



**JL BRAY  
& SON  
INCORPORATED**

COMMERCIAL  
INDUSTRIAL  
BUILDERS  
SINCE 1948

STATE OF CALIFORNIA  
CONTRACTORS LICENSE  
#289418

P.O. BOX L  
4501 BROADWAY AVENUE  
SALIDA, CA 95368  
(209) 545-2856  
FAX (209) 545-5255  
[www.BrayConstruction.com](http://www.BrayConstruction.com)

## Bid Memo #1

April 5, 2021

To: All Bidders  
From: James Bray  
Project: Osborn Two-Way Immersion Academy Modernization

Subject: **Bid Memo No. 1**

**Bid Date: April 29, 2021**

**Bid Time: 2:00 PM**

Bid Memorandum No. 1 for the above subject project consists of the following documents:

JL Bray Invitation to Bid (1 page)  
Bidding Requirements (5 pages)  
Subcontractor Bid Form (1 page)  
Project Phasing Schedule (6 pages)

End of Memorandum Cover



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# INVITATION TO BID

**Project:** Osborn Two-Way Immersion Academy Modernization  
**Location:** Turlock, CA

**Bid Date:** April 29, 2021 @ 2:00 PM

**Non-Mandatory Pre-Bid:** April 14, 2021 @ 10:00 AM

**Contacts:** James Bray ([james@brayconstruction.com](mailto:james@brayconstruction.com)) - Estimating  
 Denaë Lawrence ([denae@brayconstruction.com](mailto:denae@brayconstruction.com)) – General Info  
 Bids delivered to – [esitimating@brayconstruction.com](mailto:esitimating@brayconstruction.com)

**Phone:** (209) 545-2856  
**Fax:** (209) 545-5255

**Plans Available:**  
 JL BRAY PLANROOM VALLEY BUILDERS EXCHANGE  
 FRESNO EXCHANGE SACRAMENTO BUILDER EXCHANGE

**Project Information:** Relocation of existing portable classroom buildings, construction of three new buildings, and a new parking lot as indicated in the drawings and specifications.

JL Bray & Son Inc. is an equal opportunity employer. All subcontractors must be bondable. Bonds may be required. Subcontractors are responsible for viewing all bid documents and incorporating said requirements into their

Please fax at (209) 545-5255 or email us if you intend to bid the project:

Company Name: \_\_\_\_\_ Contact: \_\_\_\_\_

Phone #: \_\_\_\_\_ Scope: \_\_\_\_\_

**OSBORN TWO-WAY IMMERSION ACADEMY MODERNIZATION  
JL BRAY & SON INC. AND TURLOCK UNIFIED SCHOOL DISTRICT**

**BIDDING REQUIRMENTS  
ARTICLE 1: NOTICE INVITING BIDS**

JL Bray & Son Inc. will receive prior to the date and time set forth below, at JL Bray & Son's office, located at 4501 Broadway Ave. Salida, CA 95368 or via Facsimile at (209) 545-5255, written Subcontractor and Supplier proposals, who are properly licensed to perform stated work for the construction of **“Osborn Two-Way Immersion Academy Modernization.”** for the Turlock Unified School District in Turlock, CA.

Bids will be accepted until **2:00 PM on Thursday, April 29, 2021**. Proposal will be privately opened and evaluated as stated below.

**A NONMANDATORY subcontractor pre-bid meeting will be held at 10:00 AM on Wednesday, April 14, 2021.** No verbal answers issued at the pre-bid meeting should be relied upon for bidding purposes. An addendum will be issued to formalize responses to questions for bidding. Written questions are encouraged to avoid confusion.

The project consists of relocation of existing portable classroom buildings, construction of three new buildings, and a new parking lot as indicated in the drawings and specifications developed by F. F. & J. Architects. Plans may be viewed at JL Bray & Son's office. Please contact Denae Lawrence, Project Manager, at JL Bray & Son's main number (209) 545-2856. Please call ahead to confirm plans are available.

This project is subject to the requirements of Section 1770 et seq. of the California Labor Code requiring the payment of prevailing wages, the training of apprentices and compliance with other applicable requirements. Prevailing wage information may be obtained via the internet at: <http://www.dir.ca.gov>.

California Education Code section 45125.2 requires entities providing construction services to the District to ensure the safety of pupils where employees of the entity or subcontractors will have contact with pupils. Therefore, Contractor shall certify that methods are being undertaken to ensure the pupils' safety. Certification must be accomplished by completing the “Declaration Regarding Employee fingerprinting and Criminal Background Check”.

No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

No contractor or subcontractor may be awarded a contract for public work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This is a Lease Leaseback project and is subject to Skilled and Trained Workforce Requirements pursuant to Education Code Section 17407.5 et Seq

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Payment and performance bonds may be required. Please indicate your bonding rate on your proposal.

JL Bray & Son Inc. reserves the right to waive or reject all proposals, accept proposals in any order or combination, to make modifications to the scope of work after proposals are received, and waive any irregularities it deems appropriate.

**OSBORN TWO-WAY IMMERSION ACADEMY MODERNIZATION  
JL BRAY & SON INC. AND TURLOCK UNIFIED SCHOOL DISTRICT**

**BIDDING REQUIRMENTS  
ARTICLE 2: INSTRUCTIONS TO BIDDERS**

**2.1.KEY DATES**

- i. NONMANDATORY Pre-Proposal Meeting @ Jobsite: 10:00 AM April 14, 2021
- ii. Questions due to J.L. Bray & Son, Inc.: 12:00 PM April 20, 2021
- iii. Proposals Due: by 2:00 PM on April 29, 2021**
- iv. Post-Proposal Interviews: If needed, As Scheduled
- v. Construction Schedule:
  - a. Start: May 2021
  - b. Completion: July 2022

**2.2. DEFINITIONS**

- a. The owner is the Turlock Unified School District.
- b. The Lease/ Lease-Back Entity and General Contractor is J.L. Bray & Son, Inc.
- c. The Project Team consists of the Owner, the Inspector of Record, the Lease/ Lease-Back Entity, the Architect, and other design professionals and consultants providing services in connection with the Project.
- d. The Project is Osborn Two-Way Immersion Academy Modernization.
- e. Work is any portion of the Project.
- f. The Proposal Documents include the Proposal Requirements & Contract Documents. Proposal Requirements are set forth in the Request for Proposals, Instruction to Proposers, and the Proposal Form. The Contract Document consists of the Facilities Lease Agreement, Subcontract Agreement, Subcontract Agreement Exhibits, Drawings, Specifications, and Addenda issued prior to proposal due date. The Owner- Lease/Lease-Back Entity Agreement is available for review at J.L. Bray & Son's office.
- g. Addenda are written or graphic instruments issued by the Architect which modify or interpret the proposal Documents by additions, deletions, clarifications, or corrections.
- h. A Proposer is a person or entity with a valid state contractor's license, appropriate for the scope of work being proposed, who submits a Proposal.
- i. A Proposal is a complete and properly signed offer to perform Work for the sums stipulated therein submitted in accordance with the Proposal Documents.
- j. The Base Proposal Price is the sum stated in the Proposal for which the Proposer offers to perform the Work described in the Proposal Documents, to which Work may be added or from which Work may be deleted for the sums stated in Alternate Proposals.
- k. An Alternate Proposal Price is an amount stated in the Proposal to be added to or deducted from the amount of the Base Proposal Price if the corresponding change in the Work, as described in the proposal, is accepted.
- l. A Unit Price is an amount stated in the Proposal as a price per unit of measure for materials, equipment or services or a portion of the Work as described in the Proposal.

