

**RESOLUTION NO. 1718-11
OF THE
SAN RAFAEL CITY SCHOOLS
RESOLUTION SUPPORTING AWARD OF LEASE-LEASEBACK AGREEMENTS**

WHEREAS, the San Rafael City Schools ("District") is currently undertaking four projects known as the Davidson Middle School New Classroom Building ("Davidson Project"), the Laurel Dell Elementary School Reconstruction + Renovation ("Laurel Dell Project"), the San Pedro Elementary School New Construction + Renovation ("San Pedro Project"), and the Venetia Valley K-8 New Classroom Wings + New Multi-Purpose Building ("Venetia Valley Project") (whereas all four projects identified in this paragraph shall be known collective as "Projects");

WHEREAS, on August 28, 2017, the District's Board of Education ("Board") adopted Resolution No. 1718-6, adopting and publishing revised required procedures and guidelines ("Best Value Methodology") for evaluating the qualifications of proposers on the Projects to 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 for the Projects in a Request for Qualifications and Proposals ("RFQ/P"), which was advertised in the Marin Independent Journal and California Builder's Exchanges once a week for two weeks, commencing on September 6, 2017, and completed on September 19, 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 Qualifications and Proposals issued on August 31, 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 for the Davidson Project, the Board hereby determines that Jeff Luchetti Construction, Inc. was ranked as the best value for the Davidson Project;

WHEREAS, after consideration of all the proposals for the Laurel Dell Project, the Board hereby determines that Swinerton Builders was ranked as the best value for the Laurel Dell Project;

WHEREAS, after consideration of all the proposals for the San Pedro Project, the Board hereby determines that Jeff Luchetti Construction, Inc. was ranked as the best value for the San Pedro Project;

WHEREAS, after consideration of all the proposals for the Venetia Valley Project, the Board hereby determines that Alten Construction, Inc. was ranked as the best value for the Venetia Valley Project;

WHEREAS, Jeff Luchetti Construction, Inc., Swinerton Builders, and Alten Construction, Inc. has each been prequalified pursuant to Education Code section 17406, Public Contract Code section 20111.6 and the RFQ/P requirements; and

WHEREAS, attached hereto as **Exhibit "B"** is a copy of the written findings of the Board supporting the Board's best value determination for each of the Projects.

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 Jeff Luchetti Construction, Inc. provided the best value to the District for the Davidson Project, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 4. That Swinerton Builders provided the best value to the District for the Laurel Dell Project, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 5. That Jeff Luchetti Construction, Inc. provided the best value to the District for the San Pedro Project, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 6. That Alten Construction, Inc. provided the best value to the District for the Venetia Valley Project, taking into consideration the proposer's demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

Section 7. That, based on the foregoing, it is in the best interest of the District to award a Lease-Leaseback Agreement to Jeff Luchetti Construction, Inc. for the Davidson Project, to Swinerton Builders for the Laurel Dell Project, to Jeff Luchetti Construction Inc. for the San Pedro Project, and to Alten Construction, Inc. for the Venetia Valley Project.

Section 8. That the Superintendent and designee(s) 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 Board of Education of the San Rafael City Schools,
this 5th day of February, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

President of the Board of Education of the
San Rafael City Schools

Attested to:

Clerk of the Board of Education of the
San Rafael City Schools

EXHIBIT A

PROOF OF PUBLICATION

Marin Independent Journal

4000 Civic Center Drive, Suite 301
San Rafael, CA 94903
415-382-7335
legals@marinij.com
2072309

SAN RAFAEL CITY SCHOOLS
ATTN: ACCOUNTS PAYABLE
310 NOVA ALBION WAY
SAN RAFAEL, CA 94903-3523

Legal No. **0006021550**

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Marin**

FILE NO. RFQ/P #02-17

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above matter. I am the principal clerk of the printer of the MARIN INDEPENDENT JOURNAL, a newspaper of general circulation, printed and published daily in the County of Marin, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Marin, State of California, under date of FEBRUARY 7, 1955, CASE NUMBER 25566; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/06/2017, 09/07/2017, 09/08/2017, 09/09/2017,
09/10/2017, 09/11/2017, 09/12/2017, 09/13/2017,
09/14/2017, 09/15/2017, 09/16/2017, 09/17/2017,
09/18/2017, 09/19/2017

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated this 10th day of January, 2018.

