

**Alameda Unified School District
2060 Challenger Drive
Alameda, California 94501**

March 17, 2023

**RFQ # 23-01
REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION SERVICES (LEASE-LEASEBACK) FOR DISTRICT PROJECTS**

The Alameda Unified School District (“**District**”) issues this Request for Qualifications (“**RFQ**”) to request the submission of:

- A prequalification questionnaire (“**Prequalification Questionnaire(s)**”); and
- A statement of qualifications (“**SOQ(s)**”)

(collectively, “**Response(s)**”) from qualified firms, associations, persons, or professional organizations (“**Contractor(s)**” or “**Firm(s)**”). The District will evaluate Responses and determine whether to include Contractors into its new pool of qualified contractors to perform constructions services, and potentially preliminary / preconstruction services, for projects that the District constructs pursuant to the lease-leaseback delivery method, including, without limitation, (1) the Measure B projects listed in **Attachment One** to this RFQ; and (2) other projects as identified by the District.

Pool. This RFQ is not a formal request for proposals or an offer by the District to contract with any Contractor that submits a Response. The District intends to create a new pool of qualified Contractors that the District intends to maintain for **four (4) years**. From the pool, the District intends to solicit proposals for projects at the District’s discretion. **NOTE:** This pool applies to projects that the District procures through the lease-leaseback delivery method only.

CONTRACTORS THAT INTEND TO SUBMIT A RESPONSE MUST MEET THE FOLLOWING CRITERIA:

- Prequalify through the District’s prequalification process; and
- Hold a **Class B** Contractors License, which is current, valid, and in good standing with the California Contractor’s State License Board; and
- Maintain a full-service office **within 75 miles of the District.**

Responses. Interested Contractors are invited to submit a Response as described below.

- **Prequalification Questionnaire.**
 - All prime contractors must complete the Prequalification Questionnaire by the date and time indicated in the RFQ Schedule set forth below. The Prequalification Questionnaire can be accessed by going through the district website at <https://www.alamedaunified.org/departments/construction/measure-b>.
 - Mechanical, electrical, and plumbing subcontractors (subcontractors performing work under the following license classifications: C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 (“**MEP Subcontractors**”) are not required to prequalify at this time. The District will require MEP Subcontractors to prequalify when the District solicits proposals in the future, or, if a project involves

Preliminary Services, before the Contractor provides its guaranteed project cost (“GPC”) for a project. Even so, if a Contractor has subcontractors that it knows it will want to bid on projects in the future, a subcontractor can prequalify now by submitting the District’s Prequalification Questionnaire at: <https://www.alamedaunified.org/departments/construction/measure-b>.

- **SOQs.** SOQs must be received by the date and time indicated in the RFQ Schedule. All submittals shall be transmitted both via email in pdf format to **Robbie Lyng** at construction@alamedaunified.org and four hard copies with a digital copy on a thumb drive sent via U.S mail or overnight mail to:

Alameda Unified School District
Attn: Robbie Lyng,
Sr. Director of Construction
2060 Challenger Drive
Alameda, California 94501

Questions. Questions regarding this RFQ must be in writing and directed only to construction@alamedaunified.org by the date indicated in the RFQ Schedule. Contractors are directed to **not** contact any other person regarding this RFQ. **ATTEMPTS BY A CONTRACTOR TO CONTACT ANY OTHER PERSON OR VISIT A DISTRICT SITE MAY RESULT IN DISQUALIFICATION OF THAT CONTRACTOR.**

RFQ Addenda. If the District issues addenda to this RFQ, Contractors are solely responsible for and must acknowledge receipt of addenda in the Contractor’s Response. Failure to acknowledge and respond to any addenda issued by the District may, in the District’s sole discretion, render the Contractor’s Response to be deemed non-responsive and rejected.

List of Attachments. The following attachments are part of this RFQ:

Attachment 1	List of Measure B Projects
Attachment 2	District Lease-Leaseback Agreement

RFQ Schedule. The District has set the following RFQ Schedule that all Contractors must adhere to. The District reserves the right to modify this RFQ Schedule and will issue an addendum if it modifies this RFQ Schedule.

