-performed change order work (Inclusive of OH&P)	_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)	_____%
Bond cost* (as a percentage of direct costs)	_____%
Insurance Cost* (as a percentage of direct costs)	_____%
Builder's Risk* (percentage)	_____%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	$_____or_____%

**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.*

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 (I + II + III + IV)	**$ 0.00**	**$ 0.00**	**$ 0.00**

Staff that would be part of the General Conditions			Linked Summary
Title	**Hourly Rate (fill in hourly rate)**		
Project Executive	$ -		
Project Manager	$ -		
Superintendent	$ -		
Project Engineer	$ -		
Estimator	$ -		
Scheduler	$ -		
Safety Officer	$ -		
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.

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VIII. SELECTION CRITERIA

A. Best Value Evaluation

The following scoring will be used in evaluating the Respondent's RFP Submittal responses to the following criteria, which will be determined by reviewing all relevant portions of the Submittal. The Submittals will be evaluated based on the District's adopted criteria and rating system to determine the qualified Respondent(s) providing the best value to the District.

The Best Value Evaluation scoring will rank the final Respondents.

CRITERIA ITEM	DESCRIPTION	MAXIMUM POINTS
Project Staffing	Site Specific Project Staffing, refer to Content, Item 2, for details.	25 points
Technical Expertise	Relevant technical experience, refer to Contents, Item 3, for details.	25 points
Pricing, etc.	All aspects of the Respondent's Preliminary Construction Services Cost Form fee proposals for both schools and the Combined Preliminary Construction Services Summary Cost Form. Refer to Pricing, etc., Item 4, for details.	30 points
Interviews	In Person, Project Site Team + Pre Construction Lead + Cost Estimating	20 points
		TOTAL: MAXIMUM 100 POINTS

After the negotiations are completed, the District's Governing Board may consider awarding the Project to the responsive proposer whose RFP Submittal is determined to be the best value to the District.

B. District Investigations

The District may perform investigations of Respondents that extend beyond contacting the references identified in the proposals.

C. Interview = 20 points

The District will invite some of the finalists to meet with the District. Key proposed Project Site staff and team + Preconstruction Lead + Cost Estimator are mandatory to attend the interview. The interview will be an opportunity for the District to hear the project team's project-specific delivery ideas, suggestions, and feasible solutions to move this project

forward. Considerations include but are not limited to: project site constraints, site geography, managing dual sites effectively and related document controls, active school schedule during the modernization, site utility infrastructure coordination, coordinating interim housing villages installations/restorations, phasing solutions to limit interim housing, slab-on-grade, prefabricated engineered-wood structural panel systems, etc. Experience with products that enable rapid field assembly, delivering component-based buildings systems. Continuous site and student/faculty safety, proactively minimizing impacts to school activities, classes, administration, facility team processes, and identifying ways to generally help reduce risk exposure.

The interview will start with the firm presenting its Project team and feasible project solutions. Broadly, the focus of the interviews, if held, would be how the project team would manage, phase, and deliver the components of this Project across dual sites. District may choose to request interviews from any or none of the best value Respondents. Please note the "pre-selected" interview dates/times identified in the RFP Schedule at the District's request.

Any comments or objections to the form of Agreement attached hereto as **APPENDIX B** to this RFP shall be provided in writing in the RFP Submittal and may be the subject of inquiry at the interview. District reserves the right to accept, reject or negotiate requested revisions. Any comments or objections to the form of Agreement not provided in writing before the interview will not be entertained by the District.

D. Selection Process

RFP Submittals shall be evaluated and the Project awarded in the following manner:

1. All RFP Submittals received shall be reviewed to determine those that meet the format requirements and the standards specified in RFP.

2. District shall evaluate the qualifications of the Respondents based solely upon the adopted best value criteria and evaluation methodology and shall assign a best value score to each RFP Submittal. Once the evaluation is complete, all responsive RFP Submittals shall be ranked from the highest best value to the lowest best value to the District.

3. District shall Award the Project to the responsive Respondent whose proposal is determined, in writing by the Board of Trustees, to be the best value to the District.

4. If the selected contractor/developer refuses or fails to execute the tendered proposed contract, the Board of Trustees may award the contract to the Respondent with the second highest best value score if it deems it to be in the best interest of the District. If the second selected contractor/developer refuses or fails to execute the tendered instrument, the Board of Trustees may award the instrument to the Respondent with the third highest best value score if it deems it to be for the best interest of the District.

5. Notwithstanding any other law, upon issuance of a contract award, the District shall publicly announce its award, identifying the entity to which the award is made, along with a statement regarding the basis of the award. The statement regarding the District's contract award and the contract file shall provide

sufficient information to satisfy an external audit.

E. Final Determination and Award

The awarding of contract(s) is at the sole discretion of the District.

The District reserves the right to contract with any entity responding to this RFP for all or any portion of the work described herein and/or in an agreement offered to the entity, to reject any proposal as non-responsive, and/or not to contract with any firm for the services described herein. The District makes no representation that participation in the RFP process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek proposals from or to contract with any firm not participating in this process. The District shall in no event be responsible for the cost of preparing any RFP Submittal in response to this RFP.

The RFP Submittal, and any other supporting materials submitted to the District in response to this RFP will not be returned and will become the property of the District, unless portions of the materials are designated as proprietary at the time of submittal and are specifically requested to be returned. This RFP does not commit the District to negotiate an agreement with any proposing firm or individual.

IX. SUBMISSION GUIDELINES

The District will only receive RFP Submittals submitted electronically. RFP Submittals will be received until **4:00 p.m., Monday, November 2, 2026,** only at the following email addresses: clwong@ssfusd.org and gdemartini@ssfusd.org. Any RFP Submittal that is submitted after this time shall be nonresponsive and returned to the Respondent. Each respondent is solely responsible for timely submission of its RFP Submittal; the District is not responsible for any technological issues in a respondent's ability to timely submit its RFP Submittal or portion thereof.

Each RFP submittal must conform and be responsive to the requirements set forth in this RFP. The District reserves the right to waive any informalities or irregularities in the RFP Submittal. The District also reserves the right to reject any and all RFP Submittals and to negotiate contract terms with one or more Respondents. The District retains the sole discretion to determine issues of compliance and to determine whether a respondent is responsive, responsible, and qualified.

END OF SECTION

APPENDICES

Appendices are posted at the following link: https://www.ssfusd.org/departments/business-services/facilities-department/business-with-ssfusd/bids-and-rfps/rfps-rfqs-rfos-rfis

Los Cerritos Elementary School

Appendix A, Project Description
- Los Cerritos Elementary School

Appendix B, Form of Agreement
- Site Lease - Los Cerritos Elementary School
- Facilities Lease - Los Cerritos Elementary School

Appendix C-1, Non-Collusion Declaration

Appendix C-2, Iran Contracting Act Certification

Drawings and the Basis of Design
- Schematic Design Drawings – Dated 8/11/2026
- Basis of Design – Dated 8/11/2026
- Outline Specifications – Dated 8/11/2026

Baden High School

Appendix A, Project Description
- Baden High School

Appendix B, Form of Agreement
- Site Lease - Baden High School
- Facilities Lease - Baden High School

Appendix C-1, Non-Collusion Declaration

Appendix C-2, Iran Contracting Act Certification

Drawings and the Basis of Design
- Pending

Attachment A – Scope of Work for Preliminary Construction Services

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

1.1. Project Specific Services

1.1.1. Development of Phasing and Site Logistics Plan

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

- **1.1.1.1.1.** Identify all phases of work, including sequencing, durations, dependencies, and required campus impacts or area shutdowns
- **1.1.1.1.2.** Coordinate Construction activities with school operations, including instructional schedules, student circulation, staff access, special events, and any planned school breaks or closures.
- **1.1.1.1.3.** Clearly delineate construction zones, work areas, and access routes to maintain separation between construction activities and school occupants.
- **1.1.1.1.4.** Address site access and circulation, including contractor and delivery routes, parking, staging areas, material laydown, and haul routes
- **1.1.1.1.5.** Provide safety measures and control points, such as fencing, barricades, signage, temporary protection, and emergency access pathways.
- **1.1.1.1.6.** Account for utility shutdowns, temporary utilities, and swing space (interim housing) required to maintain operations during construction
- **1.1.1.1.7.** Document interim conditions for each phase, including changes in pedestrian routes, classroom relocations, or modifications to campus entry points
- **1.1.1.1.8.** Be updated regularly as design progresses and as new information becomes available, subject to District review and approval
- **1.1.1.1.9.** Coordinate with the Architect and the District to determine the locations, conceptual phasing, total number of phases, etc. of Project to help determine need for any required Interim Housing buildings necessary to complete the Project in the most cost-effective manner.