- m. A Voluntary Alternate is an unsolicited alternate offer by the Proposers for materials and equipment not called out by the Proposal Documents. J.L. Bray & Son reserves the right to accept or reject any or all Voluntary Alternates offered.

### 2.3. PRE-PROPOSAL MEETING

- i. A **NONMANDATORY** subcontractor pre-bid meeting will be held at 02:00 PM on Wednesday, April 14, 2021. We will meet at the Osborn Elementary School Flagpole. No verbal answers issued at the pre-bid should be relied upon for bidding purposes. An addendum will be issued to formalize responses to questions for bidding. Written questions are encouraged to avoid confusion.

### 2.4. PROPOSER'S REPRESENTATIONS

- i. By submitting a Proposal, a Proposer represents that they have read and understand the Proposal Documents: have visited the site, become familiar with local conditions under which the Work is to be performed, and have correlated personal observations with the requirements of the proposed Contract Documents; and that the Proposal is made in accordance with the Proposal Documents and based upon the materials, equipment and systems required by the Proposal Documents without exception.

### 2.5. PROPOSAL DOCUMENTS

- i. Proposers shall use complete sets of Proposal Documents in preparing proposal. Neither the Owner, Architect, nor J.L. Bray & Son, assumes responsibility for errors or misinterpretations resulting from the use of the incomplete sets of Proposal Documents.
- ii. Requests for Clarification or interpretation of the Proposal Documents shall be submitted in writing and received no later than 12:00 PM on April 20, 2021. Questions received after the above noted deadline may be answered at the discretion of the Lease/ Lease-Back Entity.
- iii. Should a Proposer find discrepancies, ambiguities, inconsistencies, errors and/or omissions in the drawings and specifications, or be in doubt as to their meaning, the Proposer shall at once notify J.L. Bray & Son in writing. Failure to report shall not relieve the Proposer from performing the necessary work.
- iv. Changes, corrections and responses to Requests for Clarification to the Proposal Documents will be made by Addendum issued by J.L. Bray & Son and distributed to the plan-holder list.
- v. Each Proposer shall ascertain prior to submitting the proposal that every addendum issued prior to the Proposal Date has been considered and shall acknowledge receipt of each Addendum on their proposal.

### 2.6. BID SECURITY

- i. Bid Bond is not required.

### 2.7. PROPOSAL PROCEDURES

- i. Items to be included in the Proposals: Base Proposal Price and Alternate Prices shall include all labor, supervision, detailing, tools, materials, equipment and all permits, fees, sales, use or similar taxes applicable to and necessary to accomplish the work outlined in the proposal documents except as otherwise stated. It is the intent of the contract documents to include all items necessary for the proper execution and

completions of the work. The contract documents are complementary, and what is required by anyone shall be as binding as if required by all.

- ii. Proposals shall be submitted to J.L. Bray & Son by the date and time noted in the Request for Proposals.
- iii. The attached Bid Form is required for proposal submission. Failure to submit your proposal on this form could be grounds for disqualification. All exclusions must be listed on this form.
- iv. Proposals may be mailed, delivered or faxed to the location noted in the Notice Inviting Bids. Proposers shall assume full responsibility for timely delivery.

## 2.8. SUBSTITUTIONS

- i. Base Proposal Price must be for the specified materials and equipment as indicated on plans and specifications.

## 2.9. MODIFICATION OR WITHDRAWAL OF PROPOSALS

- i. Proposals may be modified, withdrawn or cancelled prior to the proposal date and time provided J.L. Bray & Son is notified in writing prior to the proposal date and time.
- ii. Proposals shall be valid for a minimum of sixty (60) calendar days.

## 2.10. PROPOSAL OPENING AND CONTRACT AWARDS

- i. Proposals will be opened privately
- ii. J.L. Bray & Son intends to award contracts on the basis of the best value to the owner. All awards will be made in the Owner's best interest.
- iii. J.L. Bray & Son reserves the right to waive any informality or irregularity in any Proposal.
- iv. J.L. Bray & Son reserves the right to reject any or all proposals.
- v. J.L. Bray & Son shall have the right to accept Alternates in any order or combination.
- vi. Proposers may be asked to attend an interview to review the completeness and accuracy of their proposals, Proposers shall be represented by an employee(s) of their company prepared to discuss project scope, schedule, construction sequencing, qualifications, assumptions made in preparation of the Proposal price, and any other issued related to determining the ability of the Proposer to complete the work in their proposal.
- vii. JL Bray & Son reserves the right to select the Subcontractor or Supplier that, in its sole judgment, best meets the needs of the district.
- viii. It is the intent of the District to approve the Facilities Lease Agreement in May of 2021.
- ix. Upon notice to proceed with construction, J.L. Bray & Son intends to issue subcontracts.

## 2.11. BONDS

- i. 100% Payment and Performance bonds may be required.
- ii. Cost for bonds shall be excluded from the proposal price.
- iii. Proposers shall note on the proposal form a percentage cost for bonds.

## 2.12. INSURANCE

- i. The insurance requirements for this project are specified in the General Construction Provisions found in the specification manual. A summary is provided below.
- ii. Worker's Compensation Insurance in compliance with the laws of the State of California. Employees Liability Insurance of no less than One Million Dollars (\$1,000,000.00) per occurrence.
- iii. Owned/non-owned automobile liability insurance providing combined single limits covering bodily injury liability with limits of no less than One Million Dollars (\$1,000,000.00) per occurrence and providing property damage liability of no less than One Million Dollars (\$1,000,000.00) per accident.
- iv. Commercial General Liability insurance including coverage for premises and operation, contractual liability, personal injury liability, products/completed operations liability, broad form property damage and owner/contractor's protective liability in an amount not less than Two Million Dollars (\$2,000,000.00) per occurrence, combined aggregate single limit for bodily injury, personal injury and property damage written on as occurrence form. For protection of the aggregate a separate liability policy must be used for this Contract or an endorsement issued to reserve the required aggregate for this specific contract.
- v. Additional insured for J.L. Bray & Son, Inc., its officers, agents, representatives, and employees and the District shall be added as additional insured on form CG 20 10 (11/85) under your Commercial general liability insurance policy and said policy shall be primary insurance over any other insurance carried on the project.

## 2.13. WAGES

- i. All Proposers are hereby notified that prevailing wage for diem rates must be paid as required by the Labor Code of the State of California. It is Mandatory upon the Subcontractor to whom a subcontract is awarded, and upon any tier subcontractors under the Subcontractor, to pay not less than the specified rate of per diem wages for each craft, classification, and type of worker needed to execute their contract. It is the Proposers responsibility to determine the proper rates and any rate changes, which as occurred or will occur during the contract period as determined by the Department of Industrial Relations.
- ii. The Prevailing Wage Determination used shall be based upon an advertisement date of April 07, 2021.
- iii. Proposers are advised J.L. Bray & Son is signatory to the Carpenters, Labors, and Cement Masons Unions. Firm's signatory to those unions must perform all scopes of work claimed by the Carpenters, Labors, and Cement Masons Unions. If you have questions regarding work covered by these agreements, please contact JL Bray & Son **PRIOR** to bidding.

## 2.14. CONTRACTOR'S LICENSE

- i. All Proposers must be contractors properly licensed in the State of California to perform the Work of the project.
- ii. The license must be active, in good standing as of the Proposal date.
- iii. The license must be maintained in good standing throughout the term of the subcontract.