Event / Occurrence	Time / Date / Deadline
District Issues RFQ	March 17, 2023
Deadline for Contractors to submit questions regarding this RFQ	March 31, 2023, 5:00 p.m.
District to respond to Contractor’s questions regarding this RFQ	April 7, 2023, 5:00 p.m.
DEADLINE FOR CONTRACTORS TO SUBMIT PREQUALIFICATION QUESTIONNAIRES	April 14, 2023
District to notify Contractor of prequalification status	April 21, 2023
DEADLINE FOR CONTRACTORS TO SUBMIT SOQs	May 10, 2023, 5:00 p.m.
If District conducts interviews, interviews to be conducted (District staff will email Contractors and identify a specific interview date, if applicable)	Week of May 15, 2023
District to notify Contractors in the pool	May 19, 2023
Tentative Board approval of Contractors for lease-leaseback pool	May 23, 2023

Thank you for your interest in working with the Alameda Unified School District.

1. **General Information.**

- 1.1. **General Services.** The District invites qualified Contractors to submit a Response related to their ability to provide the Services, as more fully indicated herein. Contractors must have extensive experience with the California Building Standards Code (California Code of Regulations, Title 24) and the incorporated and/or applicable provisions of the Uniform Building Code and the International Building Code, the Americans with Disabilities Act, and the Division of the State Architect (“**DSA**”). Contractors must have extensive experience in the construction of public school facilities, working with public school district representatives, working with architects, contractors and other school facility related consultants, and establishing project scope, project budgets, and bidding procedures under both the Public Contract Code’s formal bidding process and under alternative construction delivery methods.
- 1.2. **Lease-Leaseback Structure.** A District lease-leaseback project may be funded from various sources, and any agreement reached will conform to the statutory framework for the lease-leaseback delivery method. (Ed. Code, § 17406.) **The Contractor will be responsible for financing a portion of the construction of any project.** During construction, the District shall pay tenant improvement payments. Once a project is complete, the Contractor shall subsequently lease the constructed facilities back to the District for a pre-determined monthly lease payment amount and lease period, plus interest. The District anticipates that the lease period will be **twelve (12) months** for each project. If a Contractor has questions regarding the payment structure for any lease-leaseback project, please review Exhibit C of the Facilities Lease of the District’s Form Lease-Leaseback Agreement attached hereto as **Attachment 2 (“Contract”)**.
- 1.3. **Skilled and Trained Workforce.** For every lease-leaseback project awarded to a Contractor, every Contractor and its subcontractors at every tier are required to use a skilled and trained workforce at minimum percentages, as defined in Public Contract Code section 2601 and required by Education Code section 17407.5, to perform all work that falls within an apprenticeable occupation in the building and construction trades. **By submitting a Proposal, Contractor agrees to be bound by the District’s Project Labor Agreement attached to the Facilities Lease of the Contract as Exhibit M.** If a Contractor has questions regarding the skilled and trained workforce requirements for a lease-leaseback project, please review the “Skilled and Trained Workforce Requirements”, section of Exhibit D to the Facilities Lease of the Contract (Attachment 2).
- 1.4. **Scope of Services.** The selected Contractor must be willing and able to, in good faith, perform any and all services as set forth in the Contract (“**Services**”). The Services will vary on a project-by-project basis. If a project requires Preliminary Services, the Contractor will enter into the Preliminary Services Agreement attached to the Contract as Exhibit L, which shall be incorporated into the Contract. After the Contractor’s performance of some or all of those Preliminary Services, the District and Contractor shall amend the Contract to include a GPC for the project pursuant to the Subcontractor Procurement Process and other requirements in the Contract.

PREQUALIFICATION

2. Prequalification.

- 2.1. Contractor Prequalification.** Contractors must submit their Prequalification Questionnaires by the date and time indicated in the RFQ Schedule. The Prequalification Questionnaire is related to a Contractor's ability to provide the Services as indicated herein and must be maintained for the duration of the timeframe that Contractors are included in the District's pool of qualified lease-leaseback Contractors. (Public Contract Code § 20111.6.) Contractors can access the Prequalification Questionnaire by going to the District's website at: <https://www.alamedaunified.org/departments/construction/measure-b> .
- 2.2. MEP Subcontractor Prequalification.** As stated above, MEP Subcontractors are **not** required to submit Prequalification Questionnaires at this time. Even so, if a Contractor has subcontractors that it knows it will want to bid on projects in the future, a subcontractor can prequalify now by submitting the District's Prequalification Questionnaire at: <https://www.alamedaunified.org/departments/construction/measure-b>.