Donna Lazarus

Signature

PROOF OF PUBLICATION

BP-11/13/16

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WEDNESDAY, SEPTEMBER 6, 2017

Legal Notice Legal Notice

San Rafael City Schools
REQUEST FOR QUALIFICATIONS
AND PROPOSALS
LEASE-LEASEBACK CONSTRUCTION SERVICES
RFQ/P #02-17

San Rafael City Schools ("District") is seeking proposals from qualified persons, firms, partnerships, corporations, associations, or professional organizations to provide design, constructability review, value engineering, master scheduling, cost estimating, budgeting, and construction services for one or more of the following projects, including modular and/or prefabricated projects ("Projects"), more fully defined in Exhibit "A," in accordance with the lease-leaseback structure set forth in Education Code section 17406 et seq.:

- 1) Laurel Dell Elementary School Reconstruction + Renovation
- 2) Davidson Middle School New Classroom Building
- 3) San Pedro Elementary School New Construction + Renovation
- 4) Venetia Valley K-8 New Classroom Wings + New Multi-Purpose Building

The Request for Qualifications and Proposals ("RFQ/P"), which includes instructions for its completion, is enclosed for your consideration or may be downloaded from the District's website at srcsbondprogram.org (use the "Doing Business with Us" link). According to the specifications contained in this RFQ/P, Respondents to this RFQ/P shall submit a completed Statement of Qualifications ("SOQ") along with the Proposal (collectively "RFQ/P Packet"). Respondents may submit a Proposal for one, more than one, or all of the above-listed Projects. Each Proposal must be in a separate, sealed envelope clearly identifying the Project for which the Proposal is being submitted. 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
Lease-Leaseback RFQ/P # 02-17

ALL RESPONSES ARE DUE BY 4:00 P.M. ON FRIDAY, September 29, 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 informality 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, September 6, 2017, at 10:00 A.M.** The meeting will be held at the **San Rafael City Schools District Office 310 Nova Albion Way San Rafael, CA 94903.**

Questions regarding this RFQ/P may be directed to Dan Zaich at dzaich@srcs.org and must be submitted on or by **5:00 P.M. ON Wednesday, September 20, 2017.**

All Respondents must be prequalified by the District in accordance with the Public Contract Code section 20111.6. Respondents are not required to identify mechanical, electrical, and plumbing subcontractors ("MEP subcontractors"), but identified MEP subcontractors are also subject to the prequalification requirements as required by Public Contract Code section 20111.6.

EXHIBIT A (CONTINUED)

9/20/2017

Print Friendly Project Details - Federation of California Builders Exchanges

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[Home](#) > [My Deskpad](#) > > [Print Friendly Project Detail](#)

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Lease - Leaseback Construction Services Modular Projects San Rafael City Schools Projects RFQ/P San Rafael, CA (Marin_CA Co.)-

Work consists of providing design, constructability review, value engineering, master scheduling, cost estimating, budgeting and construction services for one or more of the following projects: Laurell Dell ES Reconstruction and Renovation; Davidson Middle School New Classroom Building; San Pedro Elementary School New Construction and Renovation and Venetia Valley K-8 New Classroom Wings and New Multi-Purpose Building.

PreBid Meeting on 9/6/2017 at 10:00 AM - , - Mandatory Information Meeting 09/06/2017 10:00 AM or 9/13/17 at 10 AM at the San Rafael City Schools District office at 310 Nova Albion Way, San Rafael. You must attend one of the meetings.

Notes:

- 09/19/17 - Addendum 2, BDC from 09/29 to 10/06.
- 09/13/17 - Project Plans have been received.
- 09/13/17 - Bidders List updated, Mandatory Prebid Attendees.
- 09/06/17 - Addendum 1, Revised Spec book, Addendum 1 is incorporated into book and adds 2nd prebid meeting for 9/13.

Contact for Questions: In writing to Dan Zaich, San Rafael City School District via email dzaich@srcs.org.

You MUST be prequalified with the District to submit a bid.

Bid Security: Bonds may be required.

First Reported on 9/5/2017 - Last Updated 9/19/2017

 **My Notes:**

Company Notes:

OWNER / DESIGN TEAM

Owner / Purchaser / Developer (s)

<https://calbx.virtualplanroom.net/Project/DetailPrint/2017-808D>

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Visitors:  Total Visits: 

Project Information

PROJECT ID:	2017-808D
BID DATE/TIME:	10/6/2017 - 04:00pm PST
ESTIMATED COST:	Not Available
SQ FOOTAGE:	0
PHASE:	Active 
STATUS:	Addenda Received
PROJECT TYPE:	Requests / Proposals
CATEGORY:	Education
PUBLIC FUNDING:	Yes
OBTAIN PLANS:	
PRE-BID MEETING MANDATORY	9/6/2017 10:00 AM

EXHIBIT B

FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR THE DAVIDSON PROJECT

WHEREAS, Jeff Luchetti Construction, Inc. followed page length and layout direction and included requested document attachments as described by the Request for Qualifications/Proposals; and

WHEREAS, Jeff Luchetti Construction, Inc. received 87 out of 100 points for price and price points awarded; and

WHEREAS, Jeff Luchetti Construction, Inc. received 26.1 out of 30 points for technical expertise and relevant experience with like projects; and

WHEREAS, Jeff Luchetti Construction, Inc. received 21.75 out of 25 points for appropriateness and suitability of building system/vendor partner for the identified project; and