1.1.2. On-site Evaluation of Existing Conditions/Site Investigations

We are seeking assistance in validating specific existing conditions to confirm the final design scope of work. We have identified the following tasks that we wish the LLB GC to evaluate and provide a cost per task. We have identified an overall allowance of Not To Exceed (NTE) value of $50,000 to address these requested tasks.

1.1.2.1. Cost Breakdown Requirement:

The Contractor/Developer must provide an individual cost estimate for each investigation task identified in as identified On-Site Evaluation of Existing Conditions/Site Investigations. These costs should reflect the actual effort and resources required for each item as well as unit costs.

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

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

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

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

The District has established what it believes is a reasonable allowance of **$50,000** flat fee to address these investigations collectively. This amount is intended as a budgetary cap for planning purposes only. If the Contractor/Developer believes the district's recommended total allowance of $50,000 is insufficient, they must clearly state the total anticipated cost for each task, along with any supporting explanations necessary to substantiate their estimate. The explanations offered may be a basis for further discussion with the District. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum for each category.

1.1.2.3. Exploratory Existing Demolition and Site Investigation Work

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

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

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

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

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

1.1.2.3.4.1. A **unit cost for fifteen (**15**)** exploratory potholing component samples. This is to allow for additional coring

beyond locations referenced in diagrams.

1.1.2.3.4.2. The grand total for potholing investigation should reflect a **total of the fifteen (15) potholing** scopes requested above.

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

1.1.2.3.5. Electrical and Low Voltage Systems Investigation

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

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

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

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

1.1.2.3.5.3. Identify, confirm and document, on a campus site map electrical rooms for the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) Buildings.

Refer to Attachment E – Drawing s A1.0, E1.0. E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8,

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

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

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

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

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

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

1.1.2.3.5.6.1. An infrared scan of the main switchboard with the dead front covers removed, in order to provide "load" on top the board and any substation on site during normal occupancy. Re-image the device after tightening. In a written report provide an image of each device (breakers and bus connections) within the switchboard. Provide a condition assessment and identify components exhibiting abnormal conditions. Scan

shall include image captures to reflect all terminations, connections, bus and feeder, breaker components in the board. Provide a campus map indicating the substation locations and which buildings they support.

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

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

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

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

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

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

1.1.2.3.5.9. Pricing & Details for all Electrical and Low Voltage

Systems Investigation: The contractor/developer is to provide a recommended cost for this exploratory scope of work as follows across all sixteen (16) existing buildings and, as feasible, help anticipate and determine the needs for the temporary campus needs**.** Provide a cost for each category item listed below including:

1.1.2.3.5.9.1. Testing and verification of campus secondary distribution;
1.1.2.3.5.9.2. Investigate existing conditions in designated electrical rooms;
1.1.2.3.5.9.3. Identify, confirm and document, on a campus site map electrical room;
1.1.2.3.5.9.4. Investigate exposed canopy conduits;
1.1.2.3.5.9.5. Investigate existing electrical panels;
1.1.2.3.5.9.6. Main Switchboard and Relevant Building substations;
1.1.2.3.5.9.7. 30-Day System Study
1.1.2.3.5.9.8. Fire Alarm Investigation, Identify, confirm and document on a campus site map all panels and conduit routing
1.1.2.3.5.9.9. ~~.8~~ The grand total for Electrical and Low Voltage System Investigation should reflect the combined total of items above, broken out by category and then by building for the existing sixteen (16) buildings and looking ahead to the future temporary campus needs.
1.1.2.3.5.9.10. ~~.9~~ Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum for the Electrical and Low Voltage Systems Investigation.

1.1.2.3.5.10. Asphalt/Concrete/Landscaping Coring.

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

1.1.2.3.5.10.1. Core sampling is to assist in determining thickness of Asphalt Concrete (AC) and Aggregate unit Base (AB) and landscape areas with mulch, planting soil, topsoil and native soil beneath.
1.1.2.3.5.10.2. Documenting all potholing locations on a campus site, that includes identifying, confirming locations, depths, type of coring:
1.1.2.3.5.10.3. Performing core sampling of existing asphalt at Fifteen **(15) locations**, to be coordinated and determined by the design team. Core sampling to determine thickness of Asphalt

Concrete (AC) and Aggregate Base (AB) sections and landscape areas.

1.1.2.3.5.10.4. **Pricing & Details:**

1.1.2.3.5.10.5. A unit cost for **fifteen (15)** exploratory coring components samples.

1.1.2.3.5.10.6. Coring should reflect the combined total of the **fifteen (15) unit** costs scopes requested above. Assume five (5) Asphalt, five (5) concrete, and five (5) landscaping cores.

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

1.1.2.3.6. Water Pressure Testing –

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

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

1.1.2.3.6.3. Pricing & Details:

1.1.2.3.6.3.1. LLB GC is to provide a recommended cost for this exploratory work.

1.1.2.3.6.3.2. The total for building water pressure testing should reflect the combined total of both the buildings water pressure testing scopes for **up to sixteen (16) buildings** requested above.

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

1.1.2.3.6.3.4. Provide **unit costs for ten (10) additional** locations to measure existing site irrigation water pressure and domestic water systems.

1.1.2.3.6.3.5. The total shall reflect the building water pressure testing AND existing site irrigation/domestic water testing.

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

1.1.2.3.7. Natural Gas Pressure Test - Contractor/Developer shall coordinate pressure testing of all existing natural gas piping systems to verify system integrity and detect leaks. Identify, confirm and document findings on a campus site map for the site main point of connection and the following buildings which are to be evaluated: Portable P48, Portable P49, Portable P50, Portable P51, Portable ATP 52. Building Rooms 1A-B and 5, Building Rooms 6-7, Building Room 28, Building room Main office, Building room 32-36, Building room 40-47, Building room H, Building room High School office, Building room Multi-Purpose, Building room Cafeteria, Building room Resource Center, sixteen (16) bldgs. Refer to Attachment E Drawings A1.0, E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E1.7, E1.8, E1.9. E1.10, E1.11, E1.12, P1.1

1.1.2.3.7.1. Pricing & Details:

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

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

1.2. General Services

1.2.1. Contractor/Developer shall verify existing site conditions in the field, documenting measurements, utilities, access points, and any discrepancies from record documents.

1.2.2. Contractor/Developer shall attend regular meetings during Project development between the Architect, the District, District site personnel, and any other applicable consultants of the District as required to discuss the Project, including budget, scope and schedule.

1.2.3. Contractor/Developer shall assist Architect with the making of a written record of all meetings, conferences, discussions and decisions made between or among the District, Architect and Contractor/Developer.

1.2.4. Contractor/Developer shall assist the Architect with making formal presentations to the governing board of District.

1.2.5. Contractor/Developer shall prepare and update the preliminary Project schedule.

1.2.6. Contractor/Developer shall prepare and update the components of the Guaranteed Maximum Price and shall be primarily in control of ensuring that the Project can and is constructed for no more than that amount.

1.2.7. Contractor/Developer shall assist District with City land use issues;

1.2.8. Contractor/Developer shall assist District with DSA review, input, and timeframe for same;

1.2.9. Contractor/Developer shall provide review and comment upon geotechnical / soils investigation and other owner provided report;

1.2.10. Contractor/Developer shall provide review and comment upon survey of the Project site;

1.2.11. Early Procurement of Long Lead Items

1.2.11.1. Contractor/developer shall facilitate project research assessing potential long lead items (LLI) relative to the updated project schedule. Contractor/developer shall create a separate tracking sheet for all LLI, add LLI as a separate procurement activity in the project schedule with columns for plan and actual dates. Contractor/developer shall review and track all major equipment quotations for delivery dates. Delivery times are assumed after engineer approval, as they can have material time impacts. Contractor/developer to inform owner if delivery dates conflict with project schedule. Contractor/developer to provide any additional costs to expedite delivery in writing from the manufacturer's representative.

