

Woodside Elementary School District



Request for Qualifications

Lease-Leaseback Construction Services

for the

Woodside Elementary School District 2026

to

Campus Modernization & Renovations

RFQ Issued: May 28, 2025

Responses Due: July 3, 2025 by 4:00

Request for Qualifications
Lease-Leaseback Construction Services
Woodside Elementary School District 2026
May 27, 2025

The Board of Education of the Woodside Elementary School District (WESD or District) is seeking qualified providers of Lease-Leaseback preconstruction and construction phase services for multiple projects within the District. Contracts will be awarded by the Board under the provisions of Education Code Section 17406 *et. seq.*

I. Introduction:

The Woodside Elementary School District (WESD) is underway with a \$36 million program of new construction, renovation, and reconstruction projects at multiple campuses located in Woodside, CA. Through this RFQ process, WESD intends to select one or more qualified Lease-Leaseback Entities (“Entity”) to work with the Project Architect(s), Program Manager, and District throughout the design and construction process.

It is WESD’s belief that involving all of the project participants early in the process in a collaborative atmosphere of equals will result in projects that can be delivered with more predictable results: reasonable and reliable budgets, reliable timelines, and best possible quality. WESD seeks to gain the benefit of an environment where team members are encouraged to share ideas freely in an atmosphere of mutual respect, tolerance, and trust, and to explore ways to deliver projects that mitigate the uncertainty and frustration and risk inherent in the design-bid-build delivery method. Team members will be expected to work together to achieve transparent and cooperative exchange of information in all matters relating to the Project, and to share ideas for continuously improving project delivery during the course of design and construction.

II. Critical Dates

Statement of Qualifications (SOQ) Due Date:

The SOQ shall be delivered **no later than July 3rd, 2025 by 4:00 to:**

Capital Program Management, Inc.
495 Seaport Court, Suite 103

Redwood City, Ca 94063
Attn: Vanessa Rodriguez
vanessar@capitalpm.com

Submission of Statement of Qualifications by facsimile or e-mail is not acceptable. Statements of Qualifications not received by the deadline will be returned unopened.

Schedule of Events

EVENT	DATE
First and Second Advertisement	May 22 nd & May 23 rd
Release RFQ/P Document	May 27, 2025
Pre-Submittal Conference & Site Visits	Week of June 2 nd
Last Day to for Respondents to Submit Written Questions	June 9 th 2025
Receive SOQ & Proposal	July 3, 2025
Evaluate Qualifications & Reference Checks	Week of July 7, 2025
Notification of Interview	July 9, 2025
Interviews	July 16 & 17 th
Selection Committee Review / Recommendations Process	July 25, 2025
Finalize Pre-Construction Agreement and place on Board Agenda	July 29, 2025
Board of Trustees Approves Lease-Leaseback Entity Pre-Construction Agreement	August 12, 2025

Interviews:

Firms chosen for an interview will be notified by Wednesday July 9, 2025 interviews will take place July 16th & 17th 2025.

I. PROJECT DESCRIPTION AND BASIC SCOPE AND NEEDS OF THE PROJECT

Pursuant to authority set forth in Sections 22160, et seq., of the California Public Contract Code, the District seeks a Lease Lease Back Entity (LLBE) to prepare a permitting set of plans based on District Approve Scope of Work; obtain all necessary permits; and construct the Campus Modernization & Renovations ("Project"). The Project is further set forth and defined in the attached APPENDIX A, which is incorporated into this RFQ/P, along with the District's expected cost range and schedule for the Project.

The selected LLBE must be appropriately licensed and registered in the State of California to provide architectural and engineering services, and licensed in the State of California as a general contractor to provide construction services, as needed to complete the Project. In addition, the selected LLBE shall have demonstrated experience demonstrating the ability to successfully provide Design Build construction of Replacement Transitional Kindergarten/Kindergarten Building.

The selected LLBE must be registered with the Department of Industrial Relations (“DIR”), as required by law. The selected LLBE will be required to comply with all applicable the California Labor Code provisions related to public works, including those related to prevailing wage requirements, skilled and trained workforce requirements, and the District’s bonding and insurance requirements. The selected LLBE will work cooperatively with the District’s Project Manager, District staff, the District, all other technical consultants, the criteria architect, the project inspectors, other committees, and the community to facilitate the timely and professional completion of the Project.