WHEREAS, Jeff Luchetti Construction, Inc. received 21.75 out of 25 points for workforce and available skilled and qualified subcontractors; and

WHEREAS, Jeff Luchetti Construction, Inc. received 17.4 out of 20 points for their safety record; and

WHEREAS, Jeff Luchetti Construction, Inc. received 17.4 out of 20 points for their project schedule and delivery date; and

WHEREAS, Jeff Luchetti Construction, Inc. received 17.4 out of 20 points for their management and staffing approach; and

WHEREAS, Jeff Luchetti Construction, Inc. received 8.7 out of 10 points for their ability to meet and/or incorporate CHPS standards into the project; and

WHEREAS, Jeff Luchetti Construction, Inc.'s overall combined score was 217.5 out of 250 points based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of four proposals submitted from short-listed firms.

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FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR THE LAUREL DELL PROJECT

WHEREAS, Swinerton Builders followed page length and layout direction and included requested document attachments as described by the Request for Qualifications/Proposals; and

WHEREAS, Swinerton Builders received 90 out of 100 points for price and price points awarded; and

WHEREAS, Swinerton Builders received 27 out of 30 points for technical expertise and relevant experience with like projects; and

WHEREAS, Swinerton Builders received 22.5 out of 25 points for appropriateness and suitability of building system/vendor partner for the identified project; and

WHEREAS, Swinerton Builders received 22.5 out of 25 points for workforce and available skilled and qualified subcontractors; and

WHEREAS, Swinerton Builders received 18 out of 20 points for their safety record; and

WHEREAS, Swinerton Builders received 18 out of 20 points for their project schedule and delivery date; and

WHEREAS, Swinerton Builders received 18 out of 20 points for their management and staffing approach; and

WHEREAS, Swinerton Builders received 9 out of 10 points for their ability to meet and/or incorporate CHPS standards into the project; and

WHEREAS, Swinerton Builders' overall combined score was 225 out of 250 points based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of four proposals submitted from short-listed firms.

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FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR THE SAN PEDRO PROJECT

WHEREAS, Jeff Luchetti Construction, Inc. followed page length and layout direction and included requested document attachments as described by the Request for Qualifications/Proposals; and

WHEREAS, Jeff Luchetti Construction, Inc. received 92.4 out of 100 points for price and price points awarded; and

WHEREAS, Jeff Luchetti Construction, Inc. received 27.7 out of 30 points for technical expertise and relevant experience with like projects; and

WHEREAS, Jeff Luchetti Construction, Inc. received 23.1 out of 25 points for appropriateness and suitability of building system/vendor partner for the identified project; and

WHEREAS, Jeff Luchetti Construction, Inc. received 23.1 out of 25 points for workforce and available skilled and qualified subcontractors; and

WHEREAS, Jeff Luchetti Construction, Inc. received 18.5 out of 20 points for their safety record; and

WHEREAS, Jeff Luchetti Construction, Inc. received 18.5 out of 20 points for their project schedule and delivery date; and

WHEREAS, Jeff Luchetti Construction, Inc. received 18.5 out of 20 points for their management and staffing approach; and

WHEREAS, Jeff Luchetti Construction, Inc. received 9.2 out of 10 points for their ability to meet and/or incorporate CHPS standards into the project; and

WHEREAS, Jeff Luchetti Construction, Inc.'s overall combined score was 231 out of 250 points based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of out of three proposals submitted from short-listed firms.

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FINDINGS REGARDING THE AWARD OF THE LEASE-LEASEBACK AGREEMENTS FOR THE VENETIA VALLEY PROJECT

WHEREAS, Alten Construction, Inc. followed page length and layout direction and included requested document attachments as described by the Request for Qualifications/Proposals; and

WHEREAS, Alten Construction, Inc. received 87.3 out of 100 points for price and price points awarded; and

WHEREAS, Alten Construction, Inc. received 26.2 out of 30 points for technical expertise and relevant experience with like projects; and

WHEREAS, Alten Construction, Inc. received 21.8 out of 25 points for appropriateness and suitability of building system/vendor partner for the identified project; and

WHEREAS, Alten Construction, Inc. received 21.8 out of 25 points for workforce and available skilled and qualified subcontractors; and

WHEREAS, Alten Construction, Inc. received 17.5 out of 20 points for their safety record; and

WHEREAS, Alten Construction, Inc. received 17.5 out of 20 points for their project schedule and delivery date; and

WHEREAS, Alten Construction, Inc. received 17.5 out of 20 points for their management and staffing approach; and

WHEREAS, Alten Construction, Inc. received 8.7 out of 10 points for their ability to meet and/or incorporate CHPS standards into the project; and

WHEREAS, Alten Construction, Inc.'s overall combined score was 218.2 out of 250 points based on RFQ/P evaluation criteria, which was the greatest number of points in accordance with the methodology described in the RFQ/P, and was ranked as the best value to the District out of out of two proposals submitted from short-listed firms.

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