STATEMENT OF QUALIFICATIONS

- 3. Contractors' SOQ.** The Contractor's SOQ must demonstrate Contractor's qualifications, be concise, well-organized and shall **be no longer than fifty (50) pages**, inclusive of résumés, forms, and pictures. Each Contractor's SOQ shall be numbered and organized with "separator" pages according to the structure reflected below and shall include the following subject matters and information.
- 3.1. Table of Contents.** A table of contents of the material contained in the SOQ according to the structure reflected below and the corresponding page number for each subject matter.
- 3.2. Letter of Interest.** A dated Letter of Interest must be submitted, including the legal name of the Contractor, address, telephone, email(s), and the name, title, and signature of the person authorized to submit the SOQ on behalf of the Contractor. The Letter of Interest should provide a brief statement of the Contractor's experience indicating the unique background and qualities of the Contractor, its personnel, and what will make the Contractor a good fit for work in the District.
- 3.3. Executive Summary.** The executive summary must include the following:
- 3.3.1.** Contractor's history, and, if a joint venture, of each participating entity;
 - 3.3.2.** A brief summary of the Contractor's qualifications; and
 - 3.3.3.** An outline of Contractor's construction philosophy.
- 3.4. Past Projects: Contractor's K-12 Experience/Lease-Leaseback Experience.** Describe the Contractor's experience and expertise performing projects for California K-12 public school districts for the **past seven (7) years**. Provide the following information for all projects Contractor has completed or is currently performing. You may limit your response to the **ten (10) most-recently completed** projects. Indicate in your SOQ, which of these projects were performed pursuant to a lease-leaseback structure or other alternative (**not** design-bid-build) structure. **This requirement is in addition to the past-project requirements in the District's Prequalification Questionnaire.**

Project name/identification:
Project address/location:
Project owner, contact person, and telephone:
Project architect name and telephone number:
If Contractor was a subcontractor, name of general contractor and telephone number:
Scope of work:
Original completion date:
Date completed:
Initial contract value (as of time of contract award):
Final contract value:
Delivery Method (lease-leaseback, CM-at-risk, design-build, etc.):
Other project information:

- 3.5. Construction Schedule.** Discuss the Contractor’s ability to prepare and meet achievable construction schedules for construction projects, Contractor’s schedule management procedures, and how the Contractor has successfully handled potential and actual delays.
- 3.6. Proposed Personnel/Contractor Team.** Please specifically identify and include the resumes of key personnel who would be performing Services for the District. Specifically, define the role of each person and outline his or her individual experience and responsibilities. Indicate personnel who will serve as primary contact(s) for the District and each person’s availability to provide services to the District. Contractor should describe the experience the personnel have on previous projects, if any. Describe how Contractor’s personnel will work with District staff during Preliminary (if any) and Construction phase services to ensure that Contractor effectively and efficiently completes a construction project. **The District expects that key personnel will perform services in connection with future solicitations for lease-leaseback projects, but recognizes Contractors might have turnover in staff.**
- 3.7. Contractor’s Ability to Perform Preliminary Services.** Describe the Contractor’s ability and past experience performing the Preliminary Services as identified in the Contract (see Exhibit L of the Facilities Lease of the Contract in Attachment 2). Specifically discuss Contractor’s demonstrated success performing Preliminary Services. Identify subconsultants, if any, that Contractor expects will perform Preliminary Services for Contractor. The District reserves the right to adjust the scope of the Preliminary Services at the time of execution of the Preliminary Services Agreement in the Contract for any lease-leaseback project.
- 3.8. Cost Savings / Value Engineering.** The District is seeking Contractors that have direct experience and/or can demonstrate an aptitude to “value engineer” or analyze a project’s plans, components, and features, and find more efficient and cost-effective methods or alternatives. Describe Contractor’s specific experience providing value engineering on Contractor’s past projects, including amounts saved on previous projects, if possible. Describe generally the type of suggestions, recommendations, alternatives or other valuation determinations that the Contractor could implement on any project.
- 3.9. Budget.** Discuss the Contractor’s ability to manage costs and stay within budgets on comparable projects.
- 3.10. As-Built Drawings.** Describe Contractor’s process for creating and maintaining digital as-built drawings (preferably using Bluebeam Revu) over the course of construction. Please provide two sample drawings that demonstrate the quality of as-built drawings that you would typically provide to the owner at the completion of a project.