**J.L. BRAY & SON, INC.**  
 P.O. Box L  
 4501 Broadway Avenue  
 Salida, CA 95368  
 www.BrayConstruction.com  
**(209) 545-2856**  
**Fax (209) 545-5255**

# SUBCONTRACTOR BID FORM

**JOB:** Osborn Two-Way Immersion Academy  
Modernization  
**DATE:** April 29, 2021  
**TIME:** 2:00 PM  
**LOCATION:** JL Bray & Son

We acknowledge seeing Memos # 1,   ,   ,   ,     
 (No acknowledgment means "None")

By submitting a proposal, bidder states that it has reviewed the insurance requirements stipulated in section F-1 Insurance Requirements of the General Conditions and the cost of any excess premiums are included in this proposal.

**BIDDER:** \_\_\_\_\_  
**STATE LICENSE #:** \_\_\_\_\_  
**DIR REG. #:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_  
**WEBSITE:** \_\_\_\_\_

We (are) (are not) [circle one] bondable for \_\_\_\_\_%  
 in excess of the enclosed bid.

**Bond Agent:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

We propose to furnish all labor, materials, equipment, and applicable taxes necessary to complete the following outlined work on the above-named project, as shown on the plans and described in the specifications and acknowledged written addenda as follows:

**SPECIFICATION SECTIONS INCLUDED:**  ,  ,  ,   
 ,  ,  ,

**EXCLUSIONS FROM THIS BID:** \_\_\_\_\_

**BASE BID:** \$ \_\_\_\_\_

**BIDDER'S REMARKS:**

By submitting a proposal Subcontractor confirms it has reviewed the contract documents in their entirety and certifies that it has the necessary resources to meet the project completion date and Skilled and Trained Workforce requirements stipulated therein.

**SIGNED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PRINTED:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

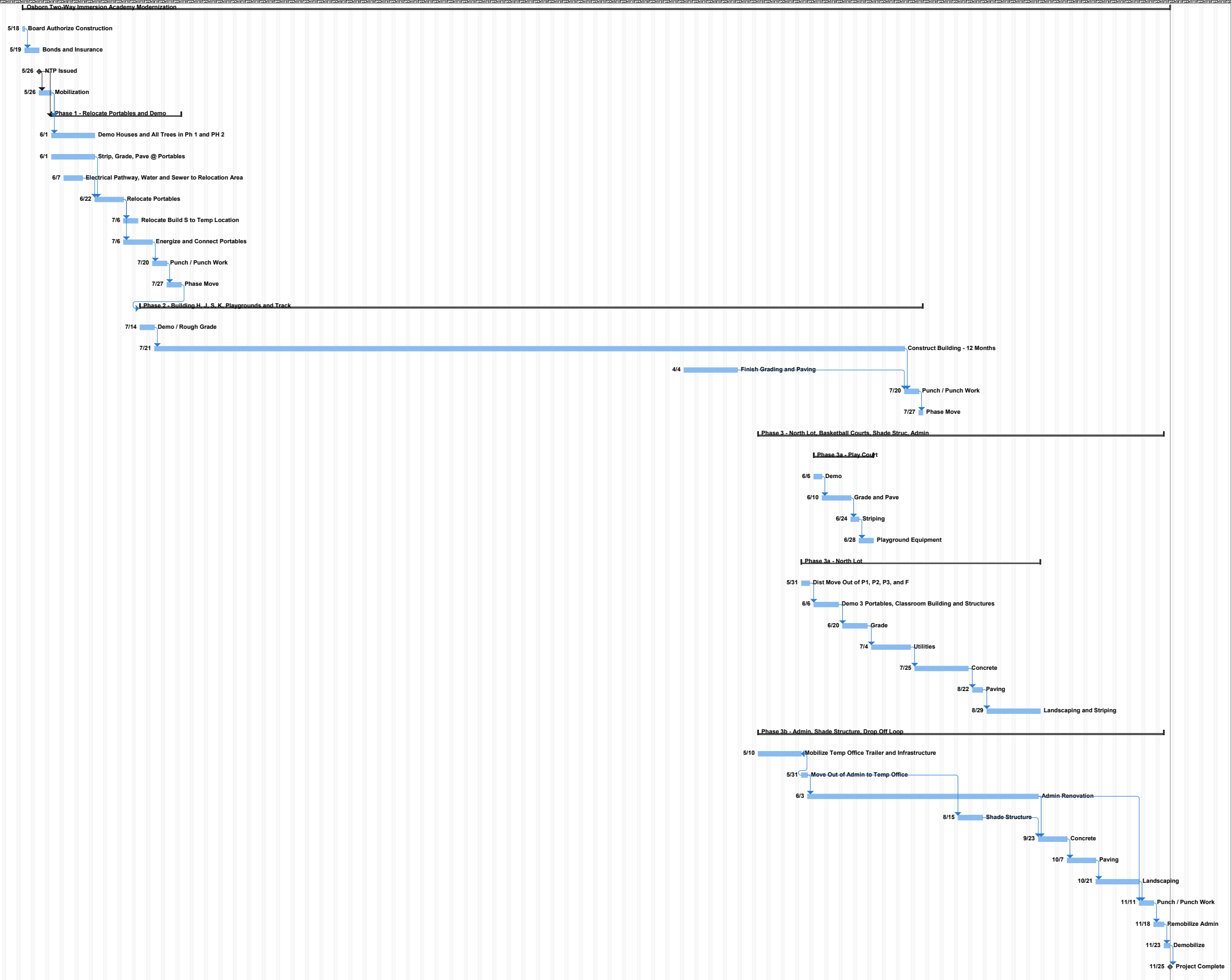
TIME LIMIT: This bid is valid for 60 days.