1.2.11.2. Contractor/developer shall order long-lead materials under the Preliminary Construction Services Agreement including but not limited to HVAC equipment, electrical switchgear and transformers, electrical panels, window systems. The District has established what it believes is a reasonable allowance of $50,000 flat fee to address long lead items collectively. This amount is intended as a budgetary cap for planning purposes only. If the Contractor/Developer believes the district's recommended total allowance of $50,000 is insufficient, they must clearly state the total anticipated cost for each task, along with any supporting explanations necessary to substantiate their estimate. The explanations offered may be a basis for further discussion with the District. Please provide a separate detail sheet listing each cost. On the Cost form please only include one grand total lump sum in each category.

1.2.11.3. The process for requesting and using allowances is described in the Facilities Lease, Exhibit C, Section 2.1.4, and here in the Preliminary Construction Services Agreement.

1.2.12. Sole Source Products. This District has several sole source items throughout the District listed below. Accordingly, Public Contract Code section 3400, subdivision (B), is not applicable to the designation of the Product Specific products or systems as follows:

1.2.12.1. Door Hardware: Schlage/Ingersoll Rand
1.2.12.2. EMS (Energy Management System) Allerton
1.2.12.3. Telephone System: Cisco Call Manager
1.2.12.4. Security Control Pads and Equipment: Sonitrol
1.2.12.5. Security Door Contracts: Sonitrol
1.2.12.6. Security Card Readers: HID Global
1.2.12.7. Fire Detection and Alarm System: Siemens AG

1.2.13. Utility Coordination (PG&E)

1.2.13.1. The Contractor/developer shall work proactively with PG&E, the District, and the design team to ensure that all utility-related needs are identified early and integrated into the Project's overall planning. The Contractor/Developer shall be responsible for all coordination with PG&E related to the Project. This includes but is not limited to:

1.2.13.1.1. Initiating and maintaining communication with PG&E throughout design and Preliminary Construction Services.

1.2.13.1.2. Managing PG&E scheduling requirements, lead times, applications, and services requests

1.2.13.1.3. Coordinating PG&E design reviews, site walks, meter requirements, and service connections

1.3. Review of Design Documents (100% SD (informal) **, 100% DD, 100% CD).**

1.3.1. There will be one (1) informal cost review to get the GC and team up to speed on the scope/cost alignment; and, two (2) formal cost reviews at 100% Design Development, 100% Construction Document Phases.

1.3.2. The Schematic Design Estimate will be made available to the Contractor/Developer to review in an effort to become familiar with the project scoping and budgetary understanding (informational review only). The LLB-GC shall review this SD-Phase cost opinion and provide their own written review (informal) of the SD Phase cost estimates *to get familiar* with the scope, estimates and cost estimates assumptions.

1.3.3. At the Design Development & Construction Document Phases the Contractor/Developer shall review Project design, preliminary phasing/interim housing concepts, provide formal cost estimate and reconciliation services, value engineering, constructability reviews, 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. Preliminary Construction Services Controls and Tracking. The District expects the Contractor/Developer to provide a comprehensive preliminary services management process that minimizes District administrative effort associated with cost estimating, design review, issue tracking, comment management, constructability review, and budget reconciliation. Proposers shall clearly describe the process, tools, report format (excel), and deliverables that will be implemented to achieve this objective.

1.3.9.1. Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the preliminary construction services document controls and tracking including methods used to reduce District log effort associated with issue tracking and coordination. Where available, please include samples of logs.

1.3.9.2. Design Clarification Log (manages questions/comments)

1.3.9.3. Cost Risk Register (manages cost exposure)

1.3.9.4. Estimate Assumptions Log (documents pricing assumptions)

1.3.9.5. Estimate Reconciliation Workbook (explains estimate changes)

1.3.9.6. Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.

1.3.9.7. Include all costs associated with administering design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Services Fee.

1.3.9.8. Contractor/Developer shall prepare, maintain, and regularly update all required preconstruction logs and tracking documents. The District shall review and provide concurrence on the format, content, and disposition of items requiring owner input; however, development, administration, coordination, and maintenance of these documents shall remain the responsibility of the Contractor/Developer.

1.3.10. Provide Cost Estimating and Assist in Reconciliation Process for DD and CD Phases, two (2) phases.

1.3.10.1. Contractor/Developer shall provide a Cost Estimate that shall be prepared by specification section, summarized by CSI category and divided by trade and work item, costs shall be summarized by building as well as a campus total. The estimate shall include individual item unit costs of materials, labor and equipment. Sales tax, LLB GC's mark-ups, and general conditions shall be listed separately.

1.3.10.2. 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.

1.3.10.3. The Construction Cost Budget for the Project must at no point exceed District's Construction Budget.

1.3.10.4. 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.

1.3.10.5. All planned Bid Alternates are confirmed and updated to reflect current project cost.

1.3.10.6. 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.

1.3.10.7. 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:

1.3.10.7.1. Revised Construction Cost Budget

1.3.10.7.2. Provide a Cost comparison summary of both cost estimates to the District at the DD and CD Phase, by building and by CSI specification section; provide a by building summary and provide supporting detail by building line item cost comparison document to assist the team in cost and scope reconciliation. Level of line item detail by building shall be as appropriate for each design phase.

1.3.10.8. 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.

1.3.10.9. 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.

1.3.10.10. Contractor/Developer should assume one (1) school community workshop planning sessions during both the DD Phase and the CD phase. This would include certified and classified staff and members of the parent community.

1.3.10.11. 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.

1.3.11. Value-engineering.

1.3.11.1. "**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.

1.3.11.2. 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.

1.3.11.3. 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.

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

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

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

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

1.3.11.4.4. Analyze and understand key functional issues governing the Project, Project design, and Project systems so that Contractor/Developer understands how to best approach Value Engineering.

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

1.3.11.4.6. 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.

1.3.11.4.7. 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.

1.3.11.5. **Value Engineering Workshop**

1.3.11.5.1. As part of the Value Engineering for each phase, the Contractor/Developer shall organize and conduct a value engineering workshop ("Workshop").

1.3.11.5.2. The Contractor/Developer shall invite the Architect to participate in the Workshop.

1.3.11.5.3. 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.

1.3.11.5.4. 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.

1.3.11.5.5. 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.

1.3.11.6. VE Report

1.3.11.6.1. 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.

1.3.11.6.2. The VE Report shall contain as an attachment the Workshop findings.

1.3.11.6.3. At a minimum, Contractor/Developer shall include the following in the VE Report:

1.3.11.6.3.1. 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.

1.3.11.6.3.2. Changes to Design Documents. A list and analysis of design criteria or specifications that must be changed if the District accepts the recommendation.

1.3.11.6.3.3. Hard Costs. A detailed estimate of the impact on Project cost of the recommendation, if accepted and implemented by the District.

1.3.11.6.3.4. 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.

1.3.11.6.3.5. Life Cycle Costs. A prediction of any effects the

proposed recommendation may have on life cycle cost.

1.3.11.6.3.6. 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.).

1.3.11.7. 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.

1.3.11.8. 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.

1.3.11.9. District Review / Acceptance

1.3.11.9.1. 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.

1.3.11.9.2. Upon the District's acceptance of change(s) to the Design Documents, the Contractor/Developer shall send written direction to the Architect to incorporate those changes into the Design Documents.

1.3.11.9.3. 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.

1.3.11.9.4. 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.

1.3.12. Constructability Review.

1.3.12.1. "**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.

1.3.12.2. The purpose of the Construability 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.

1.3.12.3. 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.

1.3.12.4. General Constructability Review Requirements

1.3.12.4.1. In performing a Constructability Review, the Contractor/Developer shall review the Design Documents and all other necessary documents related to the Project, including, without limitation, geotechnical reports, soils reports, and hazardous materials reports, to fully understand the Project, Project scope, and the Project site and to enable the Contractor/Developer to identify issues regarding constructability and associated risks arising from the current Design Documents. The Constructability Review shall include the review of every element encountered by the general Contractor/Developer during construction of the Project, including, without limitation whatsoever: material delivery, storage, site clearing, utilities work (location, interconnection, existing utilities, etc.), excavation, SWPPP requirements, field office locations, demolition, depiction of existing conditions, required equipment, required permits, coordination of the trades, verifying design elements, visual depictions, site access, traffic control, foundation of piers, etc.