3.11. Contractor's Experience with Skilled and Trained Workforce Requirements.

- 3.11.1.** Describe Contractor's experience complying with the skilled and trained workforce requirements of Education Code section 17407.5 and Public Contract Code section 2600, et seq. (collectively, "**SWF Statutes**"). Include a description of any disputes or claims arising out of the Contractor's compliance/non-compliance with the SWF Statutes, including any penalties assessed against Contractor or any of its subcontractors by the Labor Commissioner.
- 3.11.2.** Include a copy of the form that you and your subcontractors intend to use to demonstrate compliance with the SWF Statutes. The District reserves the right to have the Contractor utilize a District-provided form.

3.12. Subcontractor Procurement.

- 3.12.1.** The District will generally require Contractors to solicit and procure Subcontractors pursuant to the Subcontractor Procurement Process attached as Exhibit H of the Facilities Lease of the Contract in Attachment 1. If a project does not require Preliminary Services, that Subcontractor Procurement Process will be incorporated into the District's solicitation for proposals in which the District requests final pricing.
- 3.12.2.** Describe Contractor's process for soliciting subcontractors for a lease-leaseback project and how the Contractor works collaboratively with a school district to ensure transparency in the pricing of the GPC and that the District receives a competitive GPC.
- 3.12.3.** Describe how Contractor expects the open-book process for the solicitation of subcontractors to proceed, and the District and Contractor's role during this process.
- 3.12.4.** Describe how Contractor ensures that any self-performed work is competitively priced with other subcontractors.
- 3.12.5.** Describe the Contractor's process for ensuring that all subcontractor bid packages are full and complete, and how Contractor minimizes scope gaps.
- 3.12.6.** Please indicate Contractor's agreement to abide by the District's Subcontractor Procurement Process on District's lease-leaseback projects.

3.13. Contractor's Current Work Commitments. Specify the current and projected workload of Contractor. If applicable, provide a statement of all recent, current, or anticipated contractual obligations that relate in any way to similar work for the District that may have a potential to impede Contractor's ability to provide the Services for any District project. Please provide a list of projects for which Contractor is currently performing services, and those projects for which the Contractor is under contract, or anticipates being under contract, during the next two (2) years.

3.14. Bonding Capacity. Indicate Contractor's limitation or Surety restrictions related to the size of projects that Contractor can contract for and can effectively perform. Provide a letter from your surety or broker that states Contractor's current bonding capacity.

3.15. Conflicts of Interest. Contractors cannot submit, propose, bid, contract, subcontract, consult, or have any other economic interests in a project to which the Contractor may provide Services.

Please identify whether the Contractor has any conflicts of interest preventing it from performing the Services.

3.16. Safety. Discuss the Contractor’s safety program, the content and frequency of its safety meetings, the basis for its current EMR number, its Injury and Illness Prevention Program and who the Contractor’s safety officer would be and his/her qualifications for that position. Please provide documentation showing the Contractor’s current EMR number; this requirement is cumulative of any requirement in the Prequalification Questionnaire requiring Contractor to provide EMR information.

3.17. Compensation.

3.17.1. The District is not asking that Contractors provide a specific proposal for a project or a final price to construct a project. **However, the pricing provided in Contractor’s SOQ shall be applicable to any proposal submitted by Contractor.** At this time, Contractors must provide the following pricing information only:

Item	Amount
Staffing that would be part of Preliminary Services	
Project Manager (hourly rate)	\$ _____
Constructability Reviewer (hourly rate)	\$ _____
Estimator (hourly rate)	\$ _____
Scheduler (hourly rate)	\$ _____
Staffing that would be part of General Conditions	
Project Executive (hourly rate)	\$ _____
Project Manager (hourly rate)	\$ _____
Project Superintendent (hourly rate)	\$ _____
Project Engineer (hourly rate)	\$ _____
Mark-up on Subcontractor work	_____ %
Mark-up on self-performed work	_____ %
Mark-up on Subcontractor change order work	_____ %
Mark-up on self-performed change order work	_____ %
Fee / overhead & profit (as a percentage of direct costs), if any in addition to the “Mark-ups” indicated above	_____ %
Bond & insurance cost (as a percentage of direct costs)	_____ %

Other costs (identify in sufficient detail for evaluation, either as a lump sum or a percentage of direct costs)	\$____ or ____%
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3.17.2. Financing Cost. The District shall make Lease Payments to the Contractor over a twelve (12) month period **after** completion of a project. Those Lease Payments will be part of the GPC and are anticipated to be no more than **five percent (5%)** of the GPC. State the Contractor’s proposed interest charge (financing percentage) for a project for those Lease Payments for twelve (12) months. **Contractor’s financing cost shall be applicable to any proposal submitted by Contractor.**

Proposed Financing Cost	_____ %
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3.18. References. Contractor may include letters of reference or testimonials. Contractor should limit letters of references or testimonials to a **maximum of ten (10)**.