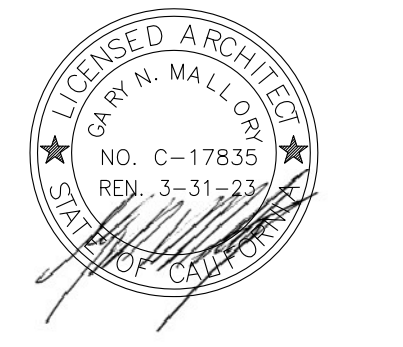


**Osborn Two-Way Immersion Academy  
Modernization  
Phasing Schedule**

ID	Task Name	Duration	Start	Finish
1	<b>Osborn Two-Way Immersion Academy Modernization</b>	<b>399 days</b>	<b>Tue 5/18/21</b>	<b>Fri 11/25/22</b>
2	Board Authorize Construction	1 day	Tue 5/18/21	Tue 5/18/21
3	Bonds and Insurance	1 wk	Wed 5/19/21	Tue 5/25/21
4	NTP Issued	0 days	Wed 5/26/21	Wed 5/26/21
5	Mobilization	4 days	Wed 5/26/21	Mon 5/31/21
6	<b>Phase 1 - Relocate Portables and Demo</b>	<b>45 days</b>	<b>Tue 6/1/21</b>	<b>Mon 8/2/21</b>
7	Demo Houses and All Trees in Ph 1 and PH 2	3 wks	Tue 6/1/21	Mon 6/21/21
8	Strip, Grade, Pave @ Portables	3 wks	Tue 6/1/21	Mon 6/21/21
9	Electrical Pathway, Water and Sewer to Relocation Area	7 days	Mon 6/7/21	Tue 6/15/21
10	Relocate Portables	2 wks	Tue 6/22/21	Mon 7/5/21
11	Relocate Build S to Temp Location	1 wk	Tue 7/6/21	Mon 7/12/21
12	Energize and Connect Portables	2 wks	Tue 7/6/21	Mon 7/19/21
13	Punch / Punch Work	1 wk	Tue 7/20/21	Mon 7/26/21
14	Phase Move	1 wk	Tue 7/27/21	Mon 8/2/21
15	<b>Phase 2 - Building H, J, S, K, Playgrounds and Track</b>	<b>272 days</b>	<b>Wed 7/14/21</b>	<b>Thu 7/28/22</b>
16	Demo / Rough Grade	1 wk	Wed 7/14/21	Tue 7/20/21
17	Construct Building - 12 Months	52 wks	Wed 7/21/21	Tue 7/19/22
18	Finish Grading and Paving	4 wks	Mon 4/4/22	Fri 4/29/22
19	Punch / Punch Work	1 wk	Wed 7/20/22	Tue 7/26/22
20	Phase Move	2 days	Wed 7/27/22	Thu 7/28/22
21	<b>Phase 3 - North Lot, Basketball Courts, Shade Struc, Admin</b>	<b>141 days</b>	<b>Tue 5/10/22</b>	<b>Tue 11/22/22</b>
22	<b>Phase 3a - Play Court</b>	<b>21 days</b>	<b>Mon 6/6/22</b>	<b>Mon 7/4/22</b>
23	Demo	4 days	Mon 6/6/22	Thu 6/9/22
24	Grade and Pave	10 days	Fri 6/10/22	Thu 6/23/22
25	Striping	2 days	Fri 6/24/22	Mon 6/27/22
26	Playground Equipment	5 days	Tue 6/28/22	Mon 7/4/22
27	<b>Phase 3a - North Lot</b>	<b>84 days</b>	<b>Tue 5/31/22</b>	<b>Fri 9/23/22</b>
28	Dist Move Out of P1, P2, P3, and F	4 days	Tue 5/31/22	Fri 6/3/22
29	Demo 3 Portables, Classroom Building and Structures	2 wks	Mon 6/6/22	Fri 6/17/22
30	Grade	2 wks	Mon 6/20/22	Fri 7/1/22
31	Utilities	3 wks	Mon 7/4/22	Fri 7/22/22
32	Concrete	4 wks	Mon 7/25/22	Fri 8/19/22
33	Paving	1 wk	Mon 8/22/22	Fri 8/26/22
34	Landscaping and Striping	4 wks	Mon 8/29/22	Fri 9/23/22
35	<b>Phase 3b - Admin, Shade Structure, Drop Off Loop</b>	<b>141 days</b>	<b>Tue 5/10/22</b>	<b>Tue 11/22/22</b>
36	Mobilize Temp Office Trailer and Infrastructure	3 wks	Tue 5/10/22	Tue 5/31/22
37	Move Out of Admin to Temp Office	3 days	Tue 5/31/22	Thu 6/2/22
38	Admin Renovation	4 mons	Fri 6/3/22	Thu 9/22/22
39	Shade Structure	2 wks	Mon 8/15/22	Fri 8/26/22
40	Concrete	2 wks	Fri 9/23/22	Thu 10/6/22
41	Paving	2 wks	Fri 10/7/22	Thu 10/20/22
42	Landscaping	3 wks	Fri 10/21/22	Thu 11/10/22
43	Punch / Punch Work	1 wk	Fri 11/11/22	Thu 11/17/22
44	Remobilize Admin	3 days	Fri 11/18/22	Tue 11/22/22
45	Demobilize	3 days	Wed 11/23/22	Fri 11/25/22
46	Project Complete	0 days	Fri 11/25/22	Fri 11/25/22



BUILDING DESCRIPTIONS						
BUILDING	DESCRIPTION	DSA APPLIC. NO.	OCCUPANCY	CONST. TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE
A	ADMINISTRATION	02-109651	B	VB	NO	2,394
B	MULTI-PURPOSE	02-109651	A3	VB	NO	3,874
C	CLASSROOMS	02-109651	E	VB	NO	8,745
D	CLASSROOMS	60376	E	VB	NO	4,837
E	CLASSROOMS	60376	E	VB	NO	4,837
F	CLASSROOMS	80135	E	VB	NO	5,248
P1	CLASSROOM	28723	E	VB	NO	960
P2	CLASSROOM	28723	E	VB	NO	960
P3	CLASSROOM	47113	E	VB	NO	960
P4	CLASSROOM	48911	E	VB	NO	960
P5	CLASSROOM	52330	E	VB	NO	960
P6	CLASSROOM	52330	E	VB	NO	960
P7	CLASSROOM	54945	E	VB	NO	960
P8	CLASSROOM	54945	E	VB	NO	960
P9	CLASSROOM	53652	E	VB	NO	960
P10	CLASSROOM	53652	E	VB	NO	960
P11	CLASSROOM	53652	E	VB	NO	960
P12	CLASSROOM	60194	E	VB	NO	960
P13	CLASSROOM	55139	E	VB	NO	960
P14	CLASSROOM	55139	E	VB	NO	960
P15	CLASSROOM	60194	E	VB	NO	960
P16	CLASSROOM	65647	E	VB	NO	960
P17	CLASSROOM	65647	E	VB	NO	960
P18	CLASSROOM	65647	E	VB	NO	960
P19	CLASSROOM	65647	E	VB	NO	960
P20	CLASSROOM		E	VB	NO	960
P21	CLASSROOM		E	VB	NO	960
P22	STORAGE	02-104065	S-2	VB	NO	1440
P23	RESTROOMS	02-114486	E	VB	NO	960



**FF & J ARCHITECTS, INC.**  
 2101 GEER ROAD, SUITE 308  
 TURLOCK, CALIF. 95382 (209) 668-2750

NOTE: THESE DOCUMENTS AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF A PROFESSIONAL SERVICE ARE THE SOLE PROPERTY OF FF & J ARCHITECTS, INC. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF FF & J ARCHITECTS, INC. © 2020