1.3.12.4.2. 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.

1.3.12.4.3. 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.

1.3.12.4.4. 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.

1.3.12.4.5. 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.

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

1.3.12.4.7. The Contractor/Developer is not responsible for providing, nor does the Contractor/Developer control, the Project design or the contents of the Design Documents. The Contractor/Developer's actions in reviewing the Project design and Design Documents, and in making any findings, recommendations, or assessments as provided herein, are advisory only to the District. The Design Team members are not third-party beneficiaries of the Constructability Review and the Design Team members remains solely responsible for the contents of the Design Documents. Unless the Contractor/Developer holds a professional architect or engineering license, or unless the Constructability Review is performed by a consultant or subconsultant of Contractor/Developer who holds that type of license, the Contractor/Developer shall be held to the standard of care for general Contractor/Developers performing constructability reviews on public school construction projects within the same geographic area as the District.

1.3.12.5. 100% Design Development Constructability Review.

1.3.12.5.1. 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.

1.3.12.5.2. 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.

1.3.12.6. 75% Construction Documents Constructability Review.

1.3.12.6.1. 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.

1.3.12.6.2. 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.

1.3.12.6.3. 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.

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

1.3.12.7.1. 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.

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

1.3.12.7.2.1. Issue / Risk Narrative. A narrative identifying each issue and the impact or risk associated with that issue. The narrative shall also include recommendations to avoid the risk or impact by making changes to the Design Documents.

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

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

1.3.12.7.2.4. 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.

1.3.12.7.2.5. 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.

1.3.12.7.3. CR Report Presentation / Meeting.

1.3.12.7.3.1. 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.

1.3.12.7.4. District / Architect Review

1.3.12.7.4.1. 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.

1.3.12.7.4.2. 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.

1.3.12.7.4.3. 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.

1.3.12.8. Confirm Modifications to Design Development and 75% Construction Drawings. If the District accepts Contractor/Developer's comments, including the value-engineering and/or constructability review comments, Contractor/Developer shall review the design documents to confirm that those comments are properly incorporated into the final design and construction documents.

1.4. Budget of Project Costs.

1.4.1. At each stage of plan review indicated above (DD, CD phases) , Contractor/Developer shall update and refine the budget of the Construction Cost Budget based on the most recent set of design documents. Contractor/Developer shall also advise the District and the Architect if it appears that the total construction costs may exceed the Construction Cost Budget established by the District and shall make recommendations for corrective action. Contractor/Developer will further provide input to the District and Architect relative to value of construction, means and methods for construction, duration of construction of various building methods and constructability.

1.4.2. Ensure project scope conforms to the Project Scope Cost Summary for the defined Phase's (DD, CD) defined scope and Project Assessment estimates.

1.4.3. In each budget of the Construction Cost Budget, Contractor/Developer shall include values of scopes of work subdivided into component parts in sufficient detail to serve as the basis for progress payments during construction. This budget of the Construction Cost Budget shall include, at a minimum, the following information divided into at least the following categories:

1.4.4. Overhead and profit;

1.4.5. Supervision;

1.4.6. General conditions;
- **1.4.6.1.** Layout & Mobilization (not more than 1%)
- **1.4.6.2.** Submittals, samples, shop drawings (not more than 3%);
- **1.4.6.3.** Bonds and insurance (not more than 2%);
- **1.4.6.4.** Close-out documentation (not less than 3%);
- **1.4.6.5.** Demolition;
- **1.4.6.6.** Installation;
- **1.4.6.7.** Rough-in;
- **1.4.6.8.** Finishes;
- **1.4.6.9.** Testing;
- **1.4.6.10.** Punchlist and acceptance.

Contractor/Developer shall indicate its willingness and ability to enter into the Contract Document to construct the Project for at or below that Construction Cost Budget, excluding Unforeseen Site Conditions or District-requested changes. This commitment will be a component of the Contract Documents.

1.5. Construction Schedule and Phasing Plan.

1.5.1. Contractor/Developer shall prepare a preconstruction workflow schedule to guide the design team through to bid dates. That schedule shall show the multiphases and interrelations of design, constructability review, and cost estimating and reconciliation.

1.5.2. Assist in refining state funding application documents, and assume state funding will be used.

1.5.3. Contractor/Developer shall also prepare a full construction schedule for the Project detailing the proposed project phasing, bidding and construction activities. Complex phasing plans and ideas must be considered in this stage, to enable assessment of varying scenarios to help the District manage costs, achieve safer construction practices, manage temporary relocation concepts, reduce the need for temporary housing, weigh pros and cons of various scenarios to help mitigate expenses, costs, unforeseen impacts, as is feasible, to benefit the construction budget. Review with CM, District PM, Architect.

1.5.4. Contractor/Developer shall further investigate, recommend and prepare a schedule for the District's purchase of materials and equipment requiring long lead time procurement, and coordinate the schedule with the early preparation of portions of the Contract Documents with the CM, Architect, and District PM.

1.6. Construction Planning and Bidding, Both Phases.

1.6.1. Contractor/Developer shall assist in preparation and distribution of Project Manual containing front end documents, technical specifications, drawings, other Owner provided reference documents provided by District to facilitate bidding to Contractor/Developer's subcontractors.

1.6.2. Provide quality control and coordination of documents.

1.6.3. Assist Project team in maintain document production schedule in preparation for GMP subcontractor bidding and bundling for District.

1.6.4. Communicate with District, school site facilities staff, District maintenance and operations staff, attend design meetings, site meetings, prepare/attend required project reviews, pre-app meetings with other agencies.

1.6.5. Contractor/Developer to review, assess, incorporate, and integrate District Standards, District IT standards, and the Education Specifications into subcontractor bidding documents.

1.6.6. Contractor/Developer shall review the drawings and specifications to eliminate areas of conflict and overlapping in the work to be performed by

various subcontractors, and with a view to eliminating change order requests by the Architect or subcontractors.

1.6.7. Contractor/Developer shall conduct pre-bid conferences. Contractor/Developer shall coordinate with District and the Architect in responding to subcontractor questions or providing clarification to all subcontractors.

1.6.8. Contractor/Developer shall prepare appropriate subcontractor bid packages.

1.7. Bidding for Subcontractor Work, PSA Allowance Support Documentation, GMP Prep and Delivery Phase.

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

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

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

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

1.7.5. Required PSA Support Documentation:

1.7.5.1. Required Supporting Documentation:

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

1.7.5.3. Labor rate schedules and burden calculations.

1.7.5.4. Long Lead Items List with Pricing, Specifications

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

1.7.5.6. Consultant and subcontractor invoices

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

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

1.7.5.9. Meeting minutes,

attendance records, or project correspondence.

1.7.5.10. Equipment, software, testing, investigation, or specialty service invoices.

1.7.5.11. Bid solicitations, quotations, and evaluation documentation.

1.7.5.12. Cost reconciliation reports.

1.7.5.13. Contractor Certification of Costs.

Contractor Certification

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

Contractor Representative: _____

Title: _____

Signature: _____

Date: _____

1.7.6. The PSA allowance summary, once approved by the district, will be incorporated into the GMP documentation as a distinct line-item, demonstrating the authorized PSA allowance, expenditures incurred, remaining balance, and amounts carried forward into the GMP, if applicable.

1.7.7. Any PSA expenditure not supported by adequate documentation satisfactory to the District may be disallowed from reimbursement or inclusion in the GMP until such documentation is provided.