III. Description of Projects

The District intends to construct the following projects:

Woodside Elementary School District – Campus Modernization & Renovations

Architect: SVA Architect

Estimated Construction Cost: \$9M

Other projects may be planned and developed by WESD during the course of its capital improvement program and added to these scopes of work.

Architects

The selected Lease-Leaseback entity shall work with the Architects as necessary to conduct value engineering, constructability review, estimate validation and modifications to the plans for the Project, at the direction of District staff. Schematic Designs for each of the projects is available at the above web address and portions will be available at the Pre-Submittal Conference to pick up.

IV. Contract Parameters

Financing

The District does not contemplate borrowing any funds from the Lease-leaseback entity. The District is prepared to make all lease payments and final payment with its own funds. Therefore, the District does not expect to pay any additional fees for inclusion of a separate development or financing entity as part of the Project team.

Fee

The Entity's pre-construction fee will initially include all services of the Entity throughout preconstruction, but will be amended to add the costs of the trade contractor services as their scope is determined.

V. Scope of Services/Relationships

Project Definition

The District and its Consultants, including the Lease-Leaseback Entity will establish the project, quality, cost, and schedule. While each member will bring different skills to this exercise, all are expected to fully participate and collaborate. The project definition (scope, budget, quality, and schedule) that result from this exercise will be agreed upon by each member, and each member will be responsible for delivering the project within the established parameters.

Design and document preparation

Various members of the project team will be involved during various phases of design and document production at a level much greater than is typical in design-bid-build projects. Some projects may require design-build subcontractors in certain areas, typically mechanical, electrical, plumbing, and elevators. Other projects may not involve actual design-build, but will nevertheless require extensive involvement and deep collaboration of the subcontractors with the designers throughout design and document production.

Constructability

WESD believes that constructability review is a process, not an event. The Entity and its subcontractors will be expected to provide constructability input on a continuous basis. The selected Entity should plan on having its project team involved on a continuous (but not necessarily full-time) basis throughout design, document production, and agency review period. It is WESD's further expectation that the preconstruction services will heavily involve the individuals and subcontractors who will actually construct the project, and not be turned over to a completely separate preconstruction team.

Construction Phase Services

While the selection of an Entity for preconstruction services provides no guarantee of its involvement during the construction phase, it is the expectation of WESD that a selected entity will carry the project through to completion.

The Facilities Lease will include general conditions that define expectations as to supervision, scheduling, dispute resolution, and general conduct of the project. The names of all potential subcontractors will be submitted to the District for approval prior to the solicitation.

Self-Performed Work

WESD recognizes that self-performed work may be a benefit to the project and encourages the Entity to propose to self-perform trade scopes of work whenever it is in the best interest of the Project. The District will ultimately determine whether to accept such proposals, and WESD retains the right to require any scope of work to be priced by at least two qualified subcontractors.

VI. Statement of Qualifications Format and Content

The Statement of Qualifications (SOQ) should be clear, concise, complete, well organized and demonstrate both respondent's qualifications and its ability to follow instructions.

Nine (9) bound copies of the SOQ should be provided, with all materials spiral bound into books of approximately 8-1/2" x 11" format, not to exceed forty (40) single-sided pages total length. Pages

must be numbered. We will not count, in the total, the graphic cover sheet, cover letter, table of contents, financial information, blank section dividers (tabs) and a maximum of 6 resumes (demonstrating team experience with this type of project).

The SOQ shall be placed in a sealed envelope with the submitting firm's name on the outside of the envelope. Hard copies to be provided at interview and an email copy to be submitted on July 3rd

All respondents are requested to follow the order and format specified below. Please tab each section of the submittal to correspond to the numbers/headers shown below.

Submittal Cover

Include the Request for Qualification's (RFQ) title and submittal due date, the name, address, fax number, and the telephone number of responding firm (or firms if there is a joint venture or association).

1. Table of Contents

Include a complete and clear listing of headings and pages to allow easy reference to key information.

2. Cover Letter

Include a cover letter signed by an officer of the firm submitting the SOQ, or signed by another person with authority to act on behalf of and bind the firm. The letter should certify that the information contained in the SOQ is true and correct. Please also indicate the contact person(s) for the project.

3. Executive Summary

Briefly summarize or paraphrase your proposal. Respondents are also encouraged to provide comments on the proposed scope of services and briefly describe your company philosophy on collaboration during preconstruction.

