
CUPCCAA PROJECT MANUAL

#iB02_26_27 Christopher Ranch Playground Turf

AUGUST 12, 2026

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1.0 OVERVIEW OF THE PROJECT

1.1 GENERAL PROJECT INFORMATION

Santa Clara County Office of Education, SCCOE, is replacing the existing playground artificial turf surfacing, improving the existing conditions of Christopher Ranch Learning Center campus as described within 2.0 Scope of Work.

1.2 SCHOOL SAFETY ACT

- ☐ Work will be performed on a day or days when school is not in session (holidays, weekend or non-teaching days – may not include after school hours)
- ☐ Installation of physical barrier at the work site to limit contact with pupils
- ☒ Fingerprinting and certification will be required
- ☐ Surveillance of employees of the Contractor by school personnel
- ☐ Continual supervision and monitoring of all employees of the Contractor by an employee of the Contractor whom the DOJ has ascertained has not been convicted of a violent or serious felony

1.3 SITE CONDITIONS

- ☒ Contractors shall provide and maintain portable restrooms and temporary fencing and gate access for their staff throughout the project schedule. Reference Attachment 4.1 Scope of Work Plans for locations of temp fence and gate.
- ☐ Contractor will use on-site restrooms. Location will be provided by Project Coordinator.

1.4 PREVAILING WAGES

The successful bidder and each of its subcontractors of any tier will be required to pay not less than the general prevailing rates of per-diem wages in the locality in which the work is to be performed for each craft or type of worker needed to execute the contract (“Prevailing Wages”).

1.5 BONDS

- Bid Bond – 10% of Bid Amount (Contractor Designated Surety Form)
- Payment Bond – 100% of Bid Amount (Post Contract)
- Performance Bond – 100% of Bid Amount (Post Contract)

1.6 PROJECT LOCATION

Christopher Ranch Learning Center
305 Bloomfield Avenue, Gilroy, CA 95020

1.7 PROJECT CONTACTS

Manager, Facilities & Construction
Ted Pierce
(408) 453-6684 / tpierce@sccoe.org

Coordinator, Facilities & Construction
Sasha Kimball
(408) 453-4366 / skimball@sccoe.org

2.0 SCOPE OF WORK

****REFERENCE ATTACHMENT 4.1 FOR SCOPE OF WORK DETAILS****

2.1 EXTERIOR SCOPE

AREA	SCOPE DESCRIPTION
Existing Playground	Provide Material Submittal (product/system data, installation procedures, warranty data, color samples, etc.)
	Install Temporary Safety Fencing & Exterior Gate Access
	Removal & Disposal of Existing Artificial Turf
	Subgrade Preparation
	Existing Structure Protection
	New Artificial Turf Installation (replace with 'like' materials)
	Surface Finishes
	Remove Exterior Gate and Repair Fenceline to Original Condition
	Site Protection & Clean-Up

2.2 INTERIOR SCOPE

ROOM NAME	SCOPE DESCRIPTION
N/A	

3.0 PROJECT SCHEDULE AND MILESTONES

3.1 SCHEDULE OF WORK

The Project Location will be open for work during the following hours:

In accordance with city construction ordinance as follows:

Weekdays (M-F): 7:00AM – 7:00PM

Saturdays: 9:00AM – 7:00PM

Sundays & City Holidays: **Strictly prohibited**

3.1 PROJECT SCHEDULE

All work described in section 2.0 Scope of Work shall be complete by:

Conceptual Schedule:

- Contract Execution: November 2026
- HR Compliance / Contractor Onboarding: November 2026 through January 2027 (approximately 6-8 weeks)
- Notice to Proceed (NTP): January 2027
- Mobilization & Early Work: Winter 2027
- Construction Activities: Winter to Spring 2027
- Substantial Completion: Spring 2027
- Final Completion & Closeout: Spring 2027

4.0 ATTACHMENTS

4.1 Scope of Work Plans