SAMPLE Template form: **PSA Allowance Support Documentation** **Project Name:** Baden Campus Utility and Modular Building(s) and Temporary Campus at Baden 1	**Executed PSA Allowance Dollars Allocated**	**Actual PSA Allowance Dollars Spent**
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	$_____	$_____
II. Allowance for On-site Evaluation of Existing Conditions/Site Investigations	$_____ (Total lines	$_____

(a through e above) Not to Exceed (NTE) $50,000:		a+b+c+d+e))	(Total lines a+b+c+d+e)
III. Long Lead Item Allowance (Flat Fee)		$50,000	$_____
IV. District Controlled Contingency (Flat Fee)		$50,000	$_____
Total Preliminary Construction Services Fee + Allowance (Fee + Allowance)		$_____ (total lines I + II+III+ IV above)	$_____ (total lines I + II +III+ IV above)
Staff that would be part of General Conditions			
	Project Executive (hourly rate)	$_____	
	Project Manager (hourly rate)	$_____	
	Project Superintendent (hourly rate)	$_____	
	Project Engineer (hourly rate)	$_____	
	Safety Officer (hourly rate)	$_____	
	Estimator (hourly rate)	$_____	
	Scheduler (hourly rate)	$_____	
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%	_____%
Mark-up on self-performed change order work (Inclusive of OH&P)		_____%	_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)		_____%	_____%
Bond cost* (as a percentage of direct costs)		_____%	_____%
Insurance Cost* (as a percentage of direct costs)		_____%	_____%
Builder's Risk* (percentage)		%	%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)		$_____ _____%	$_____ _____%

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

1.8.1. Finalize Div 00 and Div 01
1.8.2. Receive and distribute DSA Approved drawings, technical specifications, project manual.
1.8.3. Prepare and distribute conformed set, if required, for subcontractor bidding.
1.8.4. Package document for subcontractor bids
1.8.5. Record distribution of subcontractor documents to Project team.
1.8.6. Reproduce and distribute bid documents to subcontractors.
1.8.7. GC to prepare advertising and legal notices to subcontractors, document with District.
1.8.8. Prepare RFI responses and addenda for CM and District Representative review.
1.8.9. Issue RFI responses and addenda to subcontractors, as required.
1.8.10. Conduct pre bid meeting/job walks.
1.8.11. Coordinate all pre-bid/site walk meetings through CM and/or District PM, prior to issuing.
1.8.12. Contractor/Developer shall solicit and procure Subcontractors pursuant to the Subcontractor Procurement Process attached to the Facilities Lease as Exhibit H.
1.8.13. Verify prequalification list of subcontractors (MEP subs)
1.8.14. Contractor/developer's MEP subs must submit for prequalification through PQBids 10 business days prior to proposal submittal deadline.
1.8.15. Contractor/developer MEP subs must be prequalified in PQBids 5 business days prior to opening proposals.
1.8.16. Prepare GMP, Bundle GMP and Coordinate a Review with CM and/or District PM to verify GMP bundling is acceptable and in conformance with all District requirements.
1.8.17. Review allowance and contingencies assumed in GMP Draft line pricing
1.8.18. Determine Review GMP line items for required bid/scope requirements, quantity of qualified bids provided
1.8.19. Provide written scope gap analysis of the GMP by line item. Identify areas where bids were omitted and indicate if allowance or contingency dollars may be required to mitigate scope gaps/omissions.

1.9. Finalizing the GMP. After Contractor/Developer completes the Subcontractor Procurement Process as set forth in Exhibit H to the Facilities Lease and the District approves the Subcontractor bids and self-performed construction Work, if any, Contractor/Developer shall prepare a final proposed GMP as set forth in Exhibit C to the Facilities Lease. The GMP shall be calculated consistent with the matrix in the "Guaranteed Maximum Price" section of Exhibit C to the Facilities Lease.

1.10. Bundling GMP for the District. The district has bundling requirements for the GMP documentation delivery in preparation for the Board approval. Organize the GMP electronically, as an indexed, PDF bundle of information as follows:

1.10.1. Cover letter with overview of timeline for bidding. Explain number of min. bids and actuals bids received
1.10.2. GMP Form
1.10.3. GMP breakdown sheet- sample and detail
1.10.4. Clarifications and exceptions, schedule start and end and exceptions or phasing required, and contingencies.
1.10.5. Existing site conditions if any
1.10.6. Selected subcontractors- list
1.10.7. Subcontractor leveling sheets, trade scope comparison sheet by Scope with subcontractor proposals behind.

1.10.8. Discuss base bid, alternates, self-performed work, bidding compliance items, comments.
1.10.9. Qualifications criteria "best value" descriptors?
1.10.10. Provide total points for each Scope by bidder

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

End of this Section

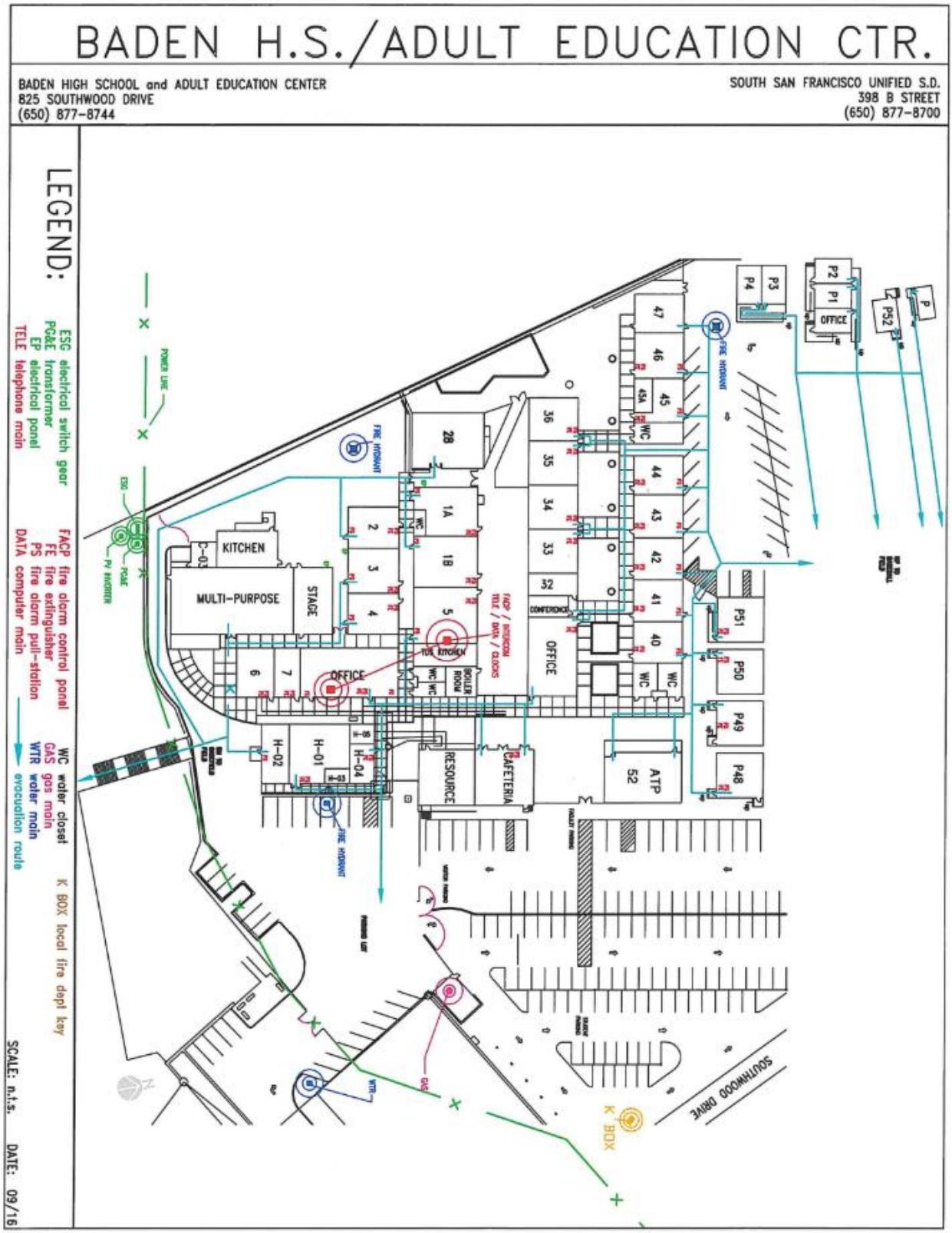
BADEN H.S./ADULT EDUCATION CTR.
BADEN HIGH SCHOOL and ADULT EDUCATION CENTER
825 SOUTHWOOD DRIVE
(650) 877-8744
SOUTH SAN FRANCISCO UNIFIED S.D.
398 B STREET
(650) 877-8700
LEGEND:
ESG electrical switch gear
PG&E transformer
EP electrical panel
TELE telephone main
FACP fire alarm control panel
FE fire extinguisher
PS fire alarm pull-station
DATA computer main
WC water closet
GAS gas main
WTR water main
evacuation route
K BOX local fire dept key
SCALE: n.t.s.
DATE: 09/16
KITCHEN
MULTI-PURPOSE
STAGE
OFFICE
RESOURCE
CAFETERIA
ATP 52
CONFERENCE
SOUTHWOOD DRIVE
FIRE HYDRANT
POWER LINE
K BOX