CONSULTANT

PROJECT  
**MODERNIZATION OF:**

**OSBORN TWO-WAY IMMERSION ACADEMY**  
 210 N SODERQUIST RD.  
 TURLOCK, CA 95380

**TURLOCK UNIFIED SCHOOL DISTRICT**

TITLE

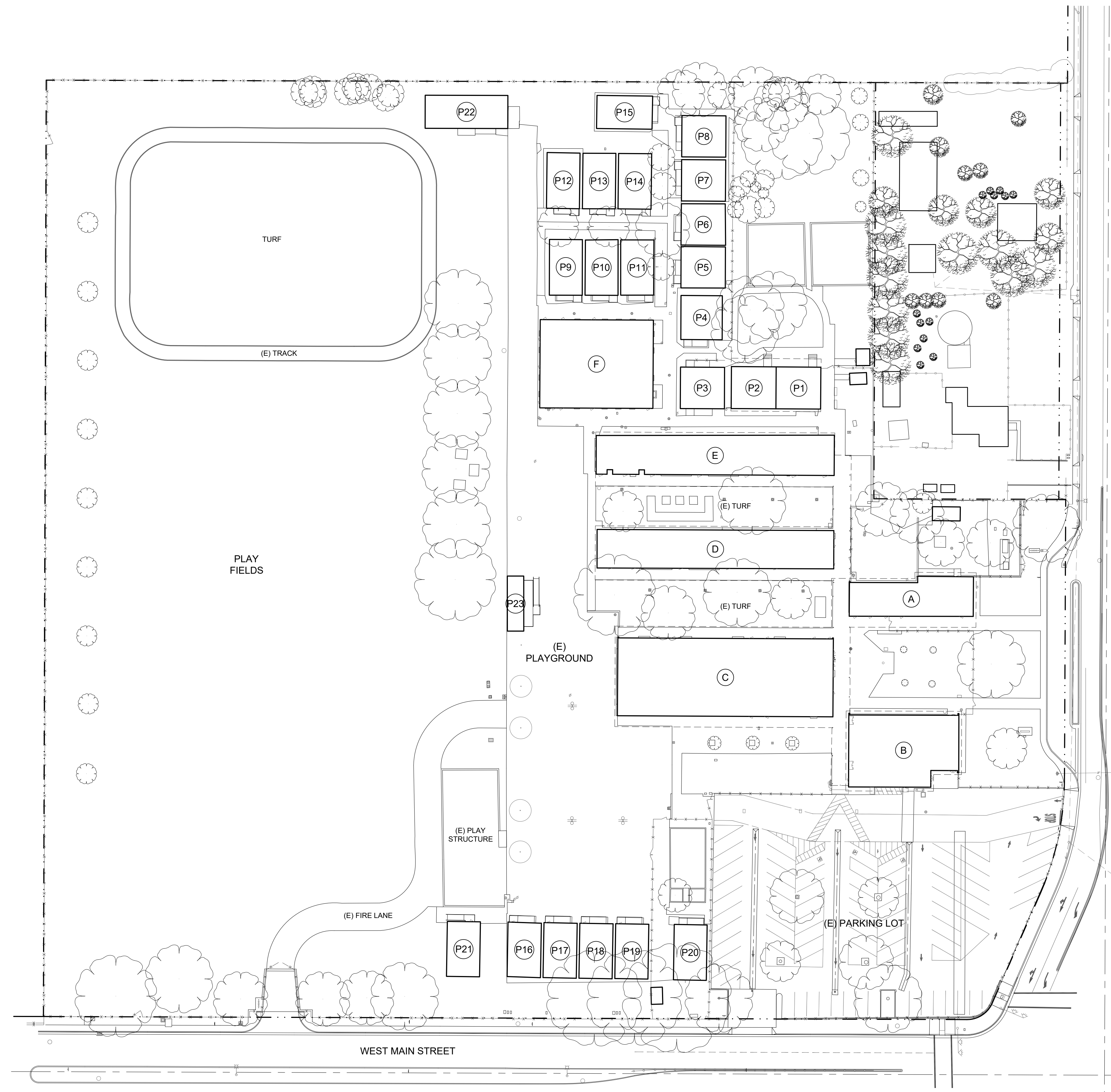
**OVERALL EXISTING SITE PLAN**

V2 SUBMITTAL - 3/30/21

REVISIONS	BY

DATE:  
 DRAWN BY:  
 FILE: TU17.02 AS.0  
 JOB: TU 17.02 OF SHEETS

**AS.0**



OVERALL EXISTING SITE PLAN

SCALE: 1"=40'-0"  
 A

BUILDING DESCRIPTIONS						
BUILDING	DESCRIPTION	DSA APPLIC. NO.	OCCUPANCY	CONST. TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE
A	ADMINISTRATION	02-109651	B	VB	NO	2,394
B	MULTI-PURPOSE	02-109651	A3	VB	NO	3,874
C	CLASSROOMS	02-109651	E	VB	NO	8,745
D	CLASSROOMS	60376	E	VB	NO	4,837
E	CLASSROOMS	60376	E	VB	NO	4,837
F	CLASSROOMS	80135	E	VB	NO	5,248
P1	CLASSROOM	28723	E	VB	NO	960
P2	CLASSROOM	28723	E	VB	NO	960
P3	CLASSROOM	47113	E	VB	NO	960
P4	CLASSROOM	48911	E	VB	NO	960
P5	CLASSROOM	52330	E	VB	NO	960
P6	CLASSROOM	52330	E	VB	NO	960
P7	CLASSROOM	54945	E	VB	NO	960
P8	CLASSROOM	54945	E	VB	NO	960
P9	CLASSROOM	53652	E	VB	NO	960
P10	CLASSROOM	53652	E	VB	NO	960
P11	CLASSROOM	53652	E	VB	NO	960
P12	CLASSROOM	60194	E	VB	NO	960
P13	CLASSROOM	55139	E	VB	NO	960
P14	CLASSROOM	55139	E	VB	NO	960
P15	CLASSROOM	60194	E	VB	NO	960
P16	CLASSROOM	65647	E	VB	NO	960
P17	CLASSROOM	65647	E	VB	NO	960
P18	CLASSROOM	65647	E	VB	NO	960
P19	CLASSROOM	65647	E	VB	NO	960
P20	CLASSROOM		E	VB	NO	960
P21	CLASSROOM		E	VB	NO	960
P23	RESTROOMS	02-114486	E	VB	NO	960



**FF & J ARCHITECTS, INC.**  
 2101 GEER ROAD, SUITE 308  
 TURLOCK, CALIF. 95382 (209) 668-2750

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PROJECT  
**MODERNIZATION OF:**

