TAMALPAIS UNION HIGH SCHOOL DISTRICT
Larkspur, California

Resolution No. 24-09

RESOLUTION SUPPORTING AWARD OF PHASE 1 GUARANTEED MAXIMUM PRICE, TAMALPAIS HIGH SCHOOL, STEAM BUILDING REPLACEMENT PROJECT LEASE-LEASEBACK AGREEMENT WITH LATHROP CONSTRUCTION ASSOCIATES, INC.

WHEREAS, Tamalpais Union High School District ("District") is currently undertaking a project known as the **Tamalpais High School STEAM Building Replacement Project** ("Project"); and

WHEREAS, the District, on November 20, 2023, issued a Request for Qualifications and Proposals ("RFQ/P") for the Project, which included procedures and guidelines for evaluating the qualifications of proposers to ensure the best value selection by the District is conducted in a fair and impartial manner ("Best Value Methodology"); and

WHEREAS, District staff previously reviewed proposals for the Project submitted in response to RFQ/P in accordance with the Best Value Methodology and taking into consideration all proposers' demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, after consideration of all proposals, on February 6, 2024 the Board approved the award of (a) the Preconstruction Agreement, and (b) the Site Lease and Facilities Lease (together, "Lease-Leaseback Agreement") for the Project to Lathrop Construction Associates, Inc. ("Lathrop"), who was the highest ranked respondent according to the Best Value Methodology; and

WHEREAS, pursuant to the terms of the RFQ/P, the District entered into the Lease-Leaseback Agreement, including preconstruction scope services, with Lathrop to develop a Guaranteed Maximum Price ("GMP") for the Project; and

WHEREAS, currently the District and Lathrop have agreed upon a GMP for the Project's Phase I Temporary Housing scope, a copy of which is attached hereto as **Exhibit "A,"** based on the Lease-Leaseback Agreement terms and conditions, in order to keep the Project progressing toward a timely and cost-efficient completion; and

WHEREAS, the District has obtained approval of the plans and specifications for the Phase 1 Temporary Housing scope of the Project – DSA No. 01-121403 – by the Department of General Services' Division of the State Architect; and

WHEREAS, after and contingent upon the Division of the State Architect's ("DSA") approval of the Phase 2, Increments 1 through 3 Project plans and specifications, the District anticipates entering into an amended Lease-Leaseback Agreement with Lathrop based on the Phase 2, Increments 1 through 3 scope negotiated GMP, which Resolution for Phase 2, Increments 1 through 3 GMP will be brought back to the Board for approval.

NOW, THEREFORE, the Tamalpais Union High School District Board of Trustees hereby resolves, determines, and finds the following:

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

Section 2. That, based on the foregoing, it is in the District's best interest to agree upon the GMP of ONE MILLION SIX HUNDRED TEN THOUSAND THREE HUNDRED AND THREE DOLLARS AND TWENTY FIVE CENTS ($1,610,303.25) for the Project's Phase I Temporary Housing scope with Lathrop .

Section 3. That the Superintendent, or designee, is authorized pursuant to this Resolution to take any and all actions and make all changes to the Lease Leaseback Agreement that are necessary to carry out, give effect to, and comply with the terms and intent of this Resolution.

PASSED and ADOPTED this 16th day of December, 2024, by the Board of Trustees of the Tamalpais Union High School District.

AYES: 4

NOES: 0

ABSENT: 1

ABSTAIN: 0

Board Member	Aye	No	Absent	Abstain
Cynthia Roenisch	X			
Kevin Saavedra			X	
Emily Uhlhorn	X			
Ida Green	X			
Jennifer Holden	X			

I, Tara Taupier, Secretary to the Board of Trustees, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Board of Trustees of the TAMALPAIS UNION HIGH SCHOOL DISTRICT at their meeting of December 16, 2024, which Resolution is on file in the office of said Board.

Tara Taupier, Secretary of the Board of Trustees

ATTEST:

President, Board of Trustees

Resolution No. 24-09

Lathrop CONSTRUCTION ASSOCIATES, INC.