Exhibit L

Attachment C – Preliminary Construction Schedule

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

Exhibit L

Attachment D – Preliminary Site Logistics Plan

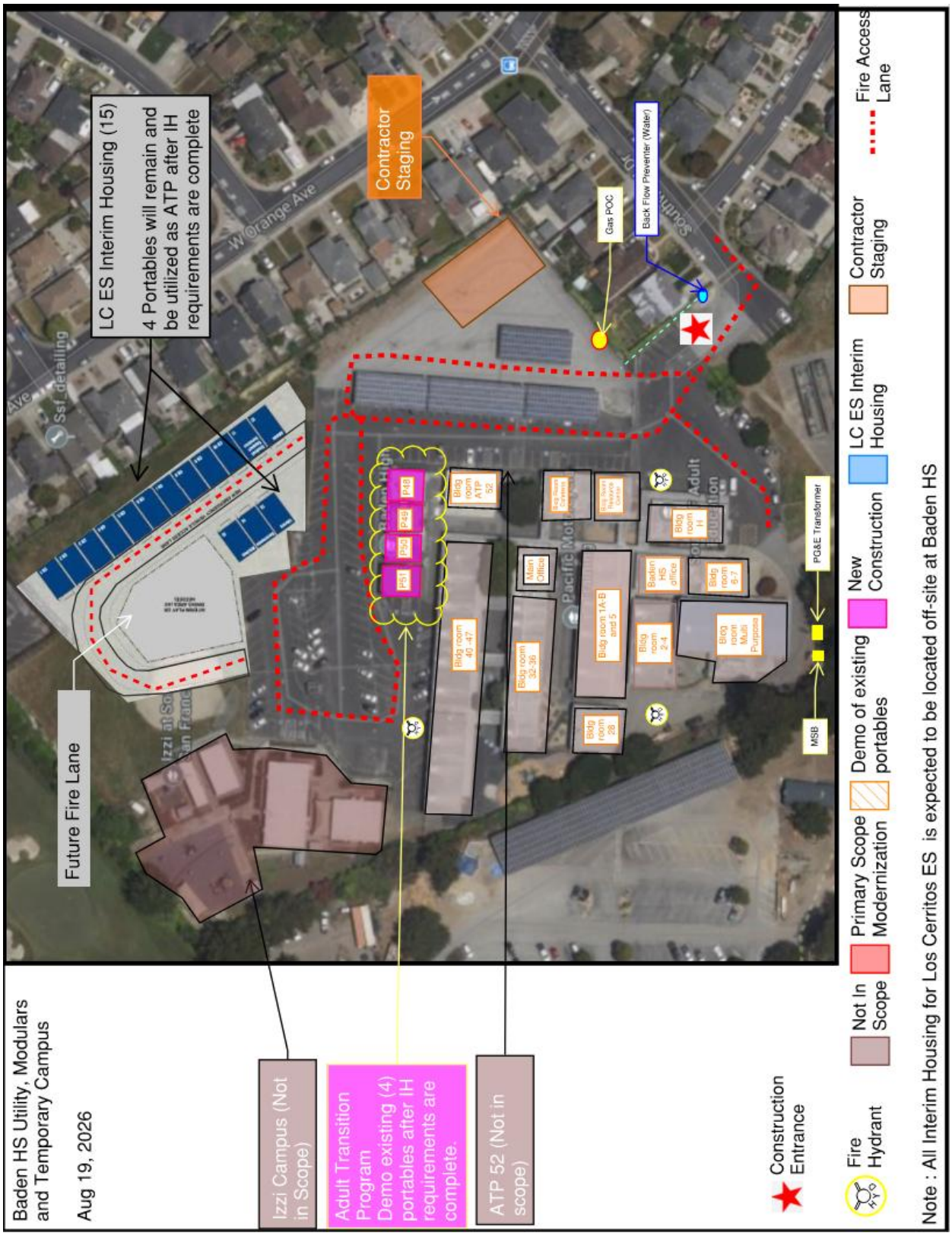

Exhibit L

Attachment E – Exploratory Site Investigation & Destructive Testing

Refer to the following pages.

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.

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 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.

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 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 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.

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.

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 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 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.

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 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 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 / 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

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. Preliminary Construction Services Controls and Tracking. The District expects the Contractor/Developer to provide a comprehensive preliminary services management process that minimizes District administrative effort associated with cost estimating, design review, issue tracking, comment management, constructability review, and budget reconciliation. Proposers shall clearly describe the process, tools, report format (excel), and deliverables that will be implemented to achieve this objective.

1.3.9.1. Proposer shall include the labor, management, coordination, documentation, tracking, reporting, and meeting support required to administer and manage the preliminary construction services document controls and tracking including methods used to reduce District log effort associated with issue tracking and coordination. Where available, please include samples of logs.

1.3.9.2. Design Clarification Log (manages questions/comments)

1.3.9.3. Cost Risk Register (manages cost exposure)

1.3.9.4. Estimate Assumptions Log (documents pricing assumptions)

1.3.9.5. Estimate Reconciliation Workbook (explains estimate changes)

1.3.9.6. Emphasis will be placed on the proposer's ability to proactively manage, consolidate, track, and resolve design, coordination, constructability, and cost issues while minimizing District administrative involvement.

1.3.9.7. Include all costs associated with administering design clarification tracking, cost risk management, estimate assumption tracking, and estimate reconciliation as part of the Preliminary Services Fee.

1.3.9.8. Contractor/Developer shall prepare, maintain, and regularly update all required preconstruction logs and tracking documents. The District shall review and provide concurrence on the format, content, and disposition of items requiring owner input; however, development, administration, coordination, and maintenance of these documents shall remain the responsibility of the Contractor/Developer.

1.3.10. Provide Cost Estimating and Assist in Reconciliation Process for DD and CD Phases, two (2) phases.

1.3.10.1. Contractor/Developer shall provide a Cost Estimate that shall be prepared by specification section, summarized by CSI category and divided by trade and work item, costs shall be summarized by building as well as a campus total. The estimate shall include individual item unit costs of materials, labor and equipment. Sales tax, LLB GC's mark-ups, and general conditions shall be listed separately.

1.3.10.2. 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.

1.3.10.3. The Construction Cost Budget for the Project must at no point exceed District's Construction Budget.

1.3.10.4. 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.

1.3.10.5. All planned Bid Alternates are confirmed and updated to reflect current project cost.

1.3.10.6. 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.

1.3.10.7. 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:

1.3.10.7.1. Revised Construction Cost Budget

1.3.10.7.2. 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.

1.3.10.8. 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.

1.3.10.9. 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.

1.3.10.10. Contractor/Developer should assume one (1) school community workshop planning sessions during both the DD Phase and the CD phase. This would include certified and classified staff and members of the parent community.

1.3.10.11. 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.

1.3.11. Value engineering.

1.3.11.1. "**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.

1.3.11.2. 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.

1.3.11.3. 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.

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

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

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

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

1.3.11.4.4. Analyze and understand key functional issues governing the Project, Project design, and Project systems so that Contractor/Developer understands how to best approach Value Engineering.

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

1.3.11.4.6. 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.

1.3.11.4.7. 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.

1.3.11.5. Value Engineering Workshop

1.3.11.5.1. As part of the Value Engineering for each phase, the Contractor/Developer shall organize and conduct a value engineering workshop ("Workshop").

1.3.11.5.2. The Contractor/Developer shall invite the Architect to participate in the Workshop.

1.3.11.5.3. 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.

1.3.11.5.4. 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.

1.3.11.5.5. 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.

1.3.11.6. VE Report

1.3.11.6.1. 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.

1.3.11.6.2. The VE Report shall contain as an attachment the Workshop findings.

1.3.11.6.3. At a minimum, Contractor/Developer shall include the following in the VE Report:

1.3.11.6.3.1. 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.

1.3.11.6.3.2. Changes to Design Documents. A list and analysis of design criteria or specifications that must be changed if the District accepts the recommendation.

