

RESOLUTION NO. 1744

SAN RAFAEL CITY SCHOOLS RESOLUTION SUPPORTING AWARD OF LEASE-LEASEBACK AGREEMENTS

WHEREAS, the San Rafael City Schools ("District") is currently undertaking a project known as at the San Rafael High School Stadium Renovation Project ("Project");

WHEREAS, on February 13, 2017, the District's Governing Board ("Board") adopted Resolution No. 1713, adopted and published required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers that ensure the best value selections by the District are conducted in a fair and impartial manner pursuant to Education Code section 17406;

WHEREAS, the District incorporated the Best Value Methodology in a Request for Qualifications and Proposals, which was advertised in the Marin Independent Journal once a week for two weeks, commencing on February 3, 2017, and completed on February 17, 2017;

WHEREAS, attached hereto as **Exhibit "A"** is a copy of the Proof of Publication;

WHEREAS, District staff, in conjunction with District consultants, have reviewed proposals for the Project submitted in response to the Request for Proposals issued on February 3, 2017, in accordance with the adopted Best Value Methodology and taking into consideration the proposers' demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required;

WHEREAS, after consideration of all of the proposals, the Board hereby awards the Site Lease and Facilities Lease ("Lease-Leaseback Agreements") to Robert A. Bothman Construction, who was the highest ranked respondent according to the adopted Best Value Methodology, for the Project;

WHEREAS, Robert A. Bothman Construction has been prequalified pursuant to Public Contract Code section 20111.6;

WHEREAS, Education Code section 17406 provides that the school district's governing board shall issue a written decision supporting its contract award and stating in detail the basis of the award; and

WHEREAS, attached hereto as **Exhibit "B"** is a copy of the written findings of the Board supporting the Board's award of the Lease-Leaseback Agreements to Robert A. Bothman Construction for the Project.

NOW THEREFORE, the San Rafael City Schools Board of Education hereby resolves, determines, and finds the following:

Section 1. That the foregoing recitals and the findings are true.

Section 2. That the District complied with the procedure set forth in Education Code section 17406, the Best Value Methodology adopted by the District and the Request for Qualifications and Proposals issued by the District.

Section 3. That Robert A. Bothman Construction provided the best value to the District, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 4. That, based on the foregoing, it is in the best interest of the District to award the Lease-Leaseback Agreements to Robert A. Bothman Construction for the Project.

Section 5. That the Superintendent and designee are authorized and directed to take any and all actions that are necessary to carry out, give effect to and comply with the terms and intent of this Resolution.

PASSED AND ADOPTED by the Governing Board of the San Rafael City Schools, this _____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

President

Attest:

Clerk

San Rafael City Schools
REQUEST FOR QUALIFICATIONS AND PROPOSALS
LEASE-LEASEBACK CONSTRUCTION SERVICES
RFQ/P # PM-01-17

San Rafael City Schools ("District") is seeking proposals from qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for the development and construction for the San Rafael High School Stadium Renovation Project ("Project"), in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.

The Request for Qualifications and Proposals ("RFQ/P"), which includes instructions for its completion, can be found at the San Rafael City Schools Bond Program Website at:

<http://www.srcsbondprogram.org/>

or by contacting **Patti Llamas at (415)492-5904**.

According to the specifications contained in the RFQ/P, Respondents to this RFQ/P shall submit a completed Statement of Qualifications ("SOQ") along with the Proposal (collectively "RFQ/P Packet").

Respondents must mail or deliver five (5) bound copies, one (1) unbound copy, and one (1) electronic copy on CD or DVD of the RFQ/P Packet conforming to the requirements of this RFQ/P to:

San Rafael City Schools
Dr. Daniel Zaich, Senior Director
Capital Facilities Department
310 Nova Albion Way
San Rafael, CA 94903
RFQ/P # PM-01-17

ALL RESPONSES ARE DUE BY 4:00 P.M. ON FRIDAY, March 17, 2017. Oral, telegraphic, facsimile, telephone or email RFQ/P Packets will not be accepted. RFQ/P Packets received after this date and time will not be accepted and returned unopened. The District reserves the right to waive any informalities or irregularities in the RFQ/P Packets. The District also reserves the right to reject any and all RFQ/P Packets and to negotiate contract terms with one or more Respondents.

A mandatory information meeting will be conducted on **Wednesday, March 1, 2017**, at **10:00 A.M.** The meeting will be held at the **San Rafael High School Stadium**, located at 185 Mission Avenue, San Rafael, CA 94901.

Questions regarding this RFQ/P may be directed to the Dr. Daniel Zaich at dzaich@srcs.org, and must be submitted on or by **5:00 P.M. ON Friday, March 3, 2017**.

All Respondents must be prequalified by the District in accordance with the Public Contract Code section 20111.6. Proposed mechanical, electrical, and plumbing subcontractors ("MEP subcontractors") are also subject to the prequalification requirements as required by Public Contract Code section 20111.6. The District's Prequalification Package for General

Contractors and for MEP subcontractors will be released on **Tuesday, February 14, 2017**.
Prequalification responses are due on or by **Tuesday, February 28, 2017**.

EXHIBIT B

**FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR
THE SAN RAFAEL HIGH SCHOOL STADIUM RENOVATION PROJECT**

WHEREAS, Robert A. Bothman Construction received 80 out of 100 points for Price Points; and

WHEREAS, Robert A. Bothman Construction received 30 out of 30 points for Technical Expertise; and

WHEREAS, Robert A. Bothman Construction received 35 out of 35 points for Subcontractors; and

WHEREAS, Robert A. Bothman Construction received 20 out of 20 points for Safety; and

WHEREAS, Robert A. Bothman Construction received 10 out of 10 points for Life Cycle; and

WHEREAS, Robert A. Bothman Construction received 18 out of 20 points for Schedule; and

WHEREAS, Robert A. Bothman Construction received 20 out of 20 points for Staffing; and

WHEREAS, Robert A. Bothman Construction received 5 out of 5 points for CHPS; and

WHEREAS, Robert A. Bothman Construction received 5 out of 5 points for Energy Savings; and

WHEREAS, Robert A. Bothman Construction received 5 out of 5 points for Durability; and

WHEREAS, Robert A. Bothman's overall combined score was 228 out of 250 points based on RFP evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFP, and was ranked as the best value to the District out of four (4) proposals submitted.