**OSBORN TWO-WAY IMMERSION ACADEMY**  
 210 N SODERQUIST RD.  
 TURLOCK, CA 95380

**TURLOCK UNIFIED SCHOOL DISTRICT**

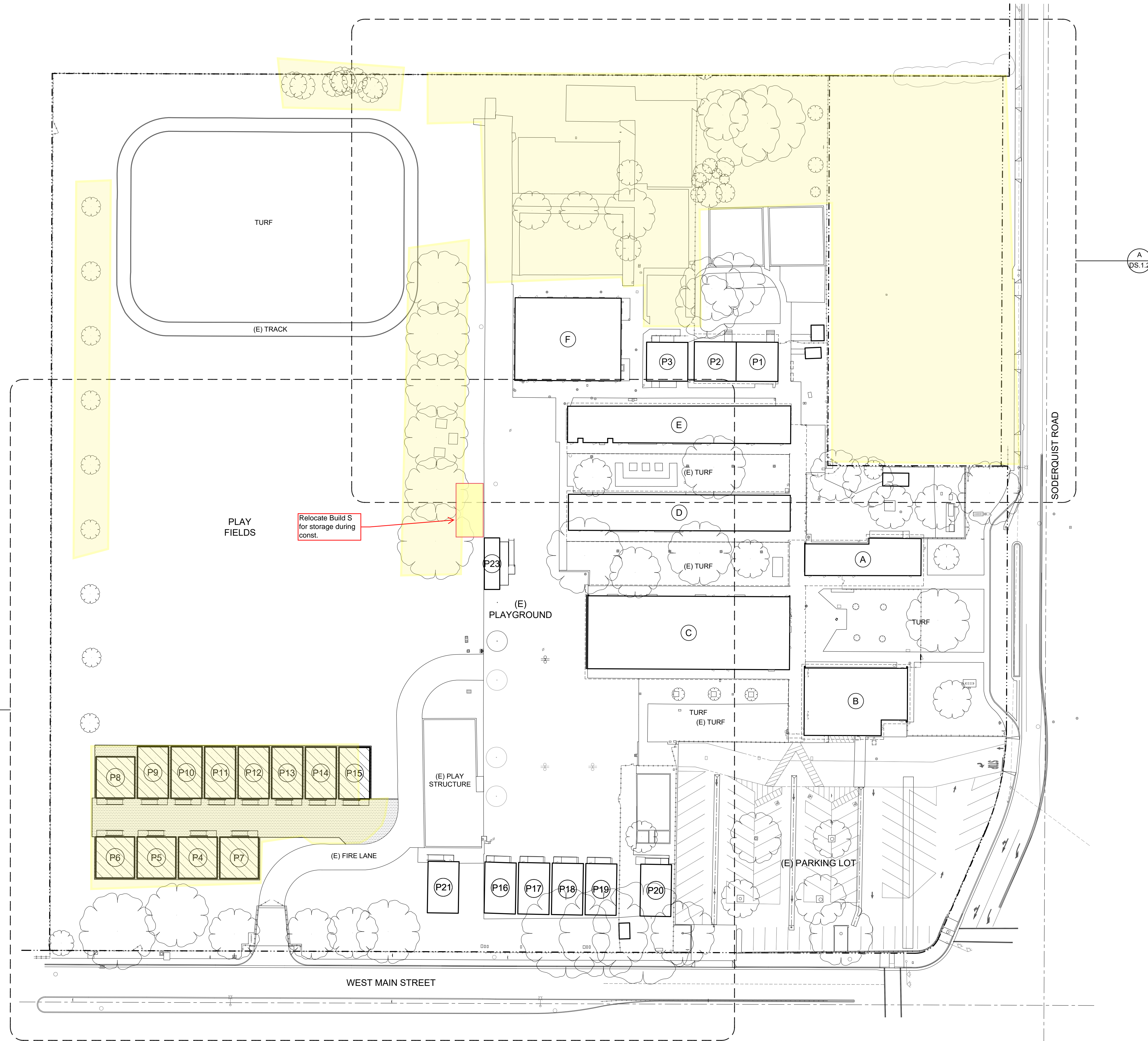
TITLE  
**OVERALL SITE PLAN PHASE 1**

V2 SUBMITTAL - 3/30/21

REVISIONS	BY

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 FILE: TU17.02 AS.1.0  
 JOB: TU 17.02 OF SHEETS

**AS.1.0**



**LEGEND**

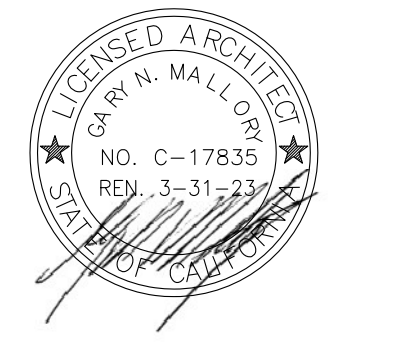
	EXISTING BUILDING
	EXISTING PORTABLE TO BE RELOCATED

OVERALL SITE PLAN - PHASE 1

SCALE: 1"=40'-0"

20

BUILDING DESCRIPTIONS						
BUILDING	DESCRIPTION	DSA APPLIC. NO.	OCCUPANCY	CONST. TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE
A	ADMINISTRATION	02-109651	B	VB	NO	2,394
B	MULTI-PURPOSE	02-109651	A-3	VB	NO	3,874
C	CLASSROOMS	02-109651	E	VB	NO	8,745
D	CLASSROOMS	60376	E	VB	NO	4,837
E	CLASSROOMS	60376	E	VB	NO	4,837
F	CLASSROOMS	80135	E	VB	NO	5,248
H	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	11,220
J	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	2,880
K	RESTROOMS	CURRENT APPLICATION	E	VB	NO	896
S	STORAGE	02-104065	S-2	VB	NO	1,440
P1	CLASSROOM	28723	E	VB	NO	960
P2	CLASSROOM	28723	E	VB	NO	960
P3	CLASSROOM	47113	E	VB	NO	960
P4	CLASSROOM	48911	E	VB	NO	960
P5	CLASSROOM	52330	E	VB	NO	960
P6	CLASSROOM	52330	E	VB	NO	960
P7	CLASSROOM	54945	E	VB	NO	960
P8	CLASSROOM	54945	E	VB	NO	960
P9	CLASSROOM	53652	E	VB	NO	960
P10	CLASSROOM	53652	E	VB	NO	960
P11	CLASSROOM	53652	E	VB	NO	960
P12	CLASSROOM	60194	E	VB	NO	960
P13	CLASSROOM	55139	E	VB	NO	960
P14	CLASSROOM	55139	E	VB	NO	960
P15	CLASSROOM	60194	E	VB	NO	960
P16	CLASSROOM	65647	E	VB	NO	960
P17	CLASSROOM	65647	E	VB	NO	960
P18	CLASSROOM	65647	E	VB	NO	960
P19	CLASSROOM	65647	E	VB	NO	960
P20	CLASSROOM		E	VB	NO	960
P21	CLASSROOM		E	VB	NO	960
P23	RESTROOMS	02-114486	E	VB	NO	960



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**MODERNIZATION OF:**

**OSBORN TWO-WAY IMMERSION ACADEMY**  
 210 N SODERQUIST RD.  
 TURLOCK, CA 95380

**TURLOCK UNIFIED SCHOOL DISTRICT**

TITLE

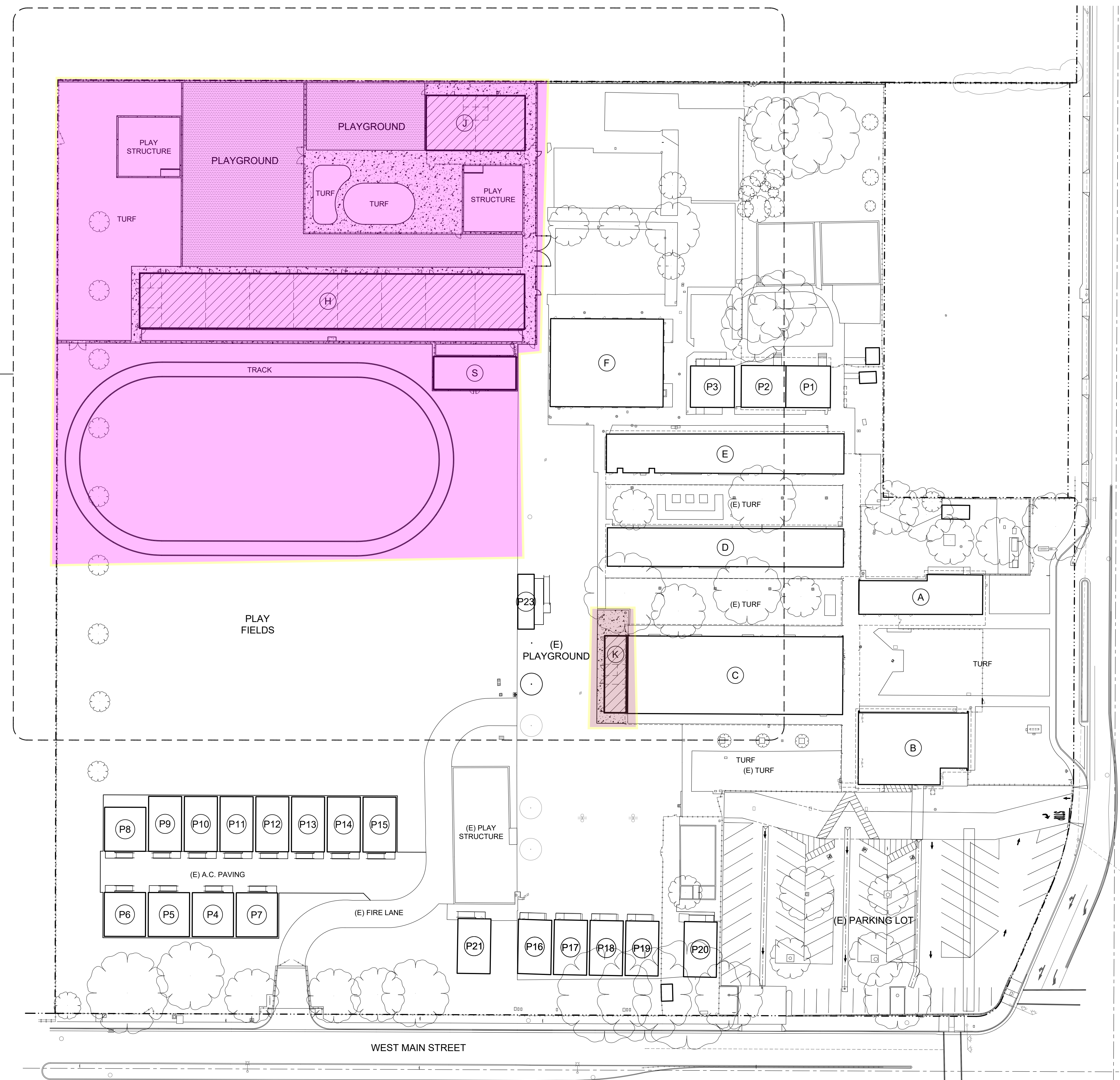
**OVERALL SITE PLAN PHASE 2**

V2 SUBMITTAL - 3/30/21

REVISIONS	BY

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 FILE: TU17.02 AS.2.0  
 JOB: TU 17.02 OF SHEETS