4. General information about your firm

Include number of employees, years in business, name(s) of owner(s), home office location, local office location (if different), types of licenses held, primary business types and market areas.

5. Contractor's License

Respondents must hold a General Building Contractor License, Class B, which is current, valid and in good standing with the California Contractor's State License Board. Provide the following information for the license:

- Name of license holder exactly as on file
- License Classification
- License Number
- Date Issued
- Expiration Date
- Whether license has been suspended or revoked in the past 5 years. If so, please explain.

6. Organization

Show an organizational chart for the team indicating principals, project managers and superintendents. Give a brief description of the roles of each person on the team and their office location. In narrative form, briefly discuss each member's experience and why it is relevant to this Project.

7. Experience

Describe your specific experience with K-12 public school projects conducted under Ed Code 17406 *et seq.*

8. Approach

Describe your approach to this project, including any creative methodology or technology that your firm uses or unique resources that your firm can offer. Topics should include discussion of past experience with innovative project delivery techniques likely to promote WESD's goals. Emphasis should be placed on the team's ability to work in a deeply collaborative manner and specifically how this will change the individuals' roles from those typically required in public school construction. Respondents should also describe their intent and proposed timing for integrating subcontractors into the design process, and how they will enforce collaboration from the subcontractor participants.

9. Workplan

Provide a workplan for the preconstruction phase of a typical new construction project that incorporates the goals and objectives described in the RFQ. Include specific individuals involved in specific tasks, descriptions of tasks, the times and durations involved, and the type of work products to be provided.

10. Evidence of insurance

Include certificates of insurance or other evidence to demonstrate that the Respondents will meet the following insurance requirements:

- a) Commercial General Liability Insurance. Respondent shall obtain and maintain occurrence version commercial general liability insurance, or an equivalent form, with a combined single limit of not less than \$1,000,000.00 per occurrence, and a general aggregate limit of \$2,000,000.00. Such insurance shall:
- Include the District, its officials, Board members, officers and employees as additional insured with respect to performance of Lease-Leaseback services, and shall contain no special limitations on the scope of coverage or the protection afforded to these additional insured;
 - Be primary with respect to any insurance or self-insurance programs covering the District, its officials, officers, Board members, employees, agents, and consultants; and
 - Contain standard separation of insured provisions.
- b) Errors and Omissions Insurance. Respondent shall maintain professional liability insurance to protect the District from Respondent's negligent acts, errors, or omissions of a professional nature; the total aggregate of Respondent's professional liability insurance coverage shall be a minimum of \$1,000,000.
- c) Licensed Insurer. Respondent shall place all such insurance requirements contained herein with insurers having an A.M. Best Company rating of no less than B+ Level VII, and with a company licensed to do business in California.

11. Past Performance Record

If any of the following has occurred, please describe in detail the circumstances for each occurrence:

- Failure to enter into a contract once selected.
- Withdrawal of a proposal as a result of an error.
- Termination or failure to complete a contract.
- Debarment by any municipal, county, state, federal or local agency.
- Involvement in litigation, arbitration or mediation with a public client in California within the last five (5) years.
- Conviction of the firm or its principals for violating a state or federal anti-trust law by bid-rigging, collusion, or restrictive competition between bidders, or conviction of violating any other federal or state law related to bidding or contract performance.

- Falsification of information or submission of deceptive or fraudulent statements in connection with a contract.

Information regarding any of the above may be deemed to indicate an unsatisfactory record of performance.

12. Addenda Acknowledgement

State receipt of all addenda issued.

13. Financial Information

Provide the following financial information:

- A current report from any commercial credit rating service, such as Dunn and Bradstreet or Experian.
- A letter from a financial institution stating a current line of credit.
- A letter from a California admitted surety or insurance company stating bonding limit which can be applied to this Project.
- A letter from insurance company indicating ability to provide insurance.
- Indicate current value of all work the Lease-Leaseback entity has under contract.

This information will remain confidential, and shall not be subject to public disclosure.

14. Resumes – Commitments

Provide resumes for all proposed team members and a list of all projects for which each individual is presently responsible, their title on the project(s), construction costs (millions), percentage of involvement and projected completion date.

