

**SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION**

**RESOLUTION**

**ADOPTION OF THE PROCEDURES FOR EVALUATING QUALIFICATIONS AND  
PROPOSALS OF LEASE-LEASEBACK CONTRACTORS FOR  
THE LINCOLN MIDDLE SCHOOL HVAC AND MODERNIZATION, SMASH/JOHN MUIR  
ELEMENTARY SCHOOL MODERNIZATION AND GRANT ELEMENTARY SCHOOL HVAC,  
FIRE ALARM, DOORS AND ACCESSIBILITY UPGRADES PROJECT**

**WHEREAS**, the Santa Monica-Malibu Unified School District (“District”) desires to utilize the lease-leaseback project delivery method for the construction of the District’s Lincoln Middle School HVAC and Modernization, SMASH/John Muir Elementary School Modernization and Grant Elementary School HVAC, Fire Alarm, Doors and Accessibility Upgrades Project; and

**WHEREAS**, pursuant to Education Code section 17406, school districts must award lease-leaseback contracts based on a competitive solicitation process to the proposer providing the lowest bid or the best value to the district;

**WHEREAS**, before awarding a lease-leaseback contract, the governing board of the school district must adopt and publish required procedures and guidelines for evaluating the qualifications of prospective lease-leaseback contractors (“Evaluation Procedures”) which ensure that the best value selection by the District, if that selection process is used, is conducted in a fair and impartial manner;

**WHEREAS**, District staff has developed the Evaluation Procedures, which are included in the District’s Request to Prequalify and for Statement of Qualifications for Construction Services (Lease-Leaseback) and Request for Proposals for the Lincoln Middle School HVAC and Modernization, SMASH/John Muir Elementary School Modernization and Grant Elementary School HVAC, Fire Alarm, Doors and Accessibility Upgrades Project (“Lease-Leaseback”), an exemplar of which is attached hereto as **Exhibit A**;

**WHEREAS**, the District desires to adopt the Evaluation Procedures as required pursuant to Education Code section 17406(a)(2).

**NOW, THEREFORE, BE IT RESOLVED**, the Governing Board of the Santa Monica-Malibu Unified School District hereby finds, determines, declares, orders, and resolves as follows:

1. That the above recitals are true and correct.
2. The Board adopts the Evaluation Procedures as required pursuant to Education Code section 17406(a)(2).
3. That the District’s Superintendent, or his/her designee, is authorized to implement the Evaluation Procedures and is authorized to make revisions to the criteria that do not impact the overall fair and impartial solicitation process (for example, changing the size and number of past projects in the qualification evaluation, etc.).

**APPROVED, PASSED, AND ADOPTED** by the Board of Education of the Santa Monica-Malibu Unified School District of Los Angeles County at its regularly scheduled meeting held on this 16<sup>th</sup> day of January 2020 by the following vote:

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Jon Kean, President  
Board of Education

I, Dr. Ben Drati, Secretary of the Board of Education of the Santa Monica-Malibu Unified School District, do certify that the foregoing Resolution was regularly introduced, passed, and adopted by the Board of Education at its regularly scheduled board meeting held on January 16, 2020.

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Dr. Ben Drati, Superintendent  
Santa Monica-Malibu Unified School District