**AS.2.0**

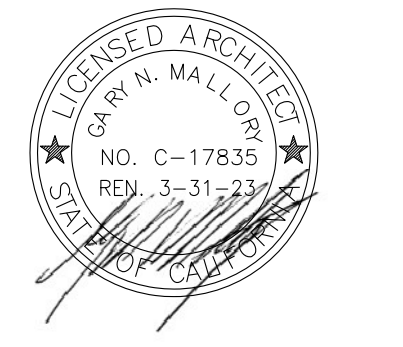


**LEGEND**  
 [White Box] EXISTING BUILDING  
 [Pink Shaded Box] PROPOSED NEW BUILDING

OVERALL SITE PLAN - PHASE 2

SCALE: 1"=40'-0"  
 20

BUILDING DESCRIPTIONS						
BUILDING	DESCRIPTION	DSA APPLIC. NO.	OCCUPANCY	CONST. TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE
A	ADMINISTRATION	02-109651	B	VB	NO	2,394
B	MULTI-PURPOSE	02-109651	A-3	VB	NO	3,874
C	CLASSROOMS	02-109651	E	VB	NO	8,745
D	CLASSROOMS	60376	E	VB	NO	4,837
E	CLASSROOMS	60376	E	VB	NO	4,837
H	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	11,220
J	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	2,880
K	RESTROOMS	CURRENT APPLICATION	E	VB	NO	896
S	STORAGE	02-104065	S-2	VB	NO	1,440
S1	SHADE STRUCTURE	INCREMENT 2	A-2	VB	NO	1,820
P4	CLASSROOM	48911	E	VB	NO	960
P5	CLASSROOM	52330	E	VB	NO	960
P6	CLASSROOM	52330	E	VB	NO	960
P7	CLASSROOM	54945	E	VB	NO	960
P8	CLASSROOM	54945	E	VB	NO	960
P9	CLASSROOM	53652	E	VB	NO	960
P10	CLASSROOM	53652	E	VB	NO	960
P11	CLASSROOM	53652	E	VB	NO	960
P12	CLASSROOM	60194	E	VB	NO	960
P13	CLASSROOM	55139	E	VB	NO	960
P14	CLASSROOM	55139	E	VB	NO	960
P15	CLASSROOM	60194	E	VB	NO	960
P16	CLASSROOM	65647	E	VB	NO	960
P17	CLASSROOM	65647	E	VB	NO	960
P18	CLASSROOM	65647	E	VB	NO	960
P19	CLASSROOM	65647	E	VB	NO	960
P20	CLASSROOM		E	VB	NO	960
P21	CLASSROOM		E	VB	NO	960



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**TURLOCK UNIFIED SCHOOL DISTRICT**

TITLE

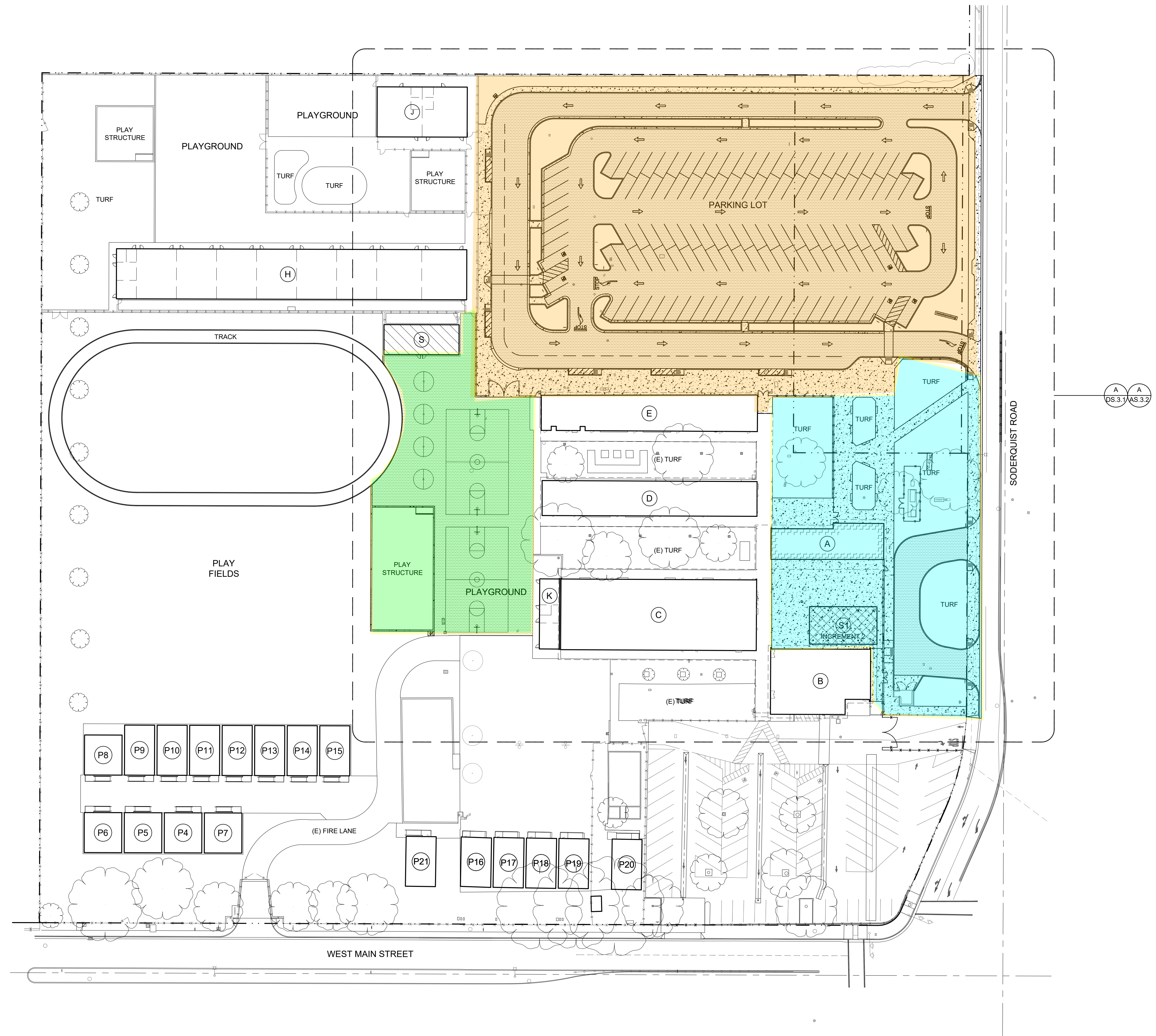
**OVERALL SITE PLAN PHASE 3**

V2 SUBMITTAL - 3/30/21

REVISIONS	BY

DATE:	<b>AS.3.0</b>
DRAWN BY:	
FILE: TU17.02 AS.3.0	
JOB: TU 17.02	

SCALE: 1"=40'-0"  
**20** OF SHEETS

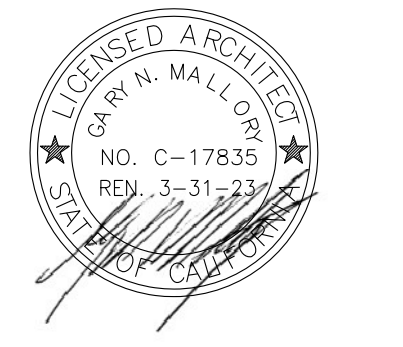


**LEGEND**

	EXISTING BUILDING
	EXISTING BUILDING WITH PROPOSED NEW WORK
	PROPOSED NEW BUILDING
	PROPOSED NEW SHADE STRUCTURE INCREMENT NO. 2
	EXISTING PORTABLE TO BE RELOCATED