12/10/2024

Tamalpais High School
Phase 1 Temporary Housing
GMP

	Bid Package	DESCRIPTION OF SCOPE	RESPONSIBLE ENTITY	November 2024 Bids (unbonded)
1		Pre-construction Fees		COSTS EXCL
2		**DIRECT CONSTRUCTION COSTS**		
3	1	Site Demo/Earthwork/Paving & Utililites	Engelke Construction	$ 341,800.00
4	2	Fencing--to be Rebid	See Owner Allowance Below	$ -
5	3	Site concrete	RE Maher, Inc.	$ 60,248.00
6	4	Site irrigation and landscape	Eggli Landscape Contractors	$ 51,990.00
7	5	Plumbing	Bell Produts	$ 48,085.00
8	6	Electrical	R. McClure Electric, Inc.	$ 484,255.00
9		New parking lot striping/ signage and wheel stops	TBD	$ 17,550.00
10		Seal coat tennis court area	TBD	$ 19,500.00
11		Miscellaneous Work Items Including Minor Demolition	LCA	$ 117,374.00
12				
13		**SUBTOTAL (Direct Construction Costs only)**		$ 1,140,802.00
14				
15		General Conditions (Monthly Cost x 3 months--mid May to Mid August 2025)		$ 248,235.00
16		Developers Fee, 3.25%		$ 45,143.70
17		Insurance, 0.92%		$ 13,194.46
18		Bonds, 0.72%		$ 10,887.99
19				
20		**SUBTOTAL**		$ 1,458,263.15
21		Owner Allowance: Fencing and Gate		$ 95,000.00
22		Construction Contingency (5% of Direct Construction Costs)		$ 57,040.10
23				
24		**TOTAL**		$ 1,610,303.25

25 **Excluded Cost Items / Clarifications:**

26 Power and water usage fees

27 Importing of construction water (i.e. trucking in water for use during construction)

28 Special Inspection / Testing lab costs

29 Contaminated soil removal

30 Furnish and setting of Temp Housing / modular bldgs, metal deck, metal stairs, and ramps (Bldgs 01 - 11 and the Restroom Building)

31 Thresholds at modular building door ways

32 Casework, plumbing fixtures, Fire extinguishers, markerboards/tackboards within the Temporary Housing buildings

33 Site security guard

34 SWPPP Permits & fees & plan & monitoring, minimal SWPPP implementation included

35 Encroachment permit fees

36 Furnishing of OFCI items

37 Painting–Interior or Exterior of Temporary Buildings, unless noted below

38 We have included painting of conduit on outside face of modulars but no other interior or exterior painting

39 Soil sterilant, termite control

40 Downspout discharges by modular building contractor (note 21/C3.1 and C3.2) and no below grade connections

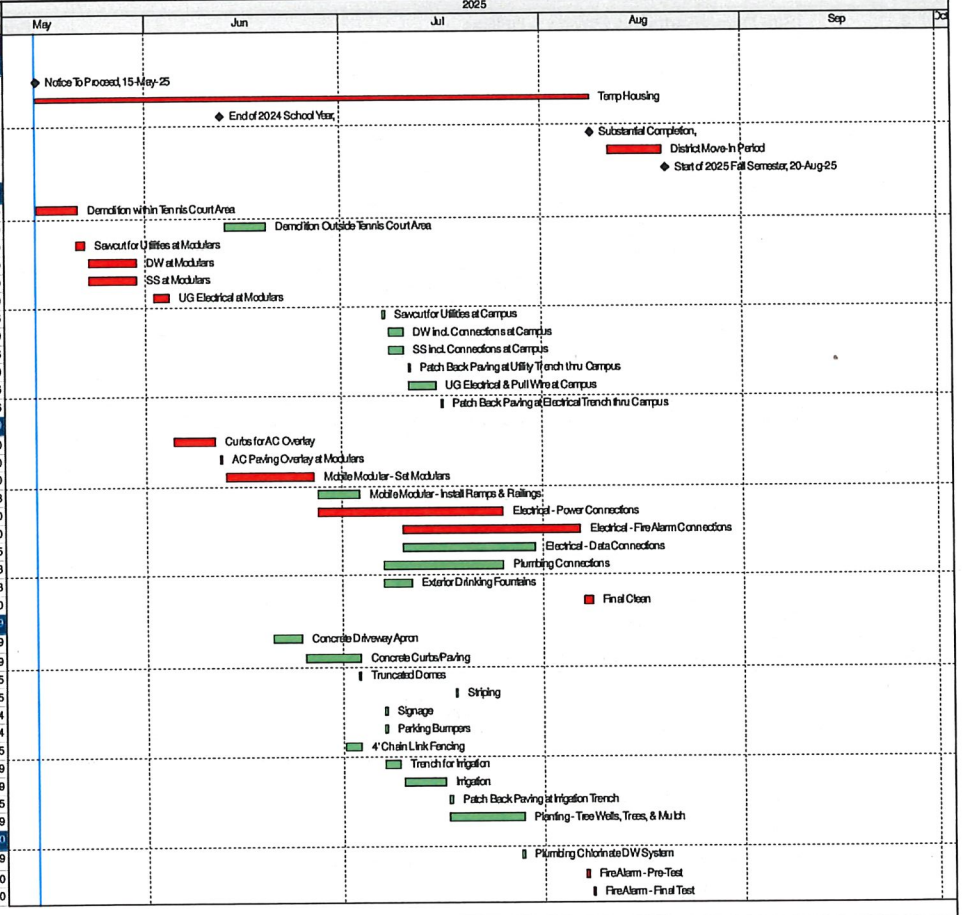
41 Expansion joint at modulars

42 EV Charger footings–none located on plans

43 Wall patching, interior painting for new conduits in existing buildings

Tamalpais High School - Temp Housing | Plot - Baseline Schedule | Data Date 15-May-25