VII. Selection Process

1. The purpose of this RFQ is to enable the Woodside Elementary School District to select the most qualified firm with whom the District intends to enter into negotiations for construction of the Project pursuant to the Lease-Leaseback provision of Education Code Section 17406 *et. seq.*
2. The District will use the qualification based selection process outlined below. A review and selection committee composed of key District officials and consultants will review and evaluate all Statements of Qualifications and will conduct interviews.
3. Statements of Qualifications (SOQ) will be opened privately to assure confidentiality and avoid disclosure of the contents to competing respondents prior to and during

the review, evaluation, and negotiation processes. However, to the extent that the submittals are public records under California law, they may be released to members of the public if specifically requested under the Freedom of Information Act.

4. The District reserves the right to request additional information, which, in its opinion, is necessary to assure that the firm's competence, number of qualified employees, business organization and financial resources are adequate to perform the required Lease-Leaseback services for the District.
5. The following items will be the most important considerations in the selection process:
 - Conformance to the specified SOQ format.
 - Organization, presentation, and content of the SOQ.
 - Northern California K-12 public school experience by contractor and project team.
 - Local office and local experience (San Francisco Bay area or Sacramento/San Joaquin Valley areas).
 - Experience with the lease-leaseback project delivery method in Northern California K-12 public schools.
 - Proposed approach to accomplish the District's goals including innovative ideas and demonstrated willingness to work in a collaborative manner.
 - Qualifications of the proposed Project team, especially the project manager, superintendent, the individual leading the bidding/buyout effort, any other individuals involved in the preconstruction effort. The District will expect you to commit the Project team not later than the date of the interview, but preferably in the SOQ. The contract will specify the project team by name, and individuals will only be replaced with the specific permission of the District.
 - Proposed methods and overall strategic plan to accomplish the work in a timely and competent manner within the District's constraints and time frames.
 - Satisfaction of current and prior clients (references).

6. The District reserves the right to select the Lease-Leaseback entity which, in its sole judgment, best meets the needs of the District.

VIII. Interviews and Contract Negotiation

1. The District will conduct interviews with up to three (3) of the most qualified Lease-Leaseback entities that respond to this RFQ. Selected entities will proceed to the interview phase unranked. However, information from the SOQ will weigh heavily in the final selection process. Applicants selected for interviews will be advised regarding interview format at the time of notification. At the time of the interview, all proposed Project team members will be required to attend.
2. The Lease-Leaseback entities selected for an interview will be issued a detailed letter with the draft Agreement for pre-construction services. The entities will be asked for their comments on the Agreement terms along with hourly rate sheet, preconstruction service proposal, fee proposal and general conditions estimate. To be submitted in a sealed envelope at the interview that will be used only as a basis for negotiating.
3. The District will enter into negotiations with the entity which it determines in its sole discretion to be most qualified. Should the District be unable to negotiate a satisfactory contract with the Lease-Leaseback entity considered to be the most qualified at a price the District deems in its sole discretion to be reasonable, negotiations with that Lease-Leaseback entity may be formally terminated. The District may then undertake negotiations with the second most qualified Lease-Leaseback entity. In the event negotiations fail with the second most qualified Lease-Leaseback entity, it may undertake negotiations with the third most qualified firm.

IX. General Information

1. **Amendments**. The District reserves the right to cancel or revise in part or in its entirety this RFQ. If the District cancels or revises this RFQ, all respondents will be notified by addenda. The District also reserves the right to extend the date responses are due.
2. **Inquiries**. Any questions regarding the projects, agreements, this RFQ/P or the selection process may be directed to the following:
 - Vanessa Rodriguez at CPM (408) 460-1419
3. Applicants are requested not to contact Board members in connection with this selection process. Any applicants who violate this request will be disqualified from further consideration.

Replies involving any substantive issues will be issued by addenda and mailed to all parties recorded by the District as having received the RFQ documents. Substantive questions received less than three (3) days prior to the submittal due date will not be answered. Only questions answered by formal written addenda will be binding.

4. A firm may withdraw its SOQ by submitting a written or facsimile request signed by the firm's authorized representative. To be effective, the withdrawal must be received by the District prior to the date and time set forth herein as the due date for receipt of SOQ. SOQs may be resubmitted in the same manner, if done so before the SOQ submission deadline. Withdrawal or modification of a submitted SOQ in any other manner will not be permitted.
5. Proposals become the property of the District, and may be returned only at the District's option at the firm's expense. The Proposal shall become a public document subject to the Public Records Act, excluding information that has been clearly labeled by the firm as proprietary information.