3.19. Lease-Leaseback Contract. If Contractor has any comments or objections to the Contract attached hereto as **Attachment 1** to this RFQ, it must provide those comments or objections, with specificity, in its SOQ. **PLEASE NOTE: The District will not consider any changes to the Contract if they are not submitted with the Contractor’s SOQ. Any changes made to the Contract as a result of Contractor’s comments to the SOQ shall apply to any District lease-leaseback solicitation and shall not be subject to renegotiation.**

3.20. Additional Information. Provide additional information about the Contractor as it may relate to Contractor’s SOQ.

DISTRICT’S EVALUATION

4. District’s Evaluation / Best Value Selection Process. The District shall evaluate Firms’ Responses based on a best value determination process. The District wishes to retain Contractors that have the financial strength, management and expertise to deliver a project within a proposed schedule and within an established budget; with relevant experience in California public school construction; with State of California’s School Facilities Program; and with a proven track record for cost-efficient and timely construction projects.

4.1. STEP 1. Contractors must be prequalified pursuant to the District’s prequalification process.

4.2. STEP 2 – STEP 4. The District will evaluate each Contractor’s SOQ and, based on the process indicated below, will select Contractor(s) to be included in the District’s pool of qualified lease-leaseback contractors that receive the minimum required score at the final step the District takes, as detailed below.

4.3. Scoring. The following table indicates how the District will score **STEPS 2 – 4**. Only Firms that receive the minimum qualification points as required at each **STEP** will move to the next **STEP**. The District may, at its sole discretion, interview some or all of the Contractor(s) that submit a Response and/or contact references of Contractor(s).

STEP 1: Scoring of Prequalification Questionnaire	Only prequalified Contractors will proceed to STEP 2 .
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<p>STEP 2: Scoring of SOQs</p>	<p>Minimum points required in STEP 2 for Contractors to proceed to STEP 3: 126 points. [70%]</p> <p>Total maximum possible points from STEP 2 is 180 points.</p> <p>The District reserves the right to select Contractors to include in the District’s pool at this step.</p>
<p>STEP 3: Scoring of Interviews (Optional)</p>	<p>The District will only interview Contractors (if it conducts interviews of Contractors) that have the required minimum score after STEP 2. The District, at its discretion, may elect to forego conducting interviews. If the District conducts interviews, then the following shall apply:</p> <p>Minimum points required in STEP 3 for Contractors to qualify: 98 points. [70%]</p> <p>Total maximum possible points from STEP 3 is 140 points.</p>
<p>STEP 4: Scoring of Reference Checks (Optional)</p>	<p>The District will only contact references (if it conducts reference checks) of Firms that have the required minimum score after STEP 2. The District, at its discretion, may elect to forego conducting reference checks. If the District conducts reference checks, then the following shall apply:</p> <p>Minimum points required in STEP 4 for Contractors to qualify: 91 points. [70%]</p> <p>Total maximum possible points from STEP 4 is 130 points</p>

<p>DISTRICT’S BEST VALUE DETERMINATION</p>
<p>If the District qualifies contractors for the pool or selects contractors for projects, it will do so as follows:</p> <ul style="list-style-type: none"> • If the District does <u>not</u> conduct interviews and does <u>not</u> conduct reference checks, the District shall use the points from STEP 2 as the basis for its best value determination. • If the District conducts interviews and does <u>not</u> conduct reference checks, the District shall use the points from STEP 2 added with the points from STEP 3 as the basis for its best value determination, assuming the Contractor has the minimum number of required points. • If the District conducts reference checks and does <u>not</u> conduct interviews, the District shall use the points from STEP 2 added with the points from STEP 4 as the basis for its best value determination, assuming the Contractor has the minimum number of required points. • If the District conducts interviews <u>and</u> conducts reference checks, the District may choose to do either in any order it determines. The District shall use the points from STEP 2 added with the points from STEP 3 or STEP 4, whichever occurs last, as the basis for its best value determination, assuming the Firm has the minimum number of required points for both STEPS. <p>District staff reserve the right to create a panel of evaluators to score Contractors, and then average those scores at each STEP to determine Contractors’ scores.</p>