1.3.11.6.3.3. Hard Costs. A detailed estimate of the impact on Project cost of the recommendation, if accepted and implemented by the District.

1.3.11.6.3.4. 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.

1.3.11.6.3.5. Life Cycle Costs. A prediction of any effects the proposed recommendation may have on life cycle cost.

1.3.11.6.3.6. 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.).

1.3.11.7. 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.

1.3.11.8. 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.

1.3.11.9. District Review / Acceptance

1.3.11.9.1. 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.

1.3.11.9.2. Upon the District's acceptance of change(s) to the Design Documents, the Contractor/Developer shall send written direction to the Architect to incorporate those changes into the Design Documents.

1.3.11.9.3. 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.

1.3.11.9.4. 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.

1.3.12. Constructability Review.

1.3.12.1. "**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.

1.3.12.2. The purpose of the Construability 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.

1.3.12.3. 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.

1.3.12.4. General Constructability Review Requirements

1.3.12.4.1. In performing a Constructability Review, the Contractor/Developer shall review the Design Documents and all other necessary documents related to the Project, including, without limitation, geotechnical reports, soils reports, and hazardous materials reports, to fully understand the Project, Project scope, and the Project site and to enable the Contractor/Developer to identify issues regarding constructability and associated risks arising from the current Design Documents. The Constructability Review shall include the review of every element encountered by the general Contractor/Developer during construction of the Project,

including, without limitation whatsoever: material delivery, storage, site clearing, utilities work (location, interconnection, existing utilities, etc.), excavation, SWPPP requirements, field office locations, demolition, depiction of existing conditions, required equipment, required permits, coordination of the trades, verifying design elements, visual depictions, site access, traffic control, foundation of piers, etc.

1.3.12.4.2. 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.

1.3.12.4.3. 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.

1.3.12.4.4. 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.

1.3.12.4.5. 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.

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

1.3.12.4.7. The Contractor/Developer is not responsible for providing, nor does the Contractor/Developer control, the Project design or the contents of the Design Documents. The Contractor/Developer's actions in reviewing the Project design and Design Documents, and in making any findings, recommendations, or assessments as provided herein, are advisory only to the District. The Design Team members are not third-party beneficiaries of the Constructability Review and the Design Team members remains solely responsible for the contents of the Design Documents. Unless the Contractor/Developer holds a professional architect or engineering license, or unless the Constructability Review is performed by a consultant or subconsultant of Contractor/Developer who holds that type of license, the Contractor/Developer shall be held to the standard of care for general Contractor/Developers performing constructability reviews on public school construction projects within the same geographic area as the District.

1.3.12.5. 100% Design Development Constructability Review.

1.3.12.5.1. 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.

1.3.12.5.2. 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.

1.3.12.6. 75% Construction Documents Constructability Review.

1.3.12.6.1. 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.

1.3.12.6.2. 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.

1.3.12.6.3. 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.

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

1.3.12.7.1. 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.

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

1.3.12.7.2.1. Issue / Risk Narrative. A narrative identifying each issue and the impact or risk associated with that issue. The narrative shall also include recommendations to avoid the risk or impact by making changes to the Design Documents.

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

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

1.3.12.7.2.4. 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.

1.3.12.7.2.5. 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.

1.3.12.7.3. CR Report Presentation / Meeting.

1.3.12.7.3.1. 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.

1.3.12.7.4. District / Architect Review

1.3.12.7.4.1. 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.

1.3.12.7.4.2. 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.

1.3.12.7.4.3. 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.

1.3.12.8. Confirm Modifications to Design Development and 75% Construction Drawings. If the District accepts Contractor/Developer's comments, including the value-engineering

and/or constructability review comments, Contractor/Developer shall review the design documents to confirm that those comments are properly incorporated into the final design and construction documents.

1.4. Budget of Project Costs.

1.4.1. At each stage of plan review indicated above (DD, CD phases) , Contractor/Developer shall update and refine the budget of the Construction Cost Budget based on the most recent set of design documents. Contractor/Developer shall also advise the District and the Architect if it appears that the total construction costs may exceed the Construction Cost Budget established by the District and shall make recommendations for corrective action. Contractor/Developer will further provide input to the District and Architect relative to value of construction, means and methods for construction, duration of construction of various building methods and constructability.

1.4.2. Ensure project scope conforms to the Project Scope Cost Summary for the defined Phase's (DD, CD) defined scope and Project Assessment estimates.

1.4.3. In each budget of the Construction Cost Budget, Contractor/Developer shall include values of scopes of work subdivided into component parts in sufficient detail to serve as the basis for progress payments during construction. This budget of the Construction Cost Budget shall include, at a minimum, the following information divided into at least the following categories:

1.4.4. Overhead and profit;

1.4.5. Supervision;

1.4.6. General conditions;

1.4.6.1. Layout & Mobilization (not more than 1%)

1.4.6.2. Submittals, samples, shop drawings (not more than 3%);

1.4.6.3. Bonds and insurance (not more than 2%);

1.4.6.4. Close-out documentation (not less than 3%);

1.4.6.5. Demolition;

1.4.6.6. Installation;

1.4.6.7. Rough-in;

1.4.6.8. Finishes;

1.4.6.9. Testing;

1.4.6.10. Punchlist and acceptance.

Contractor/Developer shall indicate its willingness and ability to enter into the Contract Document to construct the Project for at or below that Construction Cost Budget, excluding Unforeseen Site Conditions or District-requested changes. This commitment will be a component of the Contract Documents.

1.5. Construction Schedule and Phasing Plan.

1.5.1. Contractor/Developer shall prepare a preconstruction workflow schedule to guide the design team through to bid dates. That schedule shall show the multiphases and interrelations of design, constructability review, and cost estimating and reconciliation.

1.5.2. Assist in refining state funding application documents and assume state funding will be used.

1.5.3. Contractor/Developer shall also prepare a full construction schedule for the Project detailing the proposed project phasing, bidding and construction

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

1.5.4. Contractor/Developer shall further investigate, recommend and prepare a schedule for the District's purchase of materials and equipment requiring long lead time procurement, and coordinate the schedule with the early preparation of portions of the Contract Documents with the CM, Architect, and District PM.

1.6. Construction Planning and Bidding, Both Phases.

1.6.1. Contractor/Developer shall assist in preparation and distribution of Project Manual containing front end documents, technical specifications, drawings, other Owner provided reference documents provided by District to facilitate bidding to Contractor/Developer's subcontractors.

1.6.2. Provide quality control and coordination of documents.

1.6.3. Assist Project team in maintain document production schedule in preparation for GMP subcontractor bidding and bundling for District.

1.6.4. Communicate with District, school site facilities staff, District maintenance and operations staff, attend design meetings, site meetings, prepare/attend required project reviews, pre-app meetings with other agencies.

1.6.5. Contractor/Developer to review, assess, incorporate, and integrate District Standards, District IT standards, and the Education Specifications into subcontractor bidding documents.

1.6.6. Contractor/Developer shall review the drawings and specifications to eliminate areas of conflict and overlapping in the work to be performed by various subcontractors, and with a view to eliminating change order requests by the Architect or subcontractors.

1.6.7. Contractor/Developer shall conduct pre-bid conferences. Contractor/Developer shall coordinate with District and the Architect in responding to subcontractor questions or providing clarification to all subcontractors.

1.6.8. Contractor/Developer shall prepare appropriate subcontractor bid packages.

1.7. Bidding for Subcontractor Work, PSA Allowance Support Documentation, GMP Prep and Delivery Phase.

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

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

1.7.3. PSA Allowance Supporting Documentation. Three (3) weeks, or earlier, prior to submission of the Guaranteed Maximum Price ("GMP"), the Contractor/Developer shall provide a complete and organized record of all Preliminary Services Agreement ("PSA") allowance expenditures (i.e., PSA Allowance for Exploratory Site Investigations/Destructive Testing, Long Lead Items, etc.). The PSA Cost Form shall be used as the organizational framework for all supporting documentation, with backup documentation provided for each PSA allowance line item. At a

minimum, the supporting documentation shall include applicable labor records, labor rate support (i.e., T&M tags), consultant and subcontractor agreements (if any), consultant and subcontractor invoices, concise description project deliverables, reimbursable expense receipts, meeting documentation (if relevant), and cost certifications sufficient to substantiate the costs incurred.