OVERALL SITE PLAN - PHASE 3

BUILDING DESCRIPTIONS						
BUILDING	DESCRIPTION	DSA APPLIC. NO.	OCCUPANCY	CONST. TYPE	FIRE SPRINKLERS	SQUARE FOOTAGE
A	ADMINISTRATION	02-109651	B	VB	NO	2,394
B	MULTI-PURPOSE	02-109651	A-3	VB	NO	3,874
C	CLASSROOMS	02-109651	E	VB	NO	8,745
D	CLASSROOMS	60376	E	VB	NO	4,837
E	CLASSROOMS	60376	E	VB	NO	4,837
H	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	11,220
J	CLASSROOMS	CURRENT APPLICATION	E	VB	NO	2,880
K	RESTROOMS	CURRENT APPLICATION	E	VB	NO	896
S	STORAGE	02-104065	S-2	VB	NO	1,440
S1	SHADE STRUCTURE	INCREMENT 2	A-2	VB	NO	1,820
P4	CLASSROOM	48911	E	VB	NO	960
P5	CLASSROOM	52330	E	VB	NO	960
P6	CLASSROOM	52330	E	VB	NO	960
P7	CLASSROOM	54945	E	VB	NO	960
P8	CLASSROOM	54945	E	VB	NO	960
P9	CLASSROOM	53652	E	VB	NO	960
P10	CLASSROOM	53652	E	VB	NO	960
P11	CLASSROOM	53652	E	VB	NO	960
P12	CLASSROOM	60194	E	VB	NO	960
P13	CLASSROOM	55139	E	VB	NO	960
P14	CLASSROOM	55139	E	VB	NO	960
P15	CLASSROOM	60194	E	VB	NO	960
P16	CLASSROOM	65647	E	VB	NO	960
P17	CLASSROOM	65647	E	VB	NO	960
P18	CLASSROOM	65647	E	VB	NO	960
P19	CLASSROOM	65647	E	VB	NO	960
P20	CLASSROOM		E	VB	NO	960
P21	CLASSROOM		E	VB	NO	960



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TITLE

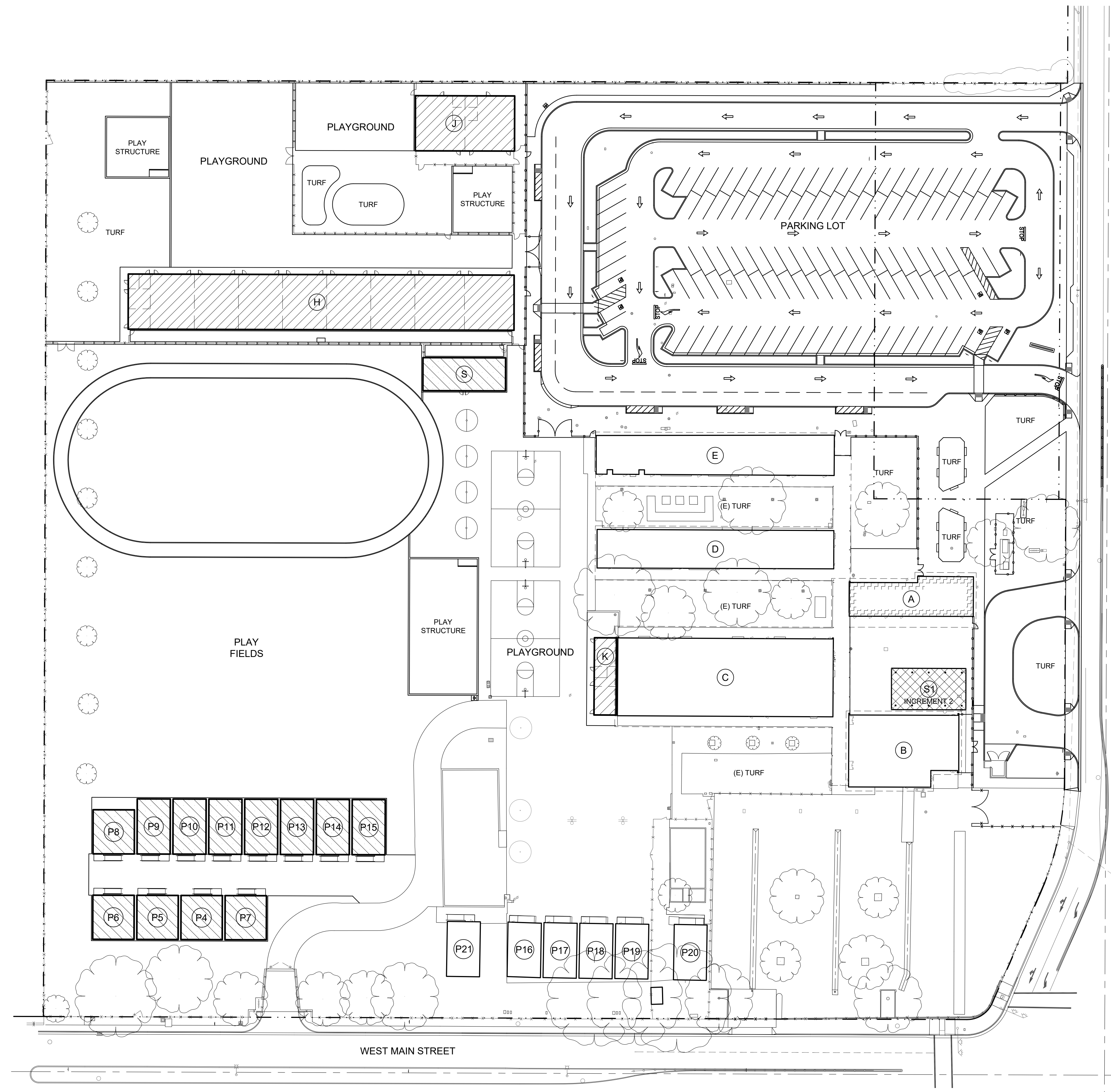
**OVERALL NEW SITE PLAN**

V2 SUBMITTAL - 3/30/21

REVISIONS	BY

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 FILE: TU17.02 AS.1  
 JOB: TU 17.02 OF SHEETS

**AS.1**



**LEGEND**

	EXISTING BUILDING
	EXISTING BUILDING WITH PROPOSED NEW WORK
	PROPOSED NEW BUILDING
	PROPOSED NEW SHADE STRUCTURE INCREMENT NO. 2
	EXISTING PORTABLE TO BE RELOCATED

**OVERALL NEW SITE PLAN**

SCALE: 1"=40'-0"  
 A