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
Tamalpais High School - Temp Housing		67	15-May-25	20-Aug-25	0
Key Dates & Project Milestones		67	15-May-25	20-Aug-25	0
FD1000	Notice To Proceed	0	15-May-25		0
FD1010	Temp Housing	60	15-May-25	08-Aug-25	0
FD1020	End of 2024 School Year	0		12-Jun-25*	0
FD9000	Substantial Completion	0		08-Aug-25*	0
FD9010	District Move-In Period	7	11-Aug-25	19-Aug-25	0
FD9080	Start of 2025 Fall Semester	0	20-Aug-25		0
Demo / Earthwork / Utilities		43	15-May-25	16-Jul-25	16
SITE1000	Demolition within Tennis Court Area	5	15-May-25	21-May-25	0
SITE1010	Demolition Outside Tennis Court Area	5	13-Jun-25	19-Jun-25	9
SITE1020	Sawcut for Utilities at Modulars	2	21-May-25	22-May-25	0
SITE1030	DW at Modulars	5	23-May-25	30-May-25	0
SITE1040	SS at Modulars	5	23-May-25	30-May-25	0
SITE1050	UG Electrical at Modulars	3	02-Jun-25	04-Jun-25	0
SITE1060	Sawcut for Utilities at Campus	1	07-Jul-25	07-Jul-25	16
SITE1070	DW Incl. Connections at Campus	3	08-Jul-25	10-Jul-25	19
SITE1080	SS Incl. Connections at Campus	3	08-Jul-25	10-Jul-25	16
SITE1085	Patch Back Paving at Utility Trench thru Campus	1	11-Jul-25	11-Jul-25	19
SITE1090	UG Electrical & Pull Wire at Campus	3	11-Jul-25	15-Jul-25	16
SITE1900	Patch Back Paving at Electrical Trench thru Campus	1	16-Jul-25	16-Jul-25	16
Temp Housing		46	05-Jun-25	08-Aug-25	0
TH0050	Curbs for AC Overlay	5	05-Jun-25	11-Jun-25	0
TH1000	AC Paving Overlay at Modulars	1	12-Jun-25	12-Jun-25	0
TH2000	Mobile Modular - Set Modulars	10	13-Jun-25	26-Jun-25	0
TH2005	Mobile Modular - Install Ramps & Railings	5	27-Jun-25	03-Jul-25	8
TH2010	Electrical - Power Connections	20	27-Jun-25	25-Jul-25	0
TH2020	Electrical - Fire Alarm Connections	20	10-Jul-25	06-Aug-25	0
TH2030	Electrical - Data Connections	15	10-Jul-25	30-Jul-25	5
TH2080	Plumbing Connections	15	07-Jul-25	25-Jul-25	8
TH2090	Exterior Drinking Fountains	5	07-Jul-25	11-Jul-25	18
TH2100	Final Clean	2	07-Aug-25	08-Aug-25	0
Site Improvements		26	20-Jun-25	28-Jul-25	9
SITE2000	Concrete Driveway Apron	3	20-Jun-25	24-Jun-25	9
SITE2030	Concrete Curbs/Paving	7	25-Jun-25	03-Jul-25	9
SITE2040	Truncated Domes	1	03-Jul-25	03-Jul-25	25
SITE2070	Striping	1	18-Jul-25	18-Jul-25	15
SITE2080	Signage	1	07-Jul-25	07-Jul-25	24
SITE2090	Parking Bumpers	1	07-Jul-25	07-Jul-25	24
SITE2095	4' Chain Link Fencing	3	01-Jul-25	03-Jul-25	25
SITE2100	Trench for Irrigation	3	07-Jul-25	09-Jul-25	9
SITE2105	Irrigation	5	10-Jul-25	16-Jul-25	9
SITE2110	Patch Back Paving at Irrigation Trench	1	17-Jul-25	17-Jul-25	15
SITE2120	Planting - Tree Wells, Trees, & Mulch	8	17-Jul-25	28-Jul-25	9
Close Out		10	28-Jul-25	08-Aug-25	0
CLO1000	Plumbing Chlorinate DW System	1	28-Jul-25	28-Jul-25	9
CLO1010	Fire Alarm - Pre-Test	1	07-Aug-25	07-Aug-25	0
CLO1020	Fire Alarm - Final Test	1	08-Aug-25	08-Aug-25	0



Remaining Level of Effort | Actual Level of Effort | Remaining Work
Critical LOE | Actual Work | Critical Remaining Work

Lathrop Construction Associates, Inc.