X. Special Conditions

1. **Non-Discrimination.** The District does not discriminate on the basis of race, color, national origin, religion, age, ancestry, medical condition, disability or gender in consideration for an award of contract.
2. **Drug-Free Policy and Fingerprinting.** The selected Lease-Leaseback entity shall be required to complete any and all fingerprinting requirements and criminal background checks required by State law and shall also be required to complete a Drug-Free workplace certificate.
3. **Costs.** Costs of preparing a SOQ in response to this RFQ/P are solely the responsibility of the Respondent.
4. **Prevailing Wages.** Respondents are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. These rates are set forth in a schedule which may be found on the California Department of Industrial Relations home page (www.dir.ca.gov). Any Lease-Leaseback entity to which a contract is awarded must pay the prevailing rates, post copies thereof at the job site, and otherwise comply with applicable provisions of state law.
5. **Bonding.** The successful Lease-Leaseback entity will be required to furnish a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the contract price.

6. **Limitations.** This RFQ does not commit the District to award a contract, to defray any costs incurred in the preparation of a SOQ pursuant to this RFQ, or to procure or contract for work.

WE THANK YOU FOR YOUR INTEREST IN THE WOODSIDE ELEMENTARY SCHOOL DISTRICT PROJECT!

Appendix A

Project Description and Scope

The Woodside Elementary School District is developing the Campus Modernization & Renovations located at 3195 Woodside Road., Woodside, CA 94062.

The Woodside Elementary School Renovation and Modernization Project is a comprehensive capital improvement initiative designed to upgrade and enhance aging facilities in order to support 21st-century learning, improve safety, and accommodate current and future student needs. This project will address essential infrastructure updates, learning environment enhancements, and building system improvements that have become necessary due to aging facilities and evolving educational standards.

Project Scope

The scope of work includes, but is not limited to:

Modernization of Classrooms and Interior Spaces

Renovation of existing classrooms to support flexible learning environments, updated finishes, new casework, upgraded lighting, and enhanced acoustics.

Building Systems Upgrades

Replacement and/or upgrades of outdated mechanical, electrical, and plumbing systems to improve energy efficiency, air quality, and long-term operational sustainability.

Restroom and ADA Compliance Upgrades

Renovation of student and staff restrooms, and accessibility upgrades throughout campus to ensure compliance with the Americans with Disabilities Act (ADA).

Purpose and Importance of the Project

Woodside Elementary School was originally constructed several decades ago, and while periodic maintenance has occurred, the campus facilities no longer adequately support the District's educational goals or meet current building codes and standards. Modernization is essential to:

- Support 21st-Century Learning by creating collaborative, adaptable, and tech-integrated spaces.
- Ensure Health and Safety with upgraded systems that address air quality, fire safety, and physical security.
- Promote Equity and Accessibility through ADA compliance and inclusive design.
- Protect Public Investment by extending the useful life of school facilities and improving energy efficiency, thereby reducing long-term operational costs.
- Align with Community Expectations to maintain a high-quality educational environment reflective of the values and standards of the Woodside community.

This project reflects the District's commitment to providing a safe, functional, and inspiring campus that meets the educational needs of today's students while preparing for future growth. Office of Public-School

Construction (OPSC), Division of the State Architect (DSA), California Department of Education (CDE) and state-funded school project experience required.

The following areas of applicant qualifications should be demonstrated for the Design Build Entities (DBE) and its key consultants.

- Specific experience with K-12 public school modernization projects in San Francisco Bay Area.
- Experience with the Division of the State Architect (DSA).
- Experience with the Office of Public-School Construction (OPSC).
- Experience with Lease Lease Back Entity method of delivery.
- Ability to complete construction documents within aggressive time frames.
- Ability to keep project designs within defined budgets.
- Ability to obtain timely approvals by DSA.
- Ability to produce high quality, complete and fully coordinated construction documents.
- Ability to work within a Program and Construction Management framework

Scope:

A draft of the Project Design Criteria is attached as **APPENDIX B**. The LLBE should provide pricing in two separate phases, in alignment with the phasing options outlined in **Appendix C**. Proposals should be structured based on associated fees and general conditions (GCs) for each phase.