- 4.4. Notification.** The District will notify Firms of their status upon completion of the process via email from the District as listed in the RFQ Schedule.
- 4.5.** During the evaluation of the Responses, contact shall only be through the individual identified in the RFQ. Firms shall neither contact nor lobby evaluators during the evaluation process. Attempts by a Firm to contact and/or influence the District may result in disqualification of that Firm.
- 4.6.** The District reserves the right to reject any Response as non-responsive, and not to contract with any Contractor for any Services in a subsequent proposal. The District makes no representation that participation in the RFQ process will lead to an award of contract or any consideration whatsoever. The District reserves the right to seek Responses from or to contract with any Contractor not participating in this process. The District shall in no event be responsible for the cost of preparing any Response. The District reserves the right to adjust the structure of the project(s) and to request a successful Contractor provide initial pricing information, fee(s) for preliminary services, general conditions, partial construction services, etc., for a project or a phase within a project.
- 4.7.** All Responses will become the property of the District and subject to the California Public Records Act, Government Code sections 6250, et seq. Those elements in a Response that are trade secrets as that term is defined in Civil Code section 3426.1(d) or otherwise exempt by law from disclosure and which are prominently marked as "TRADE SECRET," "CONFIDENTIAL," or "PROPRIETARY" may not be subject to disclosure. The District shall not be liable or responsible for the disclosure of any such records including, without limitation, those so marked if disclosure is deemed to be required by law or by an order of a Court. A Contractor that indiscriminately identifies all or most of its Response as exempt from disclosure without justification may be deemed non-responsive. In the event the District is required to defend an action on a Public Records Act request for any of the contents of a Response marked "Confidential," "Proprietary," or "Trade Secret," the Contractor agrees, by submission of its Response, to defend and indemnify the District from all costs and expenses, including attorneys' fees, in any action or liability arising under the Public Records Act.

5. District's Appeal Process

- 5.1.** A Contractor may appeal the District's "best value" determination or the District's selection of Contractors for the District's pool. If a Contractor decides to appeal the District's determination, it must follow the following procedure. Failure of a Contractor to timely follow all appeal steps shall be a waiver of the Contractor's right to appeal the District's determination.
- 5.1.1.** The Contractor shall submit, in writing, within two (2) business days after receipt of notice of the District's determination or of the District's selection of a pool of contractors ("**Action**"), a written request for a response from the District to explain the District's determination.
- 5.1.2.** Within two (2) business days from receipt of the District's response to the Contractor's request, Contractors may request in writing a meeting, which will be restricted to no more than two (2) persons from the Firm to have a discussion with District staff regarding that Contractor's Response. All meetings will take place via a conference call or an in-person meeting, at the District's sole discretion. Firms may submit with the request any and all information that it believes supports a finding that District's Action should be changed.

5.1.3. If the Contractor continues to contest the District's Action after that meeting with District staff, then the Contractor may address the Board at the next public noticed meeting of the District's governing board, pursuant to the governing board's procedures for public comment. In order for a Contractor to preserve its right to challenge the District's Action, the Contractor must address the Board at the next public noticed meeting of the Board after the Contractor's meeting with District staff.

5.2. The above appeals process does not apply to the prequalification process and/or the Prequalification Questionnaire, if any.

ATTACHMENT ONE

LIST OF PROSPECTIVE LEASE-LEASEBACK PROJECTS

The District is planning to perform the below-listed projects using the lease-leaseback delivery method. The District reserves the right to use other delivery methods for these projects if appropriate. The District may also add additional projects to this list.

Measure B Projects:

Alameda High School Swim Center

Alameda High School Kofman Auditorium Improvements

Wood Middle School Modernization & New Construction

Otis Elementary School Modernization & New Construction

Lincoln Middle School Modernization & New Construction

Alameda High School Modernization

Encinal High School New Gymnasium

Encinal High School Main Gym Modernization and Stage Upgrades

ATTACHMENT TWO

DISTRICT'S LEASE-LEASEBACK CONTRACT