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

1.7.5. Required PSA Support Documentation:

1.7.5.1. Required Supporting Documentation:

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

1.7.5.3. Labor rate schedules and burden calculations.

1.7.5.4. Long Lead Items List with Pricing, Specifications

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

1.7.5.6. Consultant and subcontractor invoices

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

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

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

1.7.5.10. Equipment, software, testing, investigation, or specialty service invoices.

1.7.5.11. Bid solicitations, quotations, and evaluation documentation.

1.7.5.12. Cost reconciliation reports.

1.7.5.13. Contractor Certification of Costs.

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

Title: _____
Signature: _____
Date: _____

1.7.6. The PSA allowance summary, once approved by the district, will be incorporated into the GMP documentation as a distinct line-item, demonstrating the authorized PSA allowance, expenditures incurred, remaining balance, and amounts carried forward into the GMP, if applicable.

1.7.7. Any PSA expenditure not supported by adequate documentation satisfactory to the District may be disallowed from reimbursement or inclusion in the GMP until such documentation is provided.

SAMPLE Template form: **PSA Allowance Support Documentation** **Project Name:** Los Cerritos ES Modernization	**Executed PSA Allowance Dollars Allocated**	**Actual PSA Allowance Dollars Spent**
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 +	$_____ (total lines I + II +III+ IV above)

		II+III+ IV above)	
Staff that would be part of General Conditions			
	Project Executive (hourly rate)	$_____	
	Project Manager (hourly rate)	$_____	
	Project Superintendent (hourly rate)	$_____	
	Project Engineer (hourly rate)	$_____	
	Safety Officer (hourly rate)	$_____	
	Estimator (hourly rate)	$_____	
	Scheduler (hourly rate)	$_____	
Mark-up on Subcontractor change order work (Inclusive of OH&P)		_____%	_____%
Mark-up on self-performed change order work (Inclusive of OH&P)		_____%	_____%
Fee / overhead & profit as part of the GMP (as a percentage of direct costs)		_____%	_____%
Bond cost* (as a percentage of direct costs)		_____%	_____%
Insurance Cost* (as a percentage of direct costs)			_____%

SAMPLE : This is to track proposed to actuals PSA SOW, for submitting to the CM & District.

	_____%	
Builder's Risk* (percentage)	%	%
Other costs* (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs. If there are no additional charges, then please state zero (0) here.)	$_____or _____%	$_____or _____%

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 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

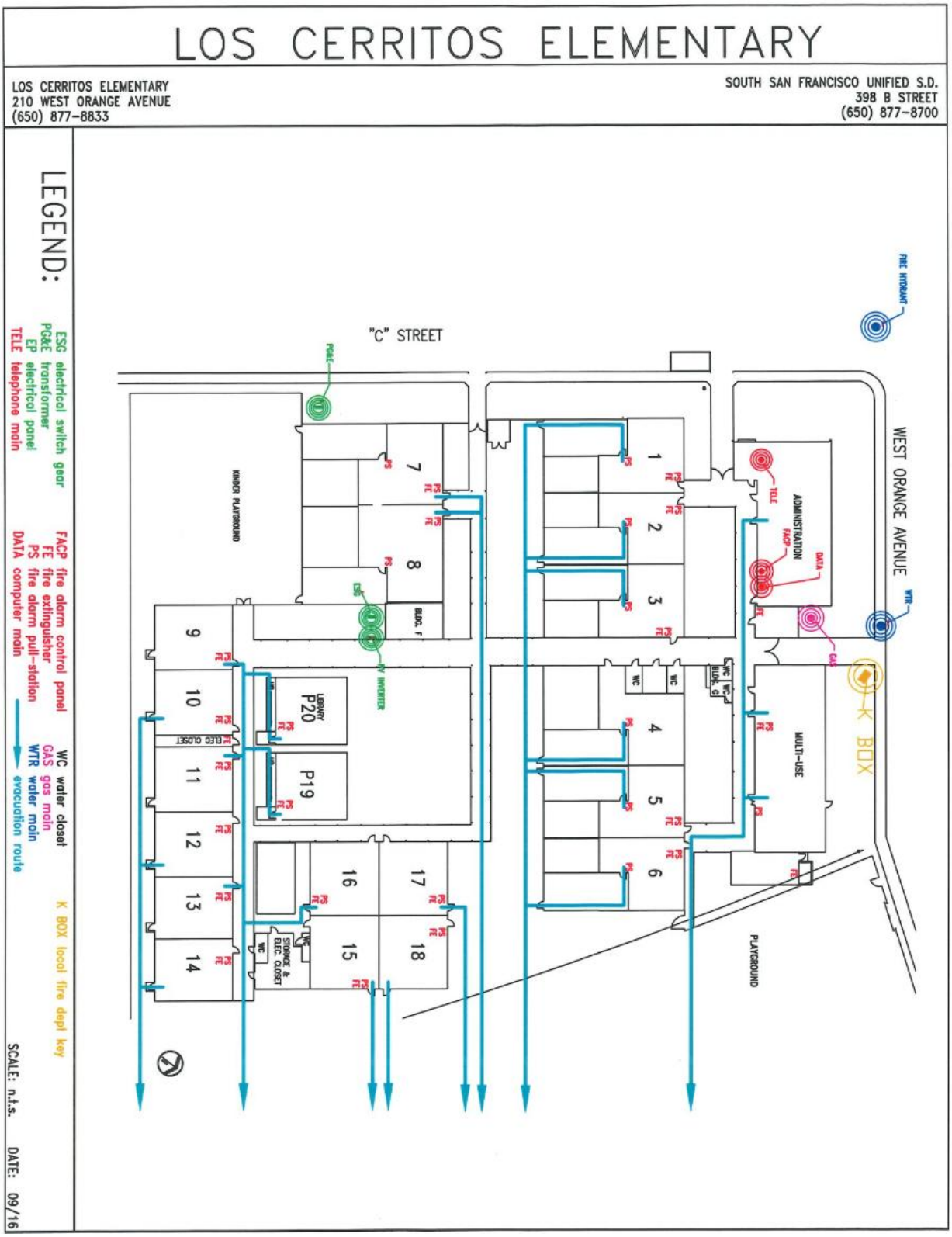
LOS CERRITOS ELEMENTARY
LOS CERRITOS ELEMENTARY
210 WEST ORANGE AVENUE
(650) 877-8833
SOUTH SAN FRANCISCO UNIFIED S.D.
398 B STREET
(650) 877-8700
LEGEND:
ESG electrical switch gear
PGAE transformer
EP electrical panel
TELE telephone main
FACP fire alarm control panel
FE fire extinguisher
PS fire alarm pull-station
DATA computer main
WC water closet
GAS gas main
WTR water main
evacuation route
K BOX local fire dept key
SCALE: n.t.s.
DATE: 09/16
"C" STREET
WEST ORANGE AVENUE
FIRE HYDRANT
PGAE
TELE
FACP
DATA
GAS
WTR
ESG
PV INVERTER
ADMINISTRATION
MULTI-USE
K BOX
PLAYGROUND
MINOR PLAYGROUND
LIBRARY
P20
P19
ELEC. CLOSET
STORAGE & ELEC. CLOSET
BLDG. F
SYNC BLDG. G
WC
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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

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**

PRELIMINARY SITE LOGISTIC PLAN
LOS CERRITOS ELEMENTARY SCHOOL
Myrtle Ave
Centennial Way Trail
New Building K replaces two portables
Potential Contractor Staging
Bldg K New Library
Bldg J
Bldg H
Portables
Bldg D
Bldg B
Bldg A
Bldg C
Bldg E & F
Los Cerritos El. Tentary School
Right At School
W Orange Ave
C St
B St
Water POC
Gas POC
Good News Chapel
Fire Hydrant
Contractor Site Access
MSB
PG&E Transformer
Google Maps
Construction Entrance
Fire Access Lane
Fire Hydrant
Not In Scope
Primary Scope Modernization
Demo of existing portables
New Construction
Temporary Construction
Note : All Interim Housing is expected to be located off-site at Baden HS
Los Cerritos Site Logistics Plan V1
Project LLB RFP effort
August 21, 2026
A Shete, KCEM

Exhibit L

Attachment E – Exploratory Site Investigation & Destructive Testing

Attachment E – See following pages