Project Budget: \$9Mil

Appendix B
Project Design Criteria

Building	Exterior / Interior	Room Location (where applicable)	Scope	Project / By District / Separate
AA (Classrooms 6-8)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Roof	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	All	Replace Exterior Doors	In Project
	Ext	All	HVAC Unit Replacement (2007)	In Project
B (Classrooms 10-13)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	All	Replace Exterior Doors	In Project
	Ext	All	Paving and Downspout Fixes	In Project
	Ext	All	Replace Ext. Light Fixtures	In Project
	Ext	All	HVAC Unit Replacement (over 24 years old)	In Project
	Int	10/11 Only or All?	Carpet Replacement	In Project
	Int	All	Replace Countertops	In Project
	Int	All	Replace Sinks/Plumbing	In Project
	Int	All	Window Shades	In Project
	Int	Electrical Rm	Replace Lights / Paint / Ceiling	In Project
	Int	RR	Replace Partitions / Paint	In Project
	Int	RR	Replace Lights	In Project
	Int	RR	Replace Counters/Sinks	In Project
BB (Admin)				
	Ext	All	Paint (Exterior)	In Project
	Ext	Superintendent	Replace Deteriorated Ext Door	In Project
	Ext	All	Replace Roof	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	All	HVAC Unit Replacement (2007)	In Project
	Int	Lobby / Corridor	Replace Flooring	By District
	Int	Lobby	Add Outlets/Electrical	In Project
	Int	RR	Add Exhaust Fans / Replace Doors to add Louver	In Project
	Int	Conference Room	Add Sidelight/Transom at Door	In Project
	Int	Elec.	Potential Battery Backup to support Main Office	In Project
CC (Support Services)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Doors	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	-	Drainage Improvements at Breezeway	In Project
	Int	Wildcat / 39B	Replace Flooring	In Project
	Int	Wildcat	Replace Appliances and Casework	In Project
	Int	Wildcat	Infill Unused Door	In Project
	Int	All	Window Shades	In Project
DD (Music Classrooms)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	Room 37	Replace Exterior Doors (Confirm Not at Others)	In Project
	Ext	All	HVAC Unit Replacement (2007)	In Project
	Int	All	Window Shades	In Project
E (Classrooms 15-19)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	All	Paving and Downspout Fixes	In Project
	Ext	All	Replace Ext. Light Fixtures	In Project
	Ext	All	Replace Windows	In Project
	Ext	All	Repair Roof Leaks at Mechanical Roof Screens	In Project
	Ext	All	HVAC Unit Replacement (24 years +)	In Project
	Int	16-17	Replace Ceilings (Need Clarity)	In Project
	Int	All	Replace Flooring	In Project
	Int	All	Window Shades	In Project
F (Classrooms 26-29)				
	Ext	All	Paint (Exterior)	In Project
	Ext	All	Replace Gutters (with Leaf Filter)	In Project
	Ext	All	Replace Windows	In Project
	Ext	All	Replace Ext. Light Fixtures	In Project
	Ext	All	Column Covers / Wraps (Typical)	In Project
	Ext	All	Repair Roof Leaks at Mechanical Roof Screens	In Project
	Ext	Covered Walk	Roof Leaks through at Canopy	In Project

Ext	26, 28, 29	HVAC Unit Replacement (not Room 27 replaced in 2017)	In Project
Int	All	Carpet/Flooring Replacement	In Project
Int	All	Window Shades	In Project
Int	All	Lighting Controls/Sensors	In Project

FF (9, 14 & 20)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace Roof	In Project
Ext	All	Replace Drinking Fountains (2)	In Project
Ext	All	Column Covers / Wraps (Typical)	In Project
Ext	Room 20 Only	HVAC Unit Replacement (Room 20 only, 19 and 14 were re	In Project

G (Community Gym)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace All Shingle Roofing/Flashing	In Project
Ext	All	Replace Ext. Light Fixtures	In Project
Ext	All	Replace Drinking Fountain (1)	In Project
Ext	All	HVAC Unit Replacement (from maint. report over 24+ years	In Project
Int	Gym	Paint	In Project
Int	Office	Flooring Replacement	In Project
Int	Gym	Broken Skirt Board @ Bleachers	In Project

GG (Classrooms 21/22)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace Roof	In Project
Ext	All	Replace Exterior Doors	In Project
Ext	All	HVAC Unit Replacement (2007)	In Project

H (Library)

Int	All	Replace Lighting	In Project
Int	All	Replace Furniture	In Project
Int	All	Flooring Replacement	In Project

M (Classrooms 23 - 25)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace Ext. Light Fixtures	In Project
Ext	All	Replace Exterior Doors	In Project
Ext	All	Renovation of Breezeway (Alt. Use)	In Project
Ext	Room 23	Replace Exhaust Fan	In Project
Ext	23 / 24 Only	HVAC Unit Replacement (from maint. report over 24+ years	By District
Int	RR	Replace Partitions	In Project
Int	RR	Replace Doors and Flip Swing	In Project
Int	RR	Replace Exhaust Fans	In Project
Int	RR	Replace Ceilings with Appropriate Type	In Project
Int	RR	Replace Vanities and Sinks	In Project

P (Preschool)

No Scope Identified

S (Classrooms 30 - 32)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace Ext. Light Fixtures	In Project
Ext	Room 30 Only	HVAC Unit Replacement (Room 32 replaced in 2017)	In Project
Int	All	Window Shades	In Project

T (Classrooms 33 & 34)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Gutters (with Leaf Filter)	In Project
Ext	All	Replace Ext. Light Fixtures	In Project
Ext	All	Replace Drinking Fountain (1)	In Project
Ext	All	Paving and Downspout Fixes	In Project
Ext	All	HVAC Unit Replacement (24 + years)	In Project
Int	All	Window Shades	In Project

U (Classroom 35)

Ext	All	Paint (Exterior)	In Project
Ext	All	Replace Ext. Light Fixtures	In Project
Ext	All	Add Additional Exterior Lights to rear of Building	In Project
Int	All	Window Shades	In Project

Selman (MPR)				
	Ext	All	Replace Ext. Light Fixtures	In Project
	Int	Stage	Paint (Interior)	In Project
Site				

Appendix C
Phasing Options



(2) Summer Phased Schedule (10 weeks):

- All Summer 2026
- All Summer 2027

----- PATH OF TRAVEL (P.O.T.) AS INDICATED MEETS THE FOLLOWING REQUIREMENTS:
1. IS A BARRIER-FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2 EXCEPT THAT LEVEL CHANGES ARE 1/4" MAX VERTICAL & IS AT LEAST 48" WIDE.
2. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
3. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SEC 11B-403.3).
4. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4".
5. PROJECTION FROM WALL SURFACE BETWEEN 27" AND 80" ABOVE FINISH FLOOR OR GROUND (SECTION 11B-307.2).
6. PROVIDE FLUSH TRANSITIONS AT ANY ADJOINING JOINTS BETWEEN DIFFERENT WALK SURFACES IN P.O.T.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REPAIRS, AS PART OF THE DESIGN OF THIS PROJECT. THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED UPON THE VALUATION THRESHOLD OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

--- -- PROPERTY LINE
--- -- LIMITS OF WORK FOR THIS PROJECT
ACCESSIBLE RESTROOMS - A#01-100123

OWNER: WOODSIDE SCHOOL DISTRICT
PROJECT NAME: WOODSIDE ES / MODERNIZATION & NEW TK/K BUILDING
ADDRESS: 3185 WOODSIDE RD. WOODSIDE, CA

REVISIONS:		
	DESCRIPTION	DATE
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PROJECT NO: 2024-40135
DATE ISSUED: 2024.11.08
SCALE: As indicated

A1.2
OVERALL SITE PLAN - INCREMENT 2



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Summer and School Year Phased Schedule:

- All Summer 2026
- 8/10/26 - 11/2/26
- 11/2/26 - 1/25/27
- 2/15/27 - 5/10/27
- 5/10/27 - 8/2/27
- All Summer 2027

----- PATH OF TRAVEL (P.O.T.) AS INDICATED MEETS THE FOLLOWING REQUIREMENTS:
1. IS A BARRIER-FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NOT STEEPER THAN 1:2 EXCEPT THAT LEVEL CHANGES ARE 1/4" MAX VERTICAL & IS AT LEAST 48" WIDE.
2. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
3. CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 UNLESS OTHERWISE INDICATED (SEC 11B-403.3).
4. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (SECTION 11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